

Public Document Pack



SCOTTISH BORDERS COUNCIL THURSDAY, 30 AUGUST, 2018

A MEETING of the SCOTTISH BORDERS COUNCIL will be held in the COUNCIL CHAMBER, COUNCIL HEADQUARTERS, NEWTOWN ST. BOSWELLS on THURSDAY, 30 AUGUST, 2018 at 10.00 AM

J. J. WILKINSON,
Clerk to the Council,
23 August 2018

BUSINESS																																									
1.	Convener's Remarks.																																								
2.	Apologies for Absence.																																								
3.	Order of Business.																																								
4.	Declarations of Interest.																																								
5.	<p>Minute (Pages 5 - 20)</p> <p>Consider Minute of Scottish Borders Council held on 28 June 2018 for approval and signing by the Convener. (Copy attached.)</p>	2 mins																																							
6.	<p>Committee Minutes</p> <p>Consider Minutes of the following Committees:-</p> <table style="width: 100%; border-collapse: collapse;"> <tr><td style="width: 5%;">(a)</td><td style="width: 75%;">Berwickshire Area Partnership</td><td style="width: 20%;">7 June 2018</td></tr> <tr><td>(b)</td><td>Pension Fund Committee</td><td>14 June 2018</td></tr> <tr><td>(c)</td><td>Pension Fund Board</td><td>14 June 2018</td></tr> <tr><td>(d)</td><td>Community Planning Strategic Board</td><td>14 June 2018</td></tr> <tr><td>(e)</td><td>Executive</td><td>19 June 2018</td></tr> <tr><td>(f)</td><td>Lauder Common Good Fund</td><td>19 June 2018</td></tr> <tr><td>(g)</td><td>Civic Government Licensing</td><td>22 June 2018</td></tr> <tr><td>(i)</td><td>Planning & Building Standards</td><td>25 June 2018</td></tr> <tr><td>(j)</td><td>Audit & Scrutiny</td><td>26 June 2018</td></tr> <tr><td>(k)</td><td>Peebles Common Good Fund</td><td>30 June 2018</td></tr> <tr><td>(l)</td><td>Local Review Body</td><td>16 July 2018</td></tr> <tr><td>(m)</td><td>Planning & Building Standards</td><td>16 July 2018</td></tr> <tr><td>(n)</td><td>Civic Government Licensing</td><td>20 July 2018</td></tr> </table> <p>(Please see separate Supplement containing the public Committee Minutes.)</p>	(a)	Berwickshire Area Partnership	7 June 2018	(b)	Pension Fund Committee	14 June 2018	(c)	Pension Fund Board	14 June 2018	(d)	Community Planning Strategic Board	14 June 2018	(e)	Executive	19 June 2018	(f)	Lauder Common Good Fund	19 June 2018	(g)	Civic Government Licensing	22 June 2018	(i)	Planning & Building Standards	25 June 2018	(j)	Audit & Scrutiny	26 June 2018	(k)	Peebles Common Good Fund	30 June 2018	(l)	Local Review Body	16 July 2018	(m)	Planning & Building Standards	16 July 2018	(n)	Civic Government Licensing	20 July 2018	5 mins
(a)	Berwickshire Area Partnership	7 June 2018																																							
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7.	Committee Minute Recommendations (Pages 21 - 22)	5 mins																																							

	Consider the recommendations made by the Peebles Common Good Fund Sub-Committee on 30 July 2018. (Copy attached.)	
8.	Open Questions	15 mins
9.	Local Development Plan: Main Issues Report (Pages 23 - 410) Consider report by Service Director Regulatory Services. (Copy attached.)	15 mins
10.	Borderlands Inclusive Growth Deal - Update (Pages 411 - 416) Consider report by Executive Director. (Copy attached.)	10 mins
11.	Delivery of SBC's Corporate Plan: A Framework for Managing Performance (Pages 417 - 438) Consider report by Chief Executive. (Copy attached.)	20 mins
12.	Appointment of a Selection Committee - External Members of Audit Committees (Pages 439 - 442) Consider report by Chief Officer Audit and Risk. (Copy attached.)	5 mins
13.	Motion by Councillor Brown Consider Motion by Councillor Brown in the following terms:- "The Scottish Government has an allocated budget to fund projects in high visitor areas to improve facilities for tourists. It is proposed that Scottish Borders Council take advantage of these funding opportunities and submit an application with the goal of improving and expanding public toilet provision in key tourist areas across the Scottish Borders."	5 mins
14.	Committee Appointment Consider appointment of replacement for Councillor Laing on the Health and Social Care Integrated Joint Board.	10 mins
15.	Any Other Items Previously Circulated	
16.	Any Other Items Which the Convener Decides Are Urgent	
17.	Private Business Before proceeding with the private business, the following motion should be approved:- "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."	
18.	Minute (Pages 443 - 444) Consider private Section of Minute of Scottish Borders Council held on 28 June 2018. (Copy attached.)	1 mins
19.	Committee Minutes	2 mins

Consider private Sections of the Minutes of the following Committees:-

Executive	19 June 2018
Civic Government Licensing	22 June 2018
Civic Government Licensing	20 July 2018

(Please see separate Supplement containing private Committee Minutes.)

NOTES

- 1. Timings given above are only indicative and not intended to inhibit Members' discussions.**
- 2. 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.**

Please direct any enquiries to Louise McGeoch Tel 01835 825005
email lmcgeoch@scotborders.gov.uk

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SCOTTISH BORDERS COUNCIL

MINUTE of MEETING of the SCOTTISH BORDERS COUNCIL held in Council Headquarters, Newtown St. Boswells on 28 June 2018 at 10.00 a.m.

Present:- Councillors D. Parker (Convener), S. Aitchison, A. Anderson, H. Anderson, 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, T. Miers, D. Moffat, S. Mountford, D. Paterson, C. Penman, E. Robson, M. Rowley, S. Scott, E. Small, R. Tatler, E. Thornton-Nicol, G. Turnbull, T. Weatherston

Apologies:- Councillors W. McAteer, C. Ramage, N. Richards, H. Scott.

In Attendance:- Chief Executive, Executive Director (R. Dickson), Service Director Children & Young People, Service Director Customer & Communities, Service Director Human Resources, Service Director Regulatory Services, Chief Financial Officer, Chief Social Work Officer, Chief Officer Roads, Clerk to the Council.

1. **CONVENER'S REMARKS**

The Convener congratulated the following:-

- (a) Mhairi Sinclair and Helen Whalley, Peebles High School who won the 2017/18 Donald Dewar Memorial Debating Tournament. Helen was present at the meeting and was represented with the trophy; and
- (b) the Borderers who had received honours in the Queen's Birthday Honours list:-
 - Sylvia Fleming, MBE
 - Kim McCutcheon, MBE
 - Ron Wilson, MBE
 - Andrew Ainslie, BEM
 - Doreen Calder, BEM
 - Eilean Hogarth, BEM
 - David Rout, QFSM

DECISION

AGREED that congratulations be passed to those concerned.

2. **ORDER OF BUSINESS**

The Convener varied the order of business as shown on the agenda and the Minute reflects the order in which the items were considered at the meeting.

3. **MINUTE**

The Minute of the Meeting held on 31 May 2018 was considered.

DECISION

AGREED that the Minute be approved and signed by the Convener.

4. **COMMITTEE MINUTES**

The Minutes of the following Committees had been circulated:-

Eildon Area Partnership	10 May 2018
Audit & Scrutiny	14 May 2018
Hawick Common Good Fund	15 May 2018
Local Review Body	21 May 2018
Tweeddale Area Partnership	23 May 2018

Civic Government Licensing	25 May 2018
Hawick Common Good Fund	25 May 2018
Planning & Building Standards Executive	4 June 2018
Kelso Common Good Fund	5 June 2018
Jedburgh Common Good Fund	6 June 2018
Audit & Scrutiny	6 June 2018
Selkirk Common Good Fund	7 June 2018
Local Review Body	13 June 2018
	18 June 2018

DECISION

APPROVED the Minutes listed above subject to paragraph 5 below.

5. COMMITTEE RECOMMENDATIONS

5.1 Audit & Scrutiny Committee

With reference to paragraphs 6, 7 and 9 of the Minute of 14 May 2018, there had been circulated copies of recommendations made with regard to Risk Management, Counter Fraud and Corporate Governance.

DECISION

AGREED to approve the following documents as recommended by the Audit and Scrutiny Committee:-

- (a) the revised Risk Management Policy Statement and Strategy for 2018;**
- (b) the revised Counter Fraud Policy Statement and Strategy for 2018; and**
- (c) the revised Local Code of Corporate Governance.**

5.2 Jedburgh Common Good Fund

With reference to paragraph 2 of the Minute of 6 June 2018, there had been circulated copies of a recommendation to award the sum of £30,000 to the Jedburgh Leisure Facilities Trust towards a major development.

DECISION

AGREED to approve:-

- (a) in principle, that an award in the sum of £30,000 be made to the Jedburgh Leisure Facilities Trust towards a £325,000 major development as detailed above;**
- (b) that at the point of payment of the grant, an assessment of cash levels held by Jedburgh Common Good Fund be undertaken as it was possible that a level of disinvestment from the Kames Capital fund may be required to fund the full payment;**
- (c) that prior to the release of the funding, the applicant confirm that all other funding detailed in the application had been received; and**
- (d) that the funding only be released on receipt of confirmation of total costings.**

6. PUBLIC CONVENIENCES PHASE 2 – FUTURE OPTIONS FOR PROVISION

With reference to paragraph 10 of the Minute of 9 February 2017, there had been circulated copies of a report by the Service Director Assets and Infrastructure providing an update on progress in relation to the implementation of charging for access to 27 public conveniences across the Scottish Borders, providing feedback on the community response to the potential development of Comfort Schemes and Community Partnerships for public conveniences, and recommending future options for public conveniences provision. The report listed the

current facilities and that an income of £268k had been assumed when charging had been introduced. However, income of only £89k had been realised and it had therefore not been possible to fund the comfort schemes and partnerships as previously planned. As a consequence of the shortfall in achieving the previously estimated income from the introduction of charging, a revised strategic approach for public conveniences was required and five options had been considered during the appraisal by officers. It was considered that option 5 was the best way forward. This option was to appoint a 3rd party to undertake the management of the network and delivery of public toilet facilities. Early soft market testing discussions had highlighted the scope to undertake a holistic appraisal of the network, seeking to ensure efficiencies were made whilst facilities were retained and closures avoided wherever possible. Members agreed that action was required but some expressed concern regarding the involvement of a 3rd party. It was noted that there would be a further report to Council before any final decision was made on outsourcing of the service.

DECISION

AGREED to:-

- (a) note the findings of the report;**
- (b) the development of Option 5 as detailed in the report;**
- (c) undertake a formal procurement exercise to identify a 3rd party partner to undertake the Design, Operation and Management of the public toilet network aimed at maximising efficiencies whilst sustaining facilities for a fixed annual fee; and**
- (d) a further report to Council on the findings of the procurement exercise.**

7. INTEGRATED STRATEGIC PLAN FOR OLDER PEOPLE'S HOUSING, CARE AND SUPPORT 2018-2028

There had been circulated copies of a report by the Service Director Regulatory Services seeking approval of the Integrated Strategic Plan for Older People's Housing, Care and Support 2018-2028 for implementation. This 10 year strategy was developed in response to a strategic action in the Council's Local Housing Strategy (LHS) 2017-2022 which was approved by Members in September 2017 and subsequently submitted to the Scottish Government. The Strategy and action plan, which was appended to the report, covered the period from 2018-2028 and was predicated on an approximately £130m investment through a combination of investing in housing, technology and service delivery capacity. It built on the commitments already made by partners and proposed new build activity, supplementing the existing mix of private and public residential provision across Scottish Borders. It also involved the remodelling, refurbishment and adaptation of existing housing, a strengthened approach to telecare and the implementation of proposed service reforms to ensure that the breadth of independent living benefits could be grasped across all Borders localities. Members welcomed the report. In response to a concern about a retirement campus, Members were assured that a detailed feasibility study would be undertaken before any decision was made. It was noted that more provision for those with dementia was needed.

DECISION

AGREED to:-

- (a) approve the implementation of the Integrated Strategic Plan for Older People's Housing, Care and Support;**
- (b) note that Officers would bring back proposals relating to those actions identified as potentially having resource implications as part of future revenue and capital budget processes; and**
- (c) refer the report to the Integration Joint Board for its information.**

8. **EDINBURGH AND SOUTH EAST SCOTLAND CITY REGION DEAL**
8.1 **OUTLINE BUSINESS CASE FOR CENTRAL BORDERS INNOVATION PARK**

With reference to paragraph 15 of Appendix II to the Minute of 31 May 2018, there had been circulated copies of a report by the Executive Director, Mr R. Dickson, on progress with the Outline Business Case for the Central Borders Innovation Park at Tweedbank, which was required to secure funding from the Edinburgh and South East Scotland City Region Deal. The report explained that within the City Region Deal programme a “core” of the Central Borders Innovation Park would be created, providing an opportunity to set the tone and standard of future development in the area. An Outline Business Case had been prepared as part of the decision making requirements of the Scottish Government and a copy was appended to the report. The programme of work described in the Outline Business Case would deliver commitments made within the Borders Railway Blueprint. The Outline Business Case was part of a continuous set of approval milestones for the project. A Full Business Case for the first phase of the project would be developed later in the year with a subsequent report to be brought to Council. Full Business Cases would also be required for further phases of the project. It was noted that this was the opportunity to use the railway to fulfil its potential to bring people to jobs.

DECISION

AGREED to:-

- (a) **submit to the Scottish Government the Outline Business Case, set out in Appendix 2 to the report, as the next stage of approval for Scottish Borders Council drawing down funding of £15 million for the Central Borders Innovation Park from the Edinburgh and South East Scotland City Region Deal;**
- (b) **the drawdown of Scottish Government funding on a variable basis over 15 years as the best value-for-money outcome to Scottish Borders Council; and**
- (c) **note that the necessary full business cases would be prepared for each phase of the Central Borders Innovation Park project and would be presented to Council as appropriate.**

8.2. **FINAL CITY DEAL DOCUMENTATION**

With reference to paragraph 15 of Appendix II to the Minute of 31 May 2018, there had been circulated copies of a report by the Executive Director, Mr R. Dickson, on the progress of the Edinburgh and South East Scotland City Region Deal and seeking authority to approve the Deal documentation. The report explained that following the signing of the Heads of Terms for the City Region Deal in July 2017, regional partners, Scottish Government and UK Government had agreed a Deal document which described the Deal in more detail and demonstrated how projects and programmes would be implemented and governed. The Deal Document comprised four chapters: context and narrative on the Deal’s ambitions to secure inclusive growth; a summary of the programmes and projects; a governance framework for implementation and monitoring the Deal, as agreed by Council on 31 May 2018; and a financial agreement, which demonstrated the City of Edinburgh Council’s role as the financial accountable body to distribute funds from Government to relevant regional partners. Appendices 1 and 2 to the report contained the Deal documentation. Appendix 3 was a copy of the existing Heads of Terms of Agreement signed in July 2017.

DECISION

AGREED to:-

- (a) **approve the Deal documentation, as set out in Appendices 1, and 2 to the report, including the summary of projects and the governance framework for delivery, to allow the Deal to be signed by regional partners, Scottish Government and UK Government; and**

(b) the role of City of Edinburgh Council as the accountable body for the City Region Deal.

9. PROPOSALS FOR LOCALITIES BID FUND PILOT – ROUND 2

9.1 With reference to paragraph 5 of the Minute of 28 September 2017, there had been circulated copies of a report by the Service Director Customer and Communities setting out proposals with regard to the second round of the Localities Bid Fund Pilot. The report explained that it had already been agreed at Council that full evaluation would be conducted at the end of the pilot, but interim feedback from Area Partnerships, social media and Project Leads had been captured. A public survey was also undertaken at the end of the first round in order to assist the development of these proposals. 181 responses were returned and the results were summarised in Appendix A to the report. Draft proposals had also been discussed with Elected Members over the previous few weeks and the outcome of these discussions were reflected in the proposal detailed in Appendix B to the report. The main changes with regards to the voting process and criteria were:

- Pre-registration would be required
- A mandatory cast of votes to encourage spread voting
- Only Borders residents (16yrs plus) could vote
- The removal of ballot papers and ballot boxes out in the community with paper voting only taking place at planned voting events.

9.2 It was proposed that each Area Partnership would have the discretion to decide whether the funding for each Area Locality Bid Fund was to be allocated in a particular way (e.g. urban/rural split); if any themes were being applied to a particular release of funding; if there was to be any cap on the amount of grant for any project and whether a cash contribution would be required. Officers would be able to provide guidance to Members at Area Partnership meetings on any potential consequences of any proposed allocations, caps, etc. The total allocation to this initial pilot was £500k. £208k was put forward for the 1st round with £204k awarded to community projects by the public. It was agreed that the balance of £296k could be carried forward to 2018 to fund the 2nd round. The breakdown of the fund and the financial alignment to the draft proposal was detailed in Appendix B to the report. The Scheme of Administration would need to be amended to amend the remit of Area Partnerships to allow decision making regarding the operation of the fund. Following discussion regarding the membership of the Bid Assessment Panel the Convener adjourned the meeting for a short time to allow Members to consider how this could be best amended. Councillor H. Anderson proposed that an additional recommendation (b) (iii) be added to read “that membership of the assessment panel be proposed by each area partnership, up to a maximum of 2 members per locality, with a view to improving gender balance; the membership of the assessment panel to be 10 plus the Executive Member for Neighbourhoods & Locality Services; and with a quorum of 6”. This amendment was unanimously accepted.

DECISION

(a) NOTED:-

- (i) the findings of the public survey as detailed at Appendix A to the report;**
- (ii) the financial breakdown of the pilot Localities Bid Fund as detailed at Appendix B to the report; and**
- (iii) the proposed timetable detailed at Appendix C**

(b) AGREED:-

- (i) the proposals for Round 2 allocations and criteria as detailed at Appendix B to the report;**

- (ii) to amend the Scheme of Administration to include within the remit of Area Partnerships – “Decide whether the funding for each Area Locality Bid Fund is to be allocated in a particular way (e.g. urban/rural split); if any themes are being applied to a particular release of funding; if there is to be any cap on the amount of grant for any project and whether a cash contribution will be required; and
- (iii) that membership of the assessment panel be proposed by each Area Partnership, up to a maximum of 2 members per locality, with a view to improving gender balance. The membership of the assessment panel to be 10 plus the Executive Member For Neighbourhoods & Locality Services, with a quorum of 6.

10. **EARLY RETIREMENT AND VOLUNTARY SEVERANCE**

There had been circulated copies of a report by the Chief Executive seeking approval for 1 member of staff who had requested early retirement and voluntary severance. If the application was approved, a total one-off cost of £34,942 would be incurred. In total, £12,474 of direct recurring employee cost savings would be delivered each year. The average payback period was 2.8 years.

DECISION

AGREED to approve the application as detailed in the report with the associated costs being met from the voluntary severance/early retirement budget for 2017/18.

11. **MOTION BY COUNCILLOR BELL**

Councillor Bell, seconded by Councillor H. Anderson, moved his Motion as detailed on the agenda in the following terms:-

“Scottish Borders Council amends the current Scheme of Administration to restore 3 Opposition positions to the membership of the Executive Committee.”

Councillor Bell spoke in support of his Motion. Councillor Haslam spoke against the Motion and moved the following amendment which was seconded by Councillor Mountford:-

“That a review of the Scheme of Administration and Standing Orders should be undertaken with officers commencing the process over the next six months to carry out research and gather information for the review in the first quarter of 2019 - officers should commence discussion about how best to carry out the review by calling a meeting of the Political Sounding Board, which should be charged with undertaking a review which could come back to Council.”

Councillor Chapman proposed an amendment to Councillor Bell’s Motion in the following terms and this was seconded by Councillor Robson:-

“Scottish Borders Council agrees to the principle of 3 opposition position members being on the Executive Committee, which will be included in the revision of the Scheme of Administration which will come to October full Council.”

Members discussed the pros and cons of the proposals. Councillor Bell accepted Councillor Chapman’s amendment to his Motion prior to the vote.

VOTE

Amended Motion by Councillor Bell - 13 votes

Amendment by Councillor Haslam - 15 votes

The Amendment was accordingly carried.

DECISION

DECIDED that a review of the scheme of Admin and Standing Orders should be undertaken with officers commencing the process over the next six months to carry out research and gather information for the review in the first quarter of 2019 - officers should commence discussion about how best to carry out the review by calling a meeting of the Political Sounding Board, which should be charged with undertaking a review which could come back to Council.

MEMBER

Councillor Marshall left the meeting.

12. **OPEN QUESTIONS**

The questions submitted by Councillors Robson, Brown, Paterson, S. Scott, Drum, Bell, H. Anderson and Councillor Chapman were answered.

DECISION

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

MEMBERS

Councillors Fullarton and Miers left during the above item of business.

13. **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 Appendix II 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

14. **Minute**

The private section of the Council Minute of 31 May 2018 was approved.

15. **Committee Minutes**

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

The meeting concluded at 12.55 p.m.

SCOTTISH BORDERS COUNCIL
28 JUNE 2018
APPENDIX I

Questions from Councillor Robson

1. To the Leader

Are the Council planning any activities to mark National Democracy Week the dates of which are 2nd – 8th July?

Reply from Councillor Haslam

The Electoral Registration Officer is undertaking a full social media campaign which is also aligned to the annual canvass to encourage people to register to vote online. Posters are currently being printed for circulation next week and a press release is also being issued. Soundbites will also be aired on Radio Borders.

It should be noted that the Scottish Assessors Association and the Scottish Government have lobbied the Cabinet Office regarding the fact that this event is being held after our schools have closed for the summer holidays which removes the opportunity for events to be held in our schools.

Supplementary

Councillor Robson asked if there could be an exhibition regarding women's suffrage in the Council HQ foyer and that a letter be sent to the Cabinet Office asking that the date of the week be changed in future years. Councillor Haslam undertook to arrange this.

To the Executive Member for Children and Young People

2. Can the Executive Member advise what actions are being undertaken to reduce the number of unwanted fire alarm signals from school premises to the Scottish Fire and Rescue Service?

Reply from Councillor Hamilton

This matter was raised last week at the Police, Fire and Safer Communities Board for the first time. I believe Councillor Robson that you were in attendance at this meeting. It was concluded that the local Fire Commander would meet with Education Management to undertake an initiative with schools to reduce unwanted fire signals. This meeting will be actioned over the summer holiday period in order for the initiative to begin in school session 2018/19. Please note that school activations can be the result of equipment failure and non-malicious false alarms; equipment failure makes up the greatest proportion and may result from a situation such a system fault caused by moisture. The Education Team will fully analyse the data with the fire officers and organise an appropriate response.

Supplementary

Councillor Robson asked if there could be a report back to the Police etc. Board on the activities over the summer break and Councillor Hamilton agreed to ask officers to provide such a report.

3. Can the Executive Member advise what arrangements have been put in place to assist pupils who wish to secure educational resources via inter library loans in the three High Schools where, on a pilot basis, there are no professional librarians in post?

Reply from Councillor Hamilton

The Council has a commissioned contract with Live Borders to provide professional librarian support to schools. Meetings have started and will continue through the summer to ensure that matters such as "inter library loans" are resourced in advance of the start of term.

It should be noted that discussions are also ongoing with the six librarians in the other high schools as to possible ways in which they could contribute to the developments within the pilot schools.

Supplementary

Councillor Robson asked when and to whom the results of the pilot would be reported. Councillor Hamilton advised that the results would be reported to all Councillors and she would check with officer re timescales.

Question from Councillor Brown

To the Executive Member for Neighbourhoods and Locality Services

Now that there has been time to fully appreciate the effects of the changes recently made to the Borders grass cutting regime and given the strength of complaints about the tatty state of our cemeteries being disrespectful to those no longer with us.

Will you now give serious consideration to reversing the decision to cut the grass in our cemeteries on a 20 day cycle?

Reply from Councillor Aitchison

Discussions are continuing with our communities and their may well be a case made to manage some cemeteries differently as we move forward, however as our new policy is consistently applied across the Scottish Borders we are ensuring fair treatment to all, and as members already know where our civic pride is at its height during common ridings and festivals our policy is being relaxed to ensure that we present and portray our communities at their best.

Supplementary

Councillor Brown asked if Councillor Aitchison was prepared to apologise for the failed consultation. Councillor Aitchison rejected this and advised that there was consultation and that consultation would continue with both himself and Jason Hedley currently attending Community Council meetings. It was all about lack of funding.

Questions from Councillor Paterson

To the Leader

1. Would the Council Leader please tell the Council if there have been any moves by Admin members to reverse the cuts that were made in this year's budget?

Reply from Councillor Haslam

No, there have been no formal proposals from Admin Members to reverse cuts made in this year's budget

Supplementary

Councillor Paterson asked about the statements made in the Hawick Paper. Councillor Haslam advised not to believe all that was in the press and while the Council had needed to make £12m of cuts she listed the many new things achieved by the Council

- 2 With so much anger and the public lambasting some Councillors with sheer venom and some Admin members now openly critical of the decision that they took to decrease the level of grass cutting from what the previous administration had at every 10 working days and changed it to every 20 working days at the recent Budget meeting. Would the Leader please tell the Council if there is any realistic prospect of this budget saving measure being changed in this financial year?

Reply from Councillor Haslam

The administration is committed to ensuring high standards of service to the public and will do this whilst working within a very challenging financial envelope.

Any communities wishing to make representation on our new policy are being invited to come forward and engage with officers and have been doing so, the outcome of which may see alterations to our approach to help secure and protect locally important priorities

To the Executive Member for Roads and Infrastructure

3. Can the Executive Member please tell me what the take up rate is for food waste collection in all the towns in the Scottish Borders that currently has a food waste collection?

Reply from Councillor Edgar

Participation levels in the 5 Border towns' that receive a food waste collection service ranges between 21.4% in Hawick and 50.4% in Peebles. The average food waste yield is 0.96 kg per household per week, which is comparable with the performance of other Local Authorities providing a similar service.

4. With the residual waste Contract now out to tender and whoever wins the contract will be transporting our waste out of the Borders do you not think that it would be a fantastic opportunity to highlight the fact that food waste collection could be much better in some towns in the Scottish Borders and some kind of publicity campaign or leaflet drop to encourage more people to be doing more to recycle their food waste we could all do our little bit to help save the planet.

Reply from Councillor Edgar

The Council regularly promotes its waste services using a variety of methods including social media, the Council website, SB Connect newspaper and news releases to local media, with the aim of increasing residents understanding and participation.

Most recently the Council has introduced a new household cooking oils recycling service at all seven of the Council's Community Recycling Centres which has been supported by Scottish Water. The new service aims to divert waste from landfill, as well as reduce water pollution, with the waste oils used as biofuel. It has been well received by the public so far, with a social media video produced to promote the new service attracting over 5,200 views.

In relation to the food waste collection service, the most recent concerted campaign took place in February 2017 when we issued reminder leaflets to all households along with a new supply of caddy liners.

The food waste service is promoted at all opportunities by Waste Services staff whilst attending events and carrying out awareness raising activities, and working closely with the Council's Communications team we will continue to encourage residents to make best use of all recycling services available.

To the Executive Member for Neighbourhoods and Locality Services

5. Would the Executive Member please explain to the Council about biodiversity and what particular areas this Council intends to leave aside. I am concerned that there could well be confusion when in a reply to a local MSP the Council leader mentioned cemeteries. I and thousands of other Borders Citizens are now left wondering and extremely concerned that this administration intend to have cemeteries as areas for biodiversity. Could you please clarify this for many worried people in the Borders?

Reply from Councillor Aitchison

As Members will already know the Council has a duty for further the aims of biodiversity within the Scottish Borders to the greater benefit of others.

The Nature Conservation (Scotland) Act 2004 placed a duty to further the conservation of biodiversity on all public sector bodies in Scotland. The Wildlife and Natural Environment (Scotland) Act (2011) requires public bodies in Scotland to provide a publicly available report, every three years, on the actions which they have taken to meet this biodiversity duty.

What should not be confused though here is that the management and maintenance of our cemeteries whilst an important environmental asset, is not the main route to helping us deliver on the biodiversity duty that we have.

Where it is appropriate to manage cemeteries for biodiversity for example where no new burials have taken place and where a reduced management and maintenance regime may compliment and achieve more diverse habitats then we as a Council should explore those opportunities. However we will do so whilst balancing the conservation of our natural heritage resource and those activities that may impact on them. Respecting those who have been laid to rest

6. Can the Executive Member give the Council an assurance that all employees that are using the newly purchased grass cutters have been fully trained to use them?

Reply from Councillor Aitchison

All staff involved currently undertaking grass cutting operations are certified to operate pedestrian and ride on mowers. Staff have also been inducted in the use of newly acquired machinery as is normal procedure, and an ongoing process for updating and review of skills and knowledge continues.

Question from Councillor S. Scott

To the Executive Member for Neighbourhoods and Locality Services

Could the Executive Member tell me when the officers briefed local members in the Jedburgh and District Ward on the proposed savings to the budget with regard to extending the cutting cycle from 10 days to 20 days?

Reply from Councillor Aitchison

As part of the 2018/19 budget setting process, a report entitled 'Neighbourhood Services – Grass Cutting & Biodiversity, Floral Gateway Competition' was presented to the Administration Budget Working Group on the 16th January 2018.

The proposals in the report contained savings of £345k, which included £215k of savings from grass cutting service redesign, with the recommendation that general amenity grass areas move from a 10 working day cycle to a 20 working day cycle, with high amenity areas continuing to be cut on a 10 day cycle. Other changes, to slopes and wild flower areas, were also included.

A further meeting with the Administration was undertaken on 23rd January by the Neighbourhoods Manager, who delivered a PowerPoint presentation to Elected Members. This provided further clarity on the proposals, including photographic examples of the grass cutting pilot carried out during 2016/17. The proposals were approved by Council on 20th February as part of the 2018/19 Financial Plan.

A further briefing was held on 20th March which was open to all members to attend. A similar presentation detailing the service changes, including changes to grass maintenance was undertaken at that time.

I am unable to confirm if the Jedburgh and District Members were in attendance at the briefing on 20th March, I can confirm that Councillors Scott and Hamilton were in attendance at the presentation to the administration on 23rd January

Question from Councillor Drum

To the Executive Member for Roads and Infrastructure

Can I ask the Executive member if SBC have carried out a Risk Assessment in relation to the risks introduced to our roads by Nuclear Weapons Convoys, when they pass through the Borders on route to Couplort on Loch Long and have we communicated these risks and associated 'control measures' with local residents and businesses in these communities?

Reply from Councillor Edgar

The responsibility for the transportation of nuclear warheads currently lies with the UK Government's Ministry of Defence and any such transportation event is not made public, with Local Authorities not being made aware of the transportation event.

However, Scottish Government expects any such transportation to be carried out safely, securely and in line with regulatory requirements, and has made this expectation clear to the UK Government.

It is vital that the transport of nuclear weapons in Scotland is rigorously planned, carried out with close co-operation with Police Scotland, and supported by a large number of highly-trained specialists.

I would point out that SBC fully complies with the Civil Contingencies Act 2004 and, as a Category 1 responder, works closely with its Category 1 and 2 partner agencies to identify risks, create response plans and warn and inform the public of the risks identified where possible.

Supplementary

Councillor Drum commented on the report that there were 8 such convoys per year and asked if the Council would, in line with some others, carry out their own risk assessment for consideration by Council and to warn the public. Councillor Edgar reiterated his original response but advised he would check with officers to see if there was a need for a review.

Question from Councillor Bell

To the Executive Member for Children and Young People

In response to a question from Cllr Ramage last month you specifically alluded to the level of community involvement and good practice in primary school libraries not being followed through into secondaries. There is some annoyance amongst Priorsford parents who think that the exceptional work of volunteers in manning the library in this Peebles primary school is being taken out of context and used to prop up arguments about the very different problem of how to organise secondary school libraries.

Will you now distance yourself from inaccurate statements about parallels between the staffing requirements of Primary and High School libraries?

Reply from Councillor C. Hamilton

In response to the question from Councillor Ramage, no reference was made to Priorsford Primary School. At no point have I publicly made reference to Priorsford Primary School.

As to the response at the previous Council, I was reporting feedback from the Primary Headteachers during a consultation with the Director. The comments do not relate to staffing, but to the very good practice of pupil and community involvement in school libraries.

I have not made any inaccurate statements and can't distance myself from comments I have not made.

If any upset has been caused by mis-representation from sources, then the Director reassures me that this will be discussed with parents in the new term and by letter over the summer holiday period to clarify what has actually been said regarding this matter.

The Council is very proud of pupil and community involvement in library provision within our schools.

Supplementary

Councillor Bell asked that it be acknowledged that the decision process had been carried out in the wrong order with implementation being before the consultation with parents. Councillor Hamilton replied to clarify some of the misinformation that had been in the press over this matter. The issue had been unanimously passed by council on 20 February and the opposition budget had contained exactly the same budget line. This pilot was a result of the feedback that had been received from

young people. They were using their library spaces differently and as we want our school estate to be fit for the future we will therefore be investing in these areas over the summer responding to pupil demand. The model of young people sitting quietly at hard desks on hard chairs is outdated. Young people want a comfy sofa to curl up with a good book, they want study pods where they can work quietly and they want a quiet safe place where they can get away from the hustle and bustle. This was not about leaving libraries unstaffed, it was about staffing them appropriately. If young people were using the space for pastoral support then it should be staffed in that way.

Questions from Councillor H. Anderson

To the Leader

1. Our Council Leader recently announced on BBC Radio Borders that SBC is launching a new initiative to place counsellors in each High School to support health and wellbeing. Could the Leader provide us with the specific details, including costings and timescales for this Initiative?

Reply from Councillor Haslam

In the Council Budget an allocation of £1.2 M innovation funding was allocated to Children's Services to support early intervention and prevention in support services for children and young people. £150k of this funding has been allocated towards Mental and Emotional Health support in secondary schools that will complement the existing work that is taking place within the development of our Mental, Emotional Health and Wellbeing Strategy that has evolved in the Borders in the last 2 years.

This extensive and innovative strategy will be explained in a paper to the Executive in September.

The full time staff have been recruited and have started working with schools. They will continue to work with individual pupils over the Summer.

In this new initiative, staff will be available in a much more flexible way to provide mental and emotional health support to young people and their families at times that suit the family.

Supplementary

Councillor Anderson advised she was still unclear which part of the service was being provided by Quarriers and also asked who was managing the contract. Councillor Haslam advised that the Quarriers contract included the counsellors and was part of changing the way that the Council dealt with mental health. A further initiative was to train all 6th year pupils as mental health first aiders. The contract had been enhanced to allow more flexible support and was a step change in the provision of mental health support for young people.

2. In the Peeblesshire News last week Cllr Haslam sought to reassure people that the roll out of Universal Credit will be a gradual process. Whilst the roll out may be gradual, would the Leader accept that the impact on any individual who is transferred onto Universal Credit is immediate and often traumatic as they immediately lose entitlement to social security payments until the online Universal Credit application has been completed, they have to borrow money for a minimum of 5 weeks until any new entitlement commences and they have to submit to a regime of conditionality of entitlement based on up to 35 hours per week evidence of active employment search. In addition, prior to any claim being processed, every individual must attend an Identity Verification Interview in Galashiels Job Centre Plus. Can the leader inform us of what steps SBC are taking to support individuals in Tweeddale West to travel to Galashiels for this interview?

Reply from Councillor Haslam

The challenges with Universal Credit have been widely publicised and key partners operating within the Borders have been preparing for the rollout and will monitor the impact closely.

It is not all applicants that need to attend an Identity Verification Interview. It is those who cannot verify their identity on-line as they do not have any form of photographic ID. The DWP are aware

of the challenges for people having to travel significant distances to attend these types of interviews and are actively looking at options to help with this.

Council Officers are also considering whether other forms of assistance could be available for claimants as well as the advances that they can secure via the DWP.

Supplementary

Councillor Anderson asked if this could be verified as Job Centre Plus had advised that this would apply to everyone. She also asked that no cut be made to the CAB budget. Councillor Haslam agreed to verify with DWP.

3 To the Executive Member for Roads and Infrastructure

As Cllr Edgar is aware, over 3,400 signatures were gathered in Tweeddale West in support of the continuation of the 101/ 102 bus service between Dumfries, West Linton and Edinburgh. This represents over 31% of the population of the ward. Can Cllr Edgar now advise on the outcome of the tender process for this route and, if cuts to the service have been indeed been made, can he honour his earlier promise to undertake a full consultation with people in Tweeddale West about the alternative proposals for the service before 18 August, when any reductions to the service will be implemented.

Reply from Councillor Edgar

The tender process was undertaken by Swestran with five timetable options all of which I am pleased to say were for continuation of a bus service between Dumfries, Biggar and Edinburgh. The options included up to 12 return journeys a day Monday to Saturday and up to 4 journeys return journeys on Sundays on the section of the route between Biggar, West Linton and Edinburgh. Prices were received for all the options specified.

I will be able to advise Councillor Anderson of the outcome of that process after the Swestran Board meet to discuss the options on Friday 29 June.

Supplementary

Councillor Anderson asked if there was a date when the outcome would be made public. Councillor Edgar advised that after the Swestran meeting the following day he would ask Communications to make the decision public.

4. To the Executive Member for Children and Young People

Can Cllr Hamilton advise on the consultation process which is due to be undertaken on the future of Peebles High School? Opposition Tweeddale Councillors were advised by the Service Director for Children and Young People that this consultation would commence in June but as yet we have heard nothing.

Reply from Councillor C. Hamilton

A report to Council 26th April made the following comments in relation to consultation on the future of Peebles High School "that further consultation within the cluster is carried out and that this consultation will facilitate a platform for all stakeholders to work together to achieve a learning provision to meet the overriding principles of both the school estate review and the Christie Commission". The recommendation of this report states that "an update report will be brought back to Council in October 2018."

It is my understanding that a meeting has taken place with some Tweeddale Councillors to discuss possible approaches to the consultation.

There has also been further consultation and discussions involving parents, Headteachers and between lead officers of the Council about possible consultation approaches and events which will result in more inclusive engagement of stakeholders in the Tweeddale area regarding the future of Peebles High School.

The overall feedback has been that these approaches/events will work best at the start of the new term .The consultation process will be communicated to local Members when the details are ready e.g. dates, times etc. This will be at the beginning of the new term.

All consultation processes can be affected by a range of matters. The timeline for reporting in October remains on track and there is confidence that consulting with a range of stakeholders in August/September will provide a broader representation and engagement on this important matter.

Supplementary

Councillor Anderson had been told that the consultation would begin in June and now that the summer holidays had begun this shortened the timescale. She therefore asked if the October decision could be delayed. Councillor Hamilton advised that she would check with officers.

Questions from Councillor Chapman

1. To the Executive Member for Transformation and HR

After a second successful year of Project SEARCH, how is Scottish Borders Council supporting its Graduates to employment opportunities within the Council?

Reply from Councillor Mountford

All the graduates continue to be supported by the Councils Employability Service. Graduates are supported in seeking and securing employment and are offered a priority interview for any suitable vacancy within the Council.

One graduate is joining our catering service as a modern apprentice and the others are currently attending interviews.

Supplementary

Councillor Chapman noted that no graduates had been employed last year and only 1 this year and asked what further efforts could be made by the Council. Councillor Mountford did not have the details but offered to arrange a briefing for Members if this was desired.

2. To the Executive Member for Neighbourhoods and Locality Services

Given that the Member heard first hand at the recent Consortium Meeting that the funding cuts are already having a significant impact on the services our 3 fantastic CABs are able to offer. Would the Executive Member agree with me that CAB plays a critical role in supporting our most vulnerable in our society, and as such should have their funding reinstated to same level of 2017/2018 financial year?

Reply from Councillor Aitchison

I did attend the recent meeting with the Borders Citizens Advice Consortium and agree that they play a critical role in supporting the most vulnerable in society. At that same meeting discussions took place about the requirement to make changes and a further productive meeting was held this week. Although challenging, the parties to these discussions are considering options to deliver the required savings without any detrimental impact to the service. This includes other funding options.

Supplementary

Councillor Chapman advised that he would argue with that statement as there were already impacts in Berwickshire where opening hours had been reduced. Councillor Aitchison advised that discussions had been constructive and amicable and he was confident that the problems would be resolved.

3. To the Executive Member for Adult Social Care

What steps are Scottish Borders Council taking to implement Franks Law within the Local Authority?

Reply from Councillor Weatherston

There is a commitment to deliver free personal care for under 65's from the Scottish Government for April 2019 and we have been party to discussions at COSLA on this matter. We look forward to the guidance and in particular an understanding of the financial support that will be made available to deliver Franks Law and are fully committed to working with service users and their carers to ensure a swift and comprehensive delivery of this policy approach.

Supplementary

Councillor Chapman welcomed the commitment but asked for further details of the funding challenge. Councillor Weatherston advised that he did not wish to give a figure at the moment while discussions between the Scottish Government and COSLA were still underway as to the funding required. However, he expected this to be resolved.

SCOTTISH BORDERS COUNCIL 30 AUGUST 2018**STARRED ITEMS FROM COMMITTEE MINUTES****PEEBLES COMMON GOOD FUND – 30 JULY 2018****2. REQUEST FOR FINANCIAL ASSISTANCE**

With reference to paragraph 4.3 of the Minute of Meeting of 29 November 2017, there had been circulated copies of an application for financial assistance by Eastgate Theatre. Members had previously agreed at that meeting in November 2017 to approve in principle the sum of £8,375 financial assistance to the Theatre subject to the success of the funding application to Big Lottery. Mr Jenkins, Vice Chairman of the Theatre, was present and advised that the Big Lottery application had been unsuccessful and a new application for financial assistance was now being submitted. The planned development of the Theatre had now been split into 3 phases, with Phase 1 being the upgrade of the Auditorium at an estimated total cost of £360-400k. In order to secure external grants, the Common Good Fund was being asked to make Third Party contributions of £3k (to secure £30k grant from the Landfill Trust) and £8.6k (to secure £80k grant from WREN). A further request was being made to the Common Good Fund to also consider a short term pledge of up to £20k to demonstrate sufficient match funding was in place to secure a LEADER grant of £150k. The deadline for match funding for this was 30 August 2018. Mr Jenkins confirmed that funds raised so far came to just over £40k and he anticipated that this figure would increase to £50k by the end of August, leaving a shortfall of £20k, although it was anticipated the full amount would be raised prior to the project build starting in summer 2019. Mr Jenkins answered further questions on the wider project phases, the different funds being accessed and the various timelines associated with these.

DECISION**(a) AGREED:**

- (i) to grant unconditionally £3k as a Third Party Payment to Land Trust to unlock a £30k payment from Land Trust to the Eastgate Theatre;**
- (ii) to grant 10% (up to £8k) plus admin fee (up to £600) to WREN to unlock an £80k payment from WREN to the Eastgate Theatre; and**
- (iii) that, should WREN grant a lesser amount to the Eastgate Theatre, the contribution by the Common Good Fund be reduced accordingly.**

*** (b) AGREED to RECOMMEND a loan of up to £20k (should it be required) be made to Eastgate Theatre on the following conditions:**

- (i) the loan be repaid in full within one year from the date the loan is drawn down;**
- (ii) interest on the loan be charged at 5% over base rate; and**
- (iii) interest is paid monthly from the date the loan is drawn down.**

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LOCAL DEVELOPMENT PLAN : MAIN ISSUES REPORT

Report by Service Director Regulatory Services

SCOTTISH BORDERS COUNCIL

30 August 2018

1 PURPOSE AND SUMMARY

1.1 This report seeks approval of the Main Issues Report as the basis for public consultation.

1.2 The Main Issues Report (MIR) is a forerunner to the review of the forthcoming new Local Development Plan (LDP2) which will replace the existing adopted LDP 2016. In essence the MIR seeks public views on a range of key material considerations which LDP2 must address. It raises a series of questions for consideration and where possible suggests preferred and alternative approaches for addressing identified issues. As part of the MIR consultation a series of presentations and workshops will be held in venues across the Scottish Borders.

1.3 Responses from the MIR consultation will be reported back to the Council. These responses will be taken forward for consideration in the preparation of LDP2.

2 RECOMMENDATIONS

2.1 I recommend that the Council :

- a) approves the Main Issues Report of the Scottish Borders Local Development Plan, as set out in Appendix A, as a basis for public consultation**
- b) notes the summary of officer conclusions, as set out in Appendix B, as to the suitability or not of all sites submitted for inclusion within the MIR**
- c) notes the Environmental Report, a hard copy of which has been placed within the members' library**
- d) agrees to consult on the Main Issues Report and the Environmental Report for a period of 12 weeks**
- e) delegates any non-policy editorial changes to the Main Issues Report and the Environmental Report to the Service Director of Regulatory Services, and**
- f) agrees that responses to the MIR are reported back to the Council**

3 BACKGROUND

- 3.1 The Town and Country Planning (Scotland) Act 1997 sets out the statutory basis for development planning in Scotland. Detailed aspects of the development planning system are set out in the 2008 regulations. Section 16 of the Act requires all planning authorities to prepare the Local Development Plan (LDP) for their area. Scottish Government Circular 6 – Development Planning confirms the requirements of the Main Issues Report (MIR). The MIR must be prepared in advance of the LDP and must identify key issues for public opinion which the LDP should address.
- 3.2 The Government expects a degree of twin tracking in those areas such as the Scottish Borders that are also covered by a Strategic Development Plan (SDP) but stipulate that LDPs should not be submitted to Ministers until the SDP has been approved. The SDP is the high level strategic plan that sets out a range of strategic planning issues which the LDP must address. The LDP should be consistent with the strategy and policies of the SDP, as well as Scottish Planning Policy more generally. The proposed SESplan (the SDP for Edinburgh and the South East of Scotland) has recently been subject to Examination by Reporters from the Directorate for Planning and Environmental Appeals (DPEA). The recommendations by the Reporters will shortly be referred to Scottish Ministers culminating in a new adopted SESPlan. The decision from Scottish Ministers is expected by the end of this year and therefore at this stage the decision and any amendments to the recommendation by Ministers are unknown. The MIR therefore makes reference to the key parts within the proposed SESPlan, and will take account of the new SESPlan as required when it is adopted.
- 3.3 The MIR must be clear and concise and contain favoured and any reasonable alternative proposals for public consideration. The MIR is not a draft version of the Plan, but a consultation document that draws attention to the key issues. The purpose of the MIR is to focus on what are considered to be the *main issues*, and consequently not all *issues* will be identified at this stage, but will instead be featured when the proposed LDP2 is published. The MIR identifies a background context for each subject and emerging main issues to be addressed. It also sets out a series of questions to be considered for each subject, where possible.
- 3.4 The MIR draws together the findings of a number of activities undertaken by the Council in the last year. This has included a Call for Sites seeking the submission of potential development sites for a variety of uses, a number of public events and workshops to discuss the purpose of the MIR, the consideration of third party representations, consultations with other Council services and statutory bodies. It also has taken account of national planning requirements and other material considerations as well as the conclusions from a series of internal working groups on a variety of subject matters.

4 The Main Issues Report

- 4.1 The MIR is set out in **Appendix A** to this report. It is intended to encourage engagement with the local community. It seeks opinion on a

number of key issues and sets out the Council's proposed and alternative approaches to the following main issues:

- Vision, Aims and Spatial Strategy
 - The MIR identifies the vision, aims and spatial strategy which LDP2 must follow which are consistent with the SESPlan.
 - Growing our Economy
 - Proposals for new industrial / business land sites, including mixed use sites
 - Options for review of Business and Industrial Land policy
 - Seeking opinion of where further land allocations are required
 - Planning for Housing
 - Reference to housing land requirement
 - Proposals for new housing sites
 - Consideration of support for isolated housing in the countryside subject to high design standard
 - Proposed removal from the plan of longstanding and undeveloped allocated housing sites
 - Supporting our Town Centres
 - Consideration of options to allow a wider range of uses within town centres
 - Identification of other policy changes that will encourage the vibrancy and vitality of town centres
 - Delivering Sustainability and Climate Change agenda
 - Identification of measures to promote sustainable development and address climate change issues
 - Seek opinion on the potential for a National Park for the Scottish Borders
 - Regeneration
 - Identification of potential redevelopment sites
 - Settlement maps
 - Proposed settlement map for Oxnam
 - Proposed removal of designated core frontage area within Newcastleton Conservation Area
 - Planning Policy Issues
 - A number of policy changes are identified
- 4.2 The MIR also includes Appendices which confirm the aforesaid review of all policies within the LDP and where text updates will be required, reference to classifications of sites as stated within policy ED1 (Protection of Business and Industrial Land) and reference to the Use Classes (Scotland) (Order) 1997. 199 sites for a variety of uses were considered for inclusion within the MIR. A summary of officer conclusions on the reasoning why sites have or have not been included is set out in

Appendix B to this report

4.3 The MIR has been prepared taking into account the findings of a number of associated technical background papers. Due to the very large aggregate size of all these papers they have not been attached electronically but have instead been copied in full and are available for reference within the member's library. These include :

- Monitoring Report (this monitors the performance of planning policies and identifies new issues to be addressed)
- Housing Technical Note
- Town Centre Core Activity Pilot Scheme
- Western Rural Growth Area : Development Options Study (this consultants study identifies both short and long term options for housing and employment land)

5 PROPOSED CONSULTATION ON MAIN ISSUES REPORT

- 5.1 The MIR, once approved by Council, will be sent to graphics and then be printed for circulation. It will require to be formally advertised. The Environmental Report (ER), which has been prepared under the terms of the Environmental Assessment (Scotland) Act 2005, will also require to be advertised under separate legislation. Therefore in order to make the process as straightforward as possible it is proposed to run the two consultation processes in parallel. The MIR and ER will be made available for a consultation period of 12 weeks from the date of statutory advertisement.
- 5.2 Alongside the formal adverts all documentation will be placed on the Council website and made available for inspection at all public libraries and at Council Contact Centres. There will be consultation with Scottish Ministers, key statutory agencies, neighbouring authorities, SESplan authorities and Community Councils as well as public organisations and businesses and members of the public who have previously expressed an interest in the planning process in the Borders. The document will also be placed in SB Connect with information on how to respond to it.
- 5.3 During the course of the public consultation period it is proposed to hold a series of 'public surgeries' which will include an exhibition about the MIR where officers will be available to discuss any aspect of it. The public surgeries will be held in a number of venues across the Scottish Borders so that as many members of the public as possible are able to attend. Feedback from the consultations will be reported back to the Council.

6 IMPLICATIONS

6.1 Financial

There are no substantive cost implications arising for the Council in respect of publishing and consulting on the MIR

6.2 Risk and Mitigations

Risk of not providing guidance MIR

- a) There are no risks envisaged as the production of the MIR is a

statutory requirement.

Risk of providing MIR

- a) There are no perceived risks related to the publication of the MIR. Following consultation, taking into account the comments received, the Council will come to a settled view on the content of the MIR, and will update the Environmental Report as necessary.

6.3 Equalities

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

6.4 Acting Sustainably

a) **Economic Growth**

The Development Plan is a key component in promoting development which will increase employment opportunities, economic activity and sustainable growth

b) **Social Cohesion**

The MIR identifies equal benefits across the Scottish Borders.

c) **Protection of the Environment**

The MIR 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 MIR. The ER sets out a detailed assessment of the potential impacts of the options within the MIR, and puts forward any necessary mitigation requirements.

6.5 Carbon Management

There are no significant impacts on the Council's carbon emissions arising from this report.

6.6 Rural Proofing

The MIR has been subjected to a rural proofing assessment, and no significant issues have been identified.

6.7 Changes to Scheme of Administration or Scheme of Delegation

There are no changes to be made.

7 CONSULTATION

- 7.1 The Chief Financial Officer, the Monitoring Officer, the Chief Legal Officer, the Chief Officer Audit and Risk, the Chief Officer HR, the Clerk to the Council have all been consulted and 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
Charles Johnston	Lead Planning Officer (Planning Policy and Access)

Background Papers: None

Previous Minute Reference: None

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

Main Issues Report 2018

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Foreword



This Main Issues Report is a forerunner to the new Local Development Plan which the Council is preparing. In it we seek public opinion on a wide variety of subjects to do with how our area is developed for housing, industry, transport and public services. So this is not a statement of policy, but is instead an invitation for ideas and comment from everyone who has an interest in how this wonderful region of ours develops.

Our overarching purpose is to encourage new growth and investment while preserving and enhancing the unique landscape and built heritage that characterises the Scottish Borders. In fact the two go hand in hand: increasingly, investment and jobs come to areas that are great places to live and work. So good building design and sensitive development improves our economic prospects as well as enriching our quality of life.

The Main Issues Report seeks to identify the big questions that we need to address. These include where to site new homes and businesses, how to breathe new life into our town centres and where to redevelop old sites for new purposes.

The report will be subject to public consultation both by direct submission and via public events. The responses received will all be considered within the new Local Development Plan. Do come along to these events if you can or contact the council directly with your ideas and thoughts.

Councillor Tom Miers
Chairman of Planning and Building Standards Committee

1. MAIN ISSUES REPORT: GETTING INVOLVED

The Main Issues Report (MIR) is a forerunner to the Council's forthcoming Local Development Plan (LDP2). It seeks to encourage public engagement and comment on a wide range of matters. It identifies key development and land use issues which the LDP2 must address, setting out what are considered to be the Council's preferred options for tackling these issues, including the identification of new sites for future development as well as suggesting reasonable alternatives. The purpose of the MIR is to focus on what are considered to be the *main issues*, and consequently not all *issues* will be identified at this stage, but will instead be featured when the Proposed LDP2 is published. The MIR identifies a background context for each subject and emerging main issues to be addressed. It also sets out a series of questions to be considered for each subject.

The MIR will be available for public inspection from xx. The Council wishes to hear your views and a series of public workshops and events will be organised across the Scottish Borders to publicise and explain the content and purpose of the MIR, and to encourage participation and response. Details of these events will be confirmed on the Council webpage link (tbc).

Comments regarding the MIR can be submitted to the Council in writing either by e-mail to localplan@scotborders.gov.uk or by post to Forward Planning, Planning Policy and Access, Regulatory Services, Scottish Borders Council, Newtown St Boswells, Melrose TD6 OSA.

If you have any queries please contact the Forward Planning team at the aforesaid addresses or telephone 01835 826671.

Background

The Scottish Borders Development Plan comprises of the SESPlan Strategic Development Plan (SDP) 2013 and the Local Development Plan (LDP) 2016. The SDP is the high level strategic plan for the City of Edinburgh and the south east of Scotland that sets out a range of strategic planning issues which the LDP must address. The LDP sets out the Council's strategy, policies and proposals for the use of land and buildings and is the document used to determine planning applications and provide advice on development proposals. The Council is in the process of producing a new LDP and a key part of that process is the publication of the MIR. The MIR is not a policy document but seeks to offer, at an early stage, an opportunity for interested parties to comment upon the key issues facing the Scottish Borders. The process leading up to the adoption of the LDP2 is laid down in figure 1.

Figure 1: Where are we in the LDP2 process?



How have the Main Issues been identified?

The MIR draws together the findings of a number of activities undertaken by the Council in the last year. This has included a Call for Sites seeking the submission of potential development sites for a variety of uses, a number of public events and workshops to discuss the purpose of the MIR, the consideration of third party representations, consultations with other Council services and statutory bodies and a series of working groups to discuss the many matters to be addressed. These activities are illustrated in Figure 2.

Figure 2: Preparation of Main Issues Report



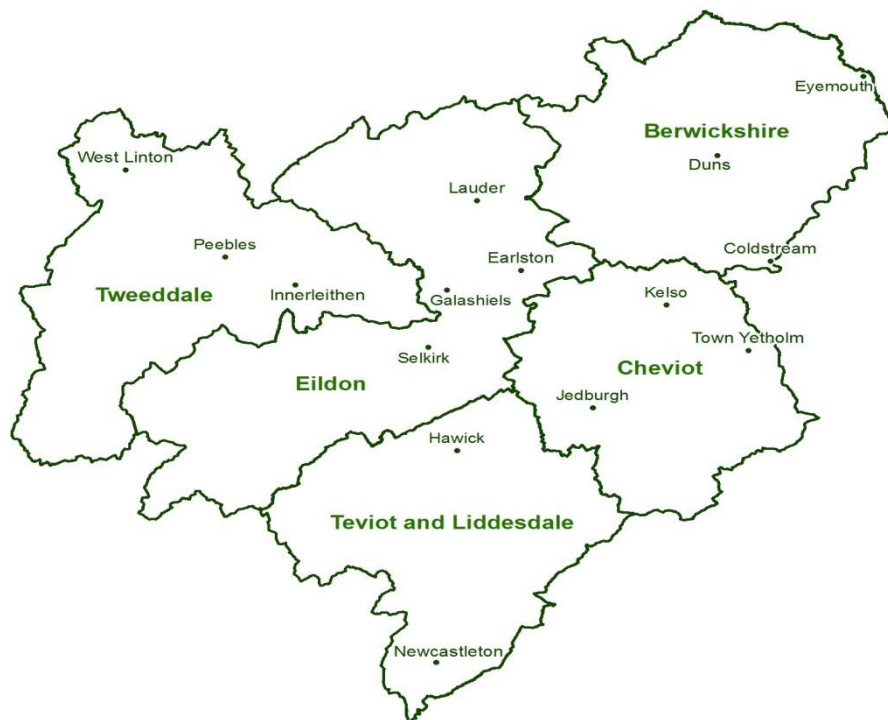
The MIR is supported by the following background papers. Other than the Environmental Report these are not consultation papers as part of the MIR, and they can all be viewed on the following link (tbc):

- Monitoring Statement
- Housing Technical Note
- Town Centre Core Activity Area Pilot Scheme
- Western Growth Area: Development Options Study
- Environmental Report

The MIR has been prepared in parallel with these supporting documents. The LDP2 will incorporate finalised versions of these documents, where required, and will be accompanied by an Action Programme. The Action Programme will set out actions required to ensure the delivery of the Plan and will be kept under review and be updated during the Plan period.

There are a number of land allocation proposals contained within the MIR, including; housing, business and industrial, mixed use and redevelopment sites. These are set out in Locality area order; Berwickshire, Cheviot, Eildon, Teviot & Liddesdale and Tweeddale. Figure 3 shows the locality boundaries within the Scottish Borders.

Figure 3: Locality Boundaries within Scottish Borders



What Happens Next?

Following the public consultation on the MIR all responses received will be scrutinised and taken into account with a view to being incorporated into the LDP2. Once the proposed LDP2 is approved by the Council it will again be the subject of a public consultation. Any unresolved representations to the LDP2 will be subject to Examination by Scottish Government appointed Reporters. The conclusions and recommendations of the Reporter

will then be taken into account by the Council before the LDP2 can be adopted, superseding the current LDP 2016. Figure 4 confirms the component parts and timescales for producing LDP2.

Figure 4: Preparation of LDP2

Main Issues Report	Summer 2018
Consultation on MIR	Autumn 2018
Preparation of LDP2	Autumn 2018
Completion of LDP2	Autumn 2019
Consultation on LDP2	Winter 2019
Examination on LDP2	Summer 2020
Decision by Reporters	Winter 2020
Adopted LDP	Spring 2021

2. THE CHANGING CONTEXT FOR THE LOCAL DEVELOPMENT PLAN

Socio demographics

The Scottish Borders is the 6th largest local authority in Scotland in terms of land mass or area and has a population estimated at 115,020 in 2017. Over two thirds of the area is classed as accessible rural, with just under one third being remote rural. National Records of Scotland project that the population will increase by over 1.5 per cent to 116,777 by 2026.

Table 1 shows population projection between 2013 and 2017. The table highlights that the population below the age of 45 has decreased whilst the population over 45 has increased. The marked increase of those aged 65 and older will have a continuing impact on health and social care.

Table 1: Population by age (2013 to 2017)

Age Group	2013	2017	Net increase/ decrease	Population Change (%)
0-15	19,030	19,026	-4	-0.0*
16-24	10,419	10,363	-56	-0.5
25-44	23,932	22,402	-1,530	-6.4
45-64	34,786	35,530	744	2.1
65-74	14,434	15,715	1,281	8.9
75+	11,279	11,984	705	6.3
Total	113,880	115,020	1,140	1.0

Source: National Records of Scotland (NRS)

* Note: this is due to rounding

Table 2 shows population projections between 2017 and 2026. The table forecasts an increasing ageing population with a reduction in the working age population. The 31% increase in the number of people aged 75 and older highlights there will be increasing pressure on health, housing and social care services and Council policy will need to adapt and change to address the implications of this demographic trend.

Table 2: Population by age (2017 to 2026)

Age Group	2017	2026	Net increase/ decrease	Population Change (%)
0-15	19,026	19,190	164	0.8
16-24	10,363	9,565	-798	-7.7
25-44	22,402	22,899	497	2.2
45-64	35,530	32,712	-2,818	-7.9
65-74	15,715	16,672	957	6.1
75+	11,984	15,739	3,755	31.3
Total	115,020	116,777	1,757	1.5

Source: National Records of Scotland (NRS)

In 2017 there were 54,306 households in the Borders, which is a 1% increase from 53,787 households in 2016. The Government projects that by 2024 this will have increased to 55,595, an increase of 4.6%. Based on the population projections additional housing will have to address the needs of the older population and the smaller size households (1 to 2 people).

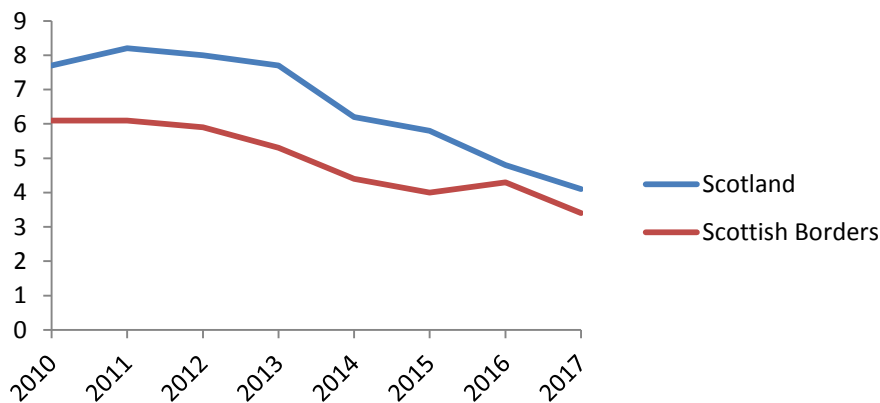
The Council monitors housing approvals and completions through the Housing Land Audit on an annual basis. In the most recent 2017 audit, it was noted that completions had dropped to their lowest, since recording began in 2005. The low completion rate is reflective of the low activity in the housing market in the Scottish Borders. A large percentage of completions recorded in the audit were affordable units built by Registered Social Landlords (RSL) and modest developments of houses in the countryside.

Infrastructure, transport and sustainability

The economically active workforce in the Borders numbered 55,900 in 2017, with 42,500 being employees and 10,300 self-employed. The main employment sectors were health and social work, retail, construction, education, agriculture, manufacturing, tourism and public administration.

Unemployment has declined steadily over the last 7 years in the Scottish Borders by over 3%, but rose slightly in 2016. Unemployment levels in the Scottish Borders are back to levels seen pre-2008 before the economic downturn. The figures are compared with those for Scotland in Figure 5 below, confirming that the Scottish Borders is performing well in comparison to the national average.

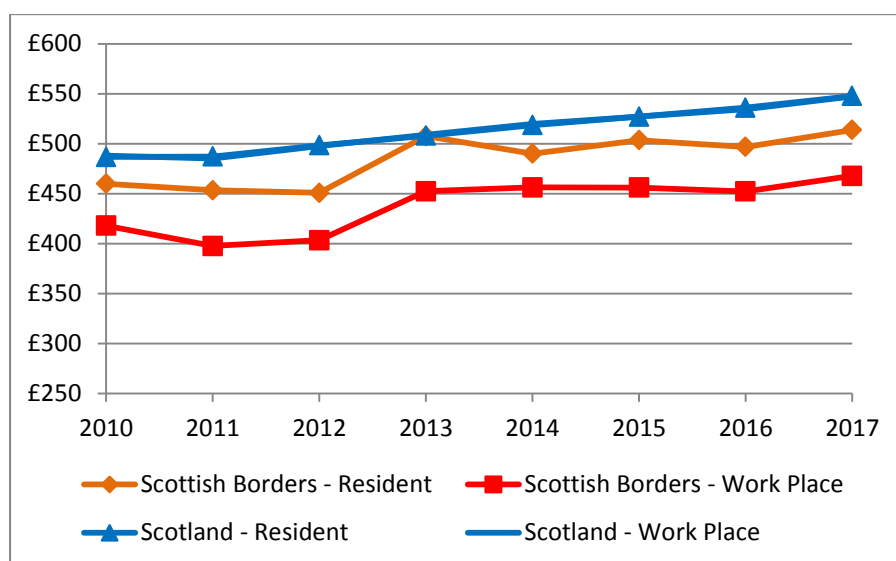
Figure 5: Unemployment (2010 to 2017) (% of Economically Active)



Source: NOMIS (Office for National Statistics)

Wage levels for Scottish Borders residents are lower than the Scottish average, with the average weekly wage for full-time workers being £514 in 2017, 93% of the Scottish average. Figure 6 shows median earnings for employees working in the Scottish Borders and people living in the Scottish Borders. Wages for the area fluctuate in comparison to the Scottish average which is steadily increasing.

Figure 6: Gross Median Weekly Pay for Full Time Workers, Scottish Borders compared to Scotland: Resident and Work Place Based (2010 to 2017)



Source: NOMIS (Office for National Statistics)

The Council carries out an annual employment land audit of allocated business and industrial sites. The most recent 2017 audit confirms there is an adequate supply of employment land in most parts of the Scottish Borders, but there is a continued low take-up through development. Distribution of available land is important and there is a recognised need to allocate further employment land within the Peebles area in particular and Galashiels. Furthermore, with the investment in the Borders Railway the provision of high amenity business land in the Central Borders is seen to be an essential component to gain maximum economic benefit to the Scottish Borders.

The Scottish Borders continues to have reliance upon traditional rural activities focused upon agriculture, forestry and fishing. All of these industries have faced continuing challenges to their competitiveness with a consequential impact on the viability of the rural area.

Transport and digital connectivity remain vital to the future development of the Borders. There is a continuing need to upgrade the main road network. The Borders Railway has been successful in giving improved connection to Edinburgh. The Council continues to support the promotion of the line extending south to Carlisle as well as an improved rail service for the Berwickshire communities with a rail halt at Reston.

The Scottish Borders is benefiting from the Digital Scotland Superfast Broadband rollout which is programmed to connect 94.9% of premises to Fibre to the Cabinet Broadband by the end of 2018 (this includes the additional 'Gainshare' funding). The remaining gap in provision which comprises remoter rural areas and premises which suffer from 'long lines' will be addressed by the Scottish Government's R100 programme. It is critical that the region also maximises the provision of Full Fibre Connectivity to Businesses and the wider community. Mobile phone coverage is an important complement to the rollout of Superfast Broadband. Ongoing investments by Mobile Network Operators will result in significant improvements across the Scottish Borders. Efforts are being made to ensure that this coverage will be as comprehensive as possible and that the region will benefit from 5G coverage in the future.

At a national level town centre vacancy rates continue to increase due to a range of factors, most notably competition from online shopping. Online sales as a proportion of retail sales, now account for 18% (source: Office for National Statistics). Within Scottish Borders towns,

town centre retail vacancy rates and performance are mixed. The role of town centres is changing and different measures need to be considered to keep our town centres viable and vibrant.

Infrastructure provision will be required to enable future development. Scottish Water is committed to the provision of water and waste water facilities to serve development identified in the Plan. Further extension to the national grid will be required to promote the potential for renewable energy production. New housing allocations can put a strain on education provision in some school catchment areas. However, given the limited number of houses required within the LDP2 period for the Scottish Borders as stated within the proposed SDP, it is not envisaged this should cause major insurmountable issues, although further investigation must be carried out regarding proposals within the vicinity of Peebles.

Delivering sustainable development and ensuring high quality design for all developments via good placemaking principles are key requirements identified by SPP which the LDP2 must continue to incorporate. The LDP2 must promote a low carbon future and aim to help the Scottish Government achieve climate change route mapping targets. It must promote economic stability and growth whilst protecting the built and natural intrinsic qualities of the Scottish Borders.

Policy Background

National Planning Policy

All strategies and policies within the LDP2 must reflect the requirement of National Planning Framework (NPF3) and Scottish Planning Policy (SPP). NPF3 is a longer term spatial development for Scotland and identifies national development which should be accommodated within LDPs. It promotes sustainable economic growth. SPP sets out national planning policies which the planning process must implement for the development and use of land in order to help deliver the objectives of NPF3. These documents and their requirements are referred to in more detail within relevant parts of the MIR.

The Planning Bill requires major changes to the planning system including procedures for the preparation of Development Plans. This will include LDP's being revised on a 10 year lifespan, front loading the system, introduction of a gatecheck process for the preparation of the plan, the establishment of Regional Partnerships, removal of the requirement to produce Strategic Development Plans, more community involvement via the preparation of Local Place Plans and an emphasis on service delivery and implementation. The LDP2 and this MIR will be the last prepared under the current system.

Regional Planning Policy

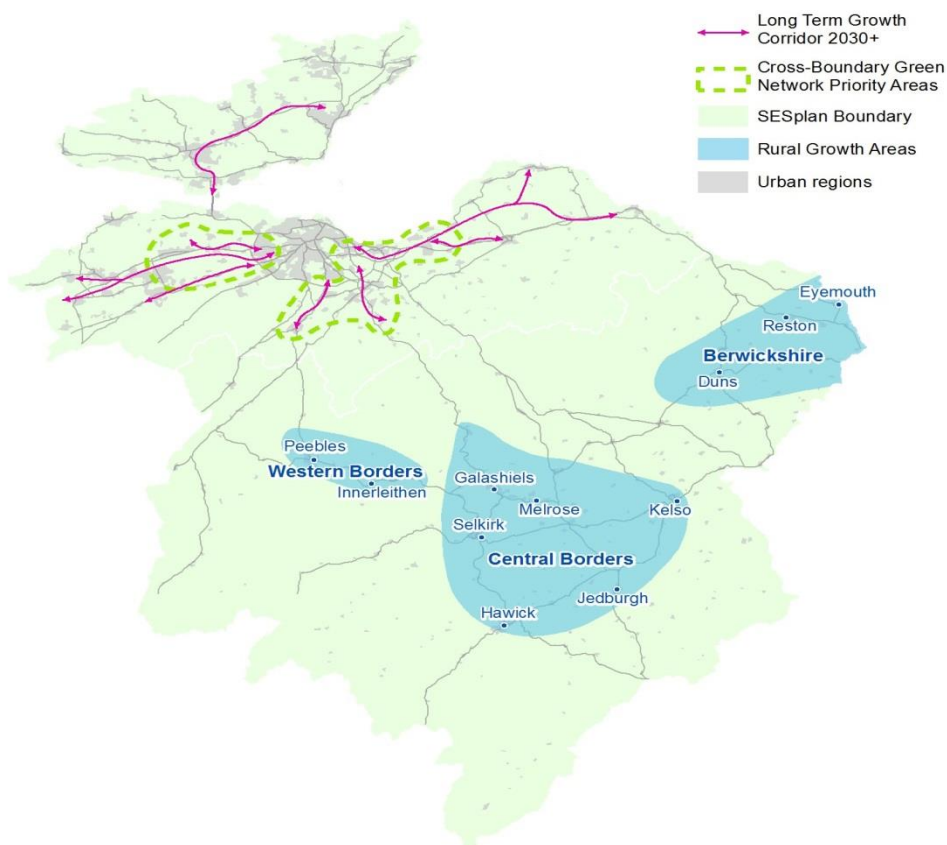
The LDP must address the requirements of the Strategic Development Plan (SDP) for the area. The SDP is provided by SESPlan of which the Scottish Borders Council is a member planning authority along with southern Fife, the City of Edinburgh, Midlothian, West Lothian and East Lothian. The SDP is a statutory planning document which is prepared or updated every 5 years and covers a twenty year period. It communicates strategic level and cross boundary planning policy and applies national policy and guidance for the Scottish Government. It is used to inform the LDP's produced by each of the Member Authorities in the region.

The SDP was adopted in 2013 and will be replaced following the adoption of the proposed SDP 2016. The proposed SDP has recently been subject to Examination by the Directorate for Planning and Environmental Appeals (DPEA). The recommendations by the DPEA will shortly be referred to Scottish Ministers culminating in a new adopted SESPlan. It is expected a decision from the Scottish Ministers will be made by the end of this year although at this stage the decision and any amendments to the recommendation by Ministers have

yet to be confirmed. The MIR therefore makes reference to the key parts within the proposed SESPlan, and will take account of the new SESPlan as required when it is adopted.

Figure 7 identifies the Spatial Strategy for the Scottish Borders which includes Strategic Growth Areas. Towns within these growth areas should provide the focus for retail, commercial and strategic opportunities. Improved connectivity from Edinburgh to the north and from Newcastle and Carlisle to the south are recognised as being essential for the future economic growth of the area. A range of Placemaking and Design principles are identified which new developments should adhere to.

Figure 7: Proposed Strategic Development Plan Spatial Strategy



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The SDP confirms the success of the Borders Railway has provided an impetus to drive new development, regeneration, tourism and business opportunities into the heartlands of the Scottish Borders. A potential future extension of the railway to Hawick and beyond is being promoted by the Council and is currently being assessed by the Scottish Government. On the east coast mainline a new station at Reston remains a key objective and the dualling of the A1 and local improvements to the A68 and A7 are being promoted to improve journey times. A strategic green network priority area will connect settlements in the Central Borders with Peebles and Innerleithen in the west. Former railway lines represent a network of redundant track beds which link many of the larger towns. The network offers considerable potential for walking and cycling access to town centres and a range of tourism sites.

The proposed SDP sets out broad policy directions in terms of:

- **Economic Growth** (employment land, town centres, retail and minerals)
- **Housing** (housing land requirements, flexibility and affordable housing)
- **Infrastructure** (transportation, infrastructure, sustainable energy technologies, green networks, green belts, waste, water and flooding)

The requirements of the proposed SDP will be referred to throughout the MIR where relevant.

Local Development Planning Policy

The LDP requires to set out detailed policy criteria and proposals to ensure appropriate development and inform and guide decisions on planning applications. LDP's must accord with national planning requirements and take account of a wide range of other material considerations. The MIR must identify all relevant matters which should be addressed within LDP2.

The development plan process seeks to ensure the right development takes place in the right place. The Scottish Borders is an attractive place to live and work and the Council must continue to strike the balance between supporting sustainable economic growth and protecting the landscape and environment. The Council places a very strong emphasis on placemaking and design principles when assessing new development proposals.

Corporate Objectives

In November 2017, the Community Planning Partnership published its new [Scottish Borders Community Plan](#) (known as a 'Local Outcomes Improvement Plan' within the Community Empowerment (Scotland) Act 2015, and replaces the Single Outcome Agreement). Within the Community Plan, there are 4 themes (Economy, skills and learning; Health, care & well-being; Quality of life; Place) and 15 outcomes spread across the 4 themes. Key partners within the Borders such as SBC, NHS Borders, Registered Social Landlords, Third Sector and Police are committed to actions that will impact positively on the outcomes in the Community Plan over the next 10 years.

Community planning is the process by which Councils and other public bodies work with local communities, businesses and community groups to plan and deliver better services and improve the lives of people who live in Scotland. The Scottish Borders Community Planning Partnership (CPP) is tasked with taking this forward in the Scottish Borders.

With the introduction of the Community Empowerment (Scotland) Act 2015 the Scottish Government has asked each CPP to detail how they plan to tackle their own local challenges and improve outcomes in their area, with a particular focus on reducing inequalities. The Scottish Borders CPP published the Scottish Borders Community Plan in November 2017. This plan is a live document and is updated on an ongoing basis.

The Scottish Borders CPP works together, and with local communities and businesses, on tackling the challenges and improving outcomes identified in the Community Plan. A number of the outcomes within the Plan have strong ties with spatial planning, and there is a desire to more closely align the work of community planning with spatial planning. The need for Community Planning and Development Planning working closely together to meet local communities aspirations is a key theme highlighted in the recent review of planning.

At a more local level Area Partnerships have been established to take forward the Community Empowerment Act's requirement for Locality Plans. Some inequalities and outcomes are not Borders-wide but much more localised to specific communities. Therefore there is one specific locality plan for each of the following areas:

- Berwickshire
- Cheviot
- Eildon
- Teviot & Liddesdale
- Tweeddale

In February 2018, aligned to the Community Plan, SBC published its new Corporate Plan ([Our Plan for 2018 -2023 and your part in it](#)). The plan makes commitments under 4 themes; ensuring that we have great, accessible services; independent achieving people; a thriving economy; empowered communities. The commitments made within the Plan's theme include

- Working with partners to create the best possible environment in which to do business, using the developing South of Scotland Enterprise Agency, Borderlands and City Deal (including delivering the Borders Innovation Park) to encourage inward investment, growth, diversification, innovation and job creation
- Supporting the case for the extension of the Borders Railway and the rail halt at Reston; and
- Work with partners to increase housing supply (both affordable and private sector) creating a sense of place, community belonging and increasing health and wellbeing.

3. VISION, AIMS AND SPATIAL STRATEGY

Vision

The Scottish Borders forms part of the Edinburgh City Region and within the SESplan Proposed Strategic Development Plan the planning vision for 2038 is:

“Sustainable growth has been achieved by carefully managing those assets that provide the most benefits and by making well designed, successful places where people can thrive. More people are able to afford a home in a place near where they work. A series of cross boundary transport projects have made travel by public transport easier and more people are cycling and walking to work. The economy continues to grow and the region remains an outstanding place to live, work and visit. Communities in the region are healthier and there is less inequality and deprivation.”

This vision will guide the development of the policies and proposals in the Local Development Plan.

Aims

Growing our economy

The LDP2 must provide opportunities for economic growth and job creation. It is vital there is a sufficient supply of business land across the Scottish Borders. Further land must be allocated in locations where a shortfall is identified and funding and delivery mechanisms must be put in place which will help ensure sites are fully serviced and are readily available for use. Sites allocated for specific uses, particularly those of a strategic nature, should continue to be safeguarded although further flexibility within policy should be allowed, where appropriate, to ensure there are adequate opportunities for businesses seeking to set up. Improvements to the road network and public transport must continue to be supported

Planning for housing

The LDP2 must incorporate a generous supply of housing land for a range of users. Although there have been limited annual completion rates for mainstream housing, there has been a significant increase in housebuilding by Registered Social Landlords (RSLs) which has offered greater opportunities for affordable units. Given the limited take up of allocated housing sites, the high land supply within the current LDP and the limited number of new houses required for the Scottish Borders within the Proposed SDP, it is not anticipated the LDP2 will require a significant number of new housing sites

Town Centres

The role of town centres is changing particularly within the retail sector, most notably from online shopping which has reduced footfall into town centres. The LDP must adapt to this change and consider ways in how town centres can be regenerated and uses are promoted and supported which can improve vitality and viability.

Rural Environment

In remote rural locations improved transport modes and the need for first class digital connectivity must continue to be addressed. Brexit may create some major challenges for rural landowners and the LDP must seek to encourage diversification of the rural economy by supporting appropriate economic development and tourism in the countryside.

Built and Natural Heritage

The built and natural heritage are major component parts of the attractiveness of the Scottish Borders which must be protected and enhanced. There are a large number of listed buildings, conservation areas, landscape and biodiversity designations and opportunities must continue to be explored to capitalise on these assets in the interests of tourism and economic development. LDP2 must continue to ensure new development is located and designed in a manner which respects the character, appearance and amenity of the area and that good placemaking and design principles continue to be implemented.

Sustainability and Climate Change

The Council must continue to promote and investigate ways to address climate change issues and adaption in order to seek a low carbon economy. There is a continuing need to reduce travel, greenhouse gas emissions as well as energy consumption and reduce waste arisings, and to support renewable energy opportunities where possible. Heat mapping must be developed in order to explore opportunities for supply and demand of renewable energy and new buildings must be designed to be resilient to the effects of climate change.

To deliver the vision the main aims are summarised as follows:

Communities

- Provide adequate land for mainstream and affordable housing
- Build sustainable communities which are attractive and distinctive
- Places to live in accordance with good placemaking and design principals
- Encourage better connectivity by transport and improve digital networks

Growing Economy

- Provide an adequate range of sites and premises for business/industrial uses
- Promote economic development opportunities along the railway corridor
- Promote the regeneration of town centres to make them vibrant and viable focal points within our communities
- Maximise and promote the Scottish Borders tourism potential and build strong visitor economy

Sustainability

- Protect and enhance the built and natural environment
- Promote development of brownfield sites
- Make provision for waste management
- Promote climate change adaption
- Protect key green spaces within built up areas
- Encourage better connectivity
- Extend and improve green network opportunities and links

QUESTION 1

Do you agree with the main aims of the LDP2? Do you have any alternative or additional aims?

Spatial Strategy

The SDP requires strategic growth in the Scottish Borders to be directed to three Rural Growth Areas (RGA) in Central Borders, Western Borders and Berwickshire.

The Central Borders RGA focuses around the main towns of Galashiels, Melrose, Earlston, Kelso, Jedburgh Hawick and Selkirk. This area has the largest population within the Scottish Borders and is the primary area for future growth. It is at the centre of the roads transportation network and is also served by the Borders railway and the Galashiels Transport Interchange.

The Central Borders RGA is supported by the Eastern and Western Growth Areas which perform secondary roles within the spatial strategy. This recognises their hinterlands within the context of the large dispersed area of the Scottish Borders.

The Eastern RGA is focused on Duns and Eyemouth. Duns is the main administrative centre for the area and future development potential would be enhanced by the delivery of the railway station at Reston. Eyemouth is located on the extreme eastern edge of the Scottish Borders with an easy access onto the A1. It continues to function as a working fishing port with an important tourism role. This part of the growth area would benefit from the duelling of the A1.

The main part of the Western RGA are the settlements of Peebles, Innerleithen and Walkerburn which are located along the A72. The success of outdoor recreational facilities at Glentress has helped tourism in the area and helps the status of Peebles as a recognised buoyant town centre. Peebles remains a very attractive area for prospective house builders due to its proximity to Edinburgh. However, potential flood risk and the need for a second bridge prior to any housing land being released on the south side of the River Tweed limit options at this point in time.

4. GROWING OUR ECONOMY

Background

National planning policy promotes sustainable economic growth and the planning system has a role to play in ensuring the right development in the right place, and promoting strong, resilient and inclusive communities. In order to attract businesses and investment, the LDP2 has a role to play in promoting development which will increase employment opportunities, economic activity and sustainable growth. This includes the Council's continuing support and promotion for improving digital connectivity throughout the Scottish Borders.

The proposed SDP seeks to ensure LDPs identify, safeguard and deliver a sufficient supply of employment land taking account of market demands and existing infrastructure. It states LDP's will support diversification and re-categorisation of existing employment sites where this facilitates wider business opportunities, mixed uses or an increased density of development, whilst ensuring an overall sufficient supply of employment land is maintained.

The Blueprint for the Border railway seeks to ensure economic development opportunities are maximised along the railway corridor. The LDP2 must seek to identify and promote these opportunities. A [masterplan](#) has been prepared for Tweedbank, including the Lowood Estate site to the north of Tweedbank railway station. The Lowood site offers a range of uses and has excellent development opportunities given its attractive setting, its proximity to the railway station and its location within an area with a proven housing market demand. The masterplan sets out some initial ideas and will be developed further and will involve extensive public consultation. A [masterplan](#) has also been prepared for the centre of Galashiels. This is a useful document outlining a number of potential primarily longer term redevelopment opportunities and options to help regenerate the town centre. Any comments in respect of the Galashiels Masterplan are welcomed as part of this MIR process. The new Tapestry building in Channel Street is currently under construction and is expected to be open in spring 2020. It will be a key catalyst in regenerating the town centre. There is also a need to find further employment land in Galashiels, although land around Tweedbank/Lowood will offer some opportunities.

The initial Hawick Action Plan was developed in response to the closure of Hawick Knitwear in 2016. The Action Plan is structured around three key themes to develop and improve Hawick, which include: a 'Great Place for Working and Investing'; a 'Great Place for Living and Learning' and a 'Great Destination to Visit'. Council officers have taken forward the actions in the Plan in conjunction with other key stakeholders, local businesses and other local organisations in Hawick. Some of the key areas of progress include the Hawick Business Growth project with £3.625million of Scottish Government funding; relocation of Business Gateway to Tower Mill; the completion of Hawick Town Centre Marketing Pilot; the Borders Railway Extension Feasibility Scoping Study report; progress on the design and consultation of Hawick Flood Protection Scheme; a range of Tourism Marketing activity; and research for a potential Hawick Conservation Area Regeneration Scheme (CARS).

One of the main challenges is to find new employment land for business and industrial use in the vicinity of Peebles. There are significant constraints in identifying both employment and housing land in this area, largely due to traffic congestion issues, the need for a new bridge to allow the town's development to the south of the River Tweed, flood risk areas and topographical constraints. Peebles remains a highly attractive town for prospective development and the LDP2 needs to consider options for both short and longer term purposes. Due to the ongoing uncertainty as to when or indeed if a new bridge will be built, any proposals identified to the southern side of the town can only be longer term options. An independent study was carried out by consultants to identify site options within the

vicinity of Peebles. The study findings have informed the potential site options set out in the MIR.

In order to help promote and encourage development interest a Simplified Planning Zone (SPZ) at Tweedbank has been approved. In essence this means new development proposals within the Business Park can be implemented, subject to satisfying certain development criteria, without the need to submit formal planning applications. Recently approved Supplementary Guidance for the Central Borders Business Park at Tweedbank will ensure safeguarding of land and buildings for business types and will improve the utilisation of the business land.



There is an interest in allocating land for business use in the vicinity of Town Yetholm. Although a greenfield site to the east of the village was considered there were issues in terms of road safety. The Council has been unable to identify an appropriate site to date and would welcome any suggestions regarding this. There is also a desire to allocate further business land in Lauder and Kelso. In respect of Lauder options to be investigated include a further extension of the existing allocated business site to the north of the town and a broad area of search land to the west of the settlement. Further work requires to be undertaken and comments on this would also be welcomed.

Within the adopted LDP, Policy ED1: Protection of Business and Industrial Land seeks to ensure there is an adequate supply of business and industrial land and that these sites are not diluted by a proliferation of other uses. Policy ED1 classifies all industrial/business sites into one of four business categories according to their status. The categories are as follows: strategic high amenity; strategic business and industrial; district; and local sites. Policy ED1 provides rigorous protection of strategic high amenity (Use Class 4) and strategic business sites (Use Class 4, 5 and 6). The policy similarly protects district and local sites, but recognises that there may be extenuating circumstances which would allow consideration of other uses. Class 4 covers office, light industry and research development, Class 5 is general industrial use and Class 6 is storage and distribution. Appendix A confirms which sites fall within the four categorisations as laid down policy ED1 of the LDP 2016.

The City Region Deal means that there will be opportunities to fund and deliver infrastructure in more innovative ways in years ahead. The Borderlands Initiative is a national cross border project which SBC will develop in partnership with Dumfries and Galloway, Cumbria, Carlisle and Northumberland. It seeks to deliver improved infrastructure, transport and communication links, economic growth and employment opportunities. The creation of a new South of Scotland Enterprise Agency covering Dumfries and Galloway and the Scottish Borders offers a once in a generation opportunity to increase the level of investment in economic growth, skills and innovation. It is intended that the new Agency will closely align

its work with Scottish Enterprise, Skills Development Scotland, Scottish Funding Council and Visit Scotland.

Carlisle Airport is due to open to passenger traffic in 2019 and may provide economic opportunities for the southern parts of the Scottish Borders. In particular, Newcastleton is well located in relation to the airport and it would be appropriate to discuss the potential opportunities with the local community as part of the preparation of the new Local Development Plan.

Whilst the impacts of Brexit remain uncertain, it may be likely there will be changes to the rural economy and land uses. This may include the need for more farm diversification proposals and likely significant pressures for forestry planting. It is intended that more weight should be given to economic development benefits within planning policy within LDP2 for new business, leisure and tourism developments in the countryside. This is confirmed within the policy review table in Appendix C.

Main Issues

It is vital that the LDP2 provides a healthy supply of readily available land for business and industrial use. Financing the delivery of fully serviced new sites remains an ongoing challenge for the Council and it is expected that the Borderlands Initiative and the new South of Scotland Enterprise Agency can help achieve this. In parts of the Borders where a shortfall was identified a number of options are identified for consideration. These include some mixed use sites which would incorporate some business and industrial land. Where there is a clear lack of commercial land as identified by the Council, a proportion of mixed use / housing development land should be made available for commercial use.

The development of the Lowood masterplan will allow the identification of more business land at Tweedbank and a site has been identified on the former Abattoir site at Winston Road in Galashiels. Business land is proposed at the eastern side of West Linton to help meet a need from local businesses and two areas of land are identified at Burnfoot and Gala Law in Hawick. Mixed use sites which include land for business use are identified at Eshiels and Innerleithen.

Whilst it is important to safeguard sites for specific uses it remains desirable that a range of site options are available for interested parties. Although this can be a challenging part of the planning process given the wide range of requirements of individual parties, this requires a review of policy ED1 in order to consider more flexibility.

Development activity has changed in nature in respect of business and industrial development and it is expected that there will be a greater focus in the future on high quality business park developments. When planning applications are submitted for business / industrial sites it is considered there should be a greater degree of flexibility in order to support proposals, although there must remain some balance to ensure the safeguarding of the land supply for land for specific uses. It is proposed that the existing four business categories within policy ED1 are reduced to two new categories. The first category would be "High Amenity Business" which would accommodate higher quality business uses. This would require stringent protection and promotion for Class 4 uses although other high quality complimentary commercial activity may be acceptable as well as non-industrial business/employment generating uses if it is considered they would enhance the quality of the business park whilst not significantly reducing the land supply. For example, a childcare nursery may be supported as this would provide support to employees located within a business park. The second category would support Class 4, 5 and 6 uses (also with any ancillary / complimentary uses permissible). The previously designated 'Strategic Business

and Industrial', 'District', and 'Local' sites would be amalgamated into this more generic category. Employment generating uses other than Class 4, 5 and 6 within this category could only be considered where a 'sequential test' has found that no suitable alternative sites are available and other relevant policy criteria requirements are satisfied.

Preferred and Alternative Options

BUSINESS AND INDUSTRIAL LAND POLICY ED1

Preferred Option

Business and industrial sites are placed within one of two new categories. The 'High Amenity Business' category seeks stringent promotion and retention of Class 4 uses. The second category would be "Business and Industrial" which accommodates Class 4, 5 and 6 uses. For both these classes other high quality complimentary commercial activity may be acceptable as well as non-industrial business / employment generating uses if they enhance the quality of the business park as an employment location. For the second category employment generating uses other than Class 4, 5 and 6 can only be considered where a 'sequential test' has found that no suitable alternative sites are available and other relevant policy criteria requirements are satisfied.

The categorisation of all sites would be reassessed.

Alternative Option 1

Remove all sites from categorisation and have a 'one size fits all' policy which seeks to encourage Use Classes 4, 5 and 6 but accepts that uses which are ancillary to, or complement, the overall business/industrial site could be acceptable.

Alternative Option 2

Retention of existing four categories of business sites but re-assess which category each site should fall within.

Alternative Option 3

Retention of the current policy position, with no change to the employment land hierarchy and categorisation.

QUESTION 2

Do you agree with the preferred option to retain the existing 'Strategic High Amenity' site categorisation and amalgamate the remaining categories? Do you agree with any of the alternative options including to retain the current policy position? Or do you have another alternative option?

ADDITIONAL INDUSTRIAL AND BUSINESS LAND

QUESTION 3

Do you think there are any settlements in which new or more business and industrial land should be allocated, and if so where?

BUSINESS AND INDUSTRIAL LAND IN TOWN YETHOLM, LAUDER AND KELSO

QUESTION 4

Do you have any suggestions for a potential area of land to be allocated in the vicinity of Town Yetholm, Lauder and Kelso for business use, and if so where?

DELIVERY OF BUSINESS LAND

QUESTION 5

Have you any suggestions as to how allocated business and industrial land can be delivered more effectively?

BUSINESS AND INDUSTRIAL / MIXED USE LAND – ADDITIONS

Preferred Options

The preferred sites for business & industrial and mixed use are set out within this chapter.

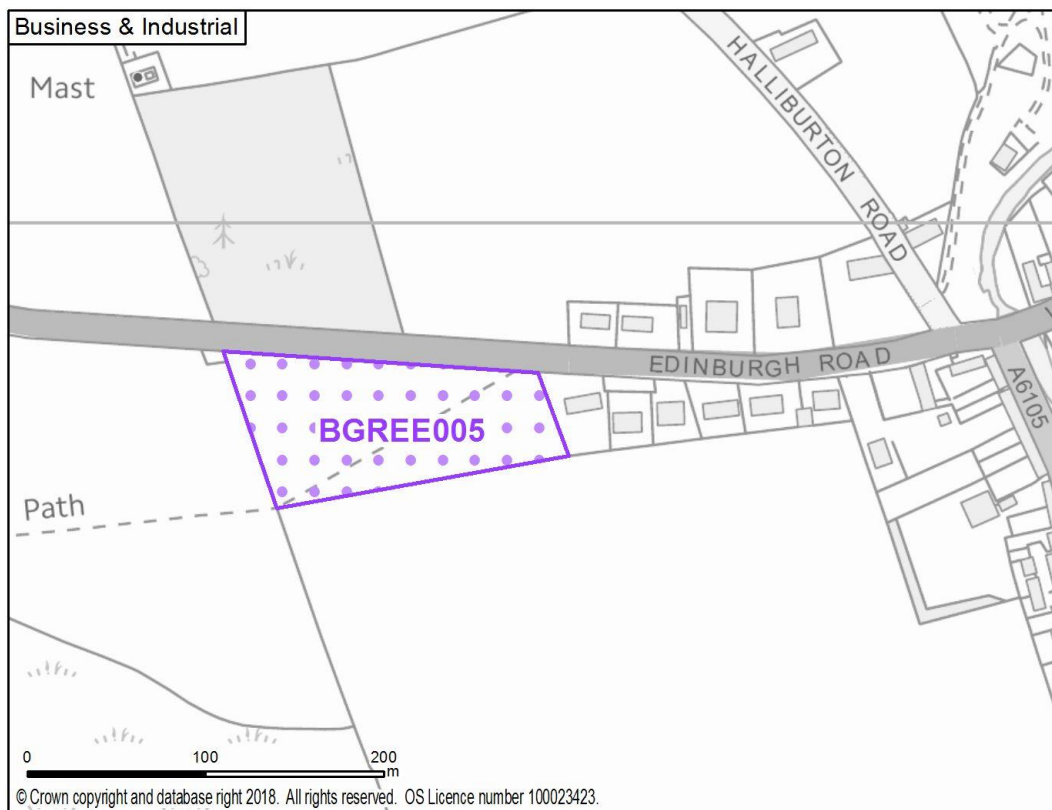
Alternative Option

The alternative sites for business & industrial and mixed use are set out within this chapter.

QUESTION 6

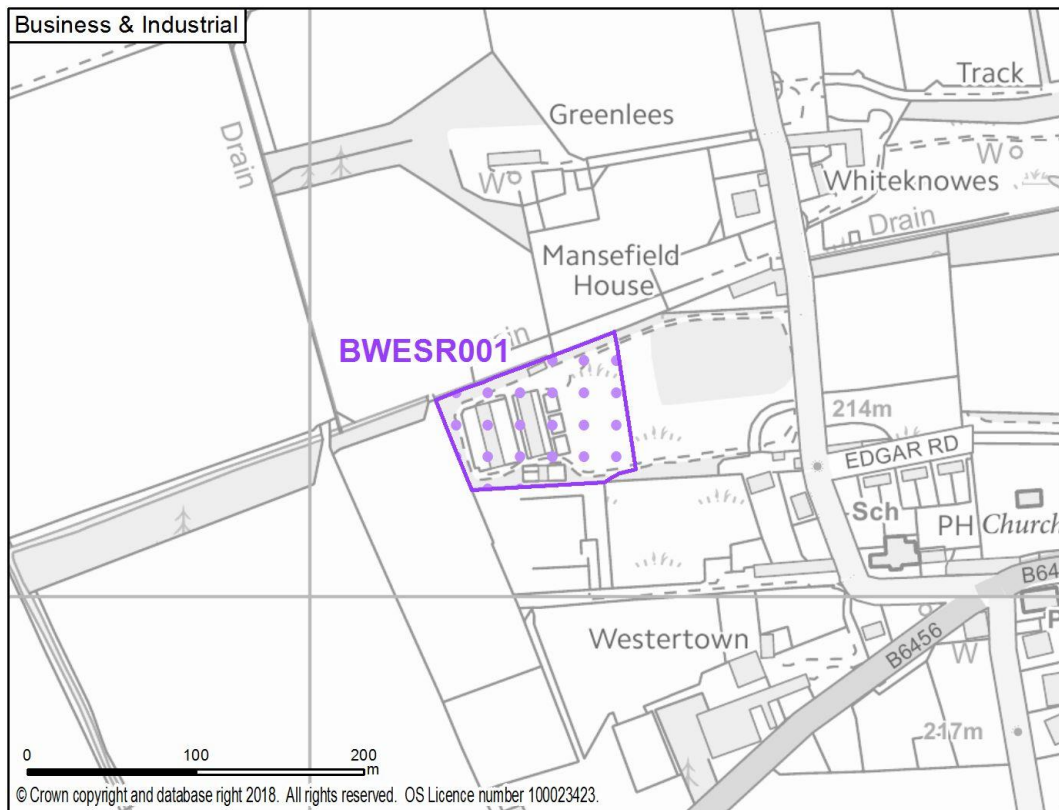
Do you agree with the preferred options for the provision of additional business and industrial land/mixed use land in the LDP? Do you agree with the alternative option for mixed use land? Or do you have other alternative options?

Berwickshire Locality: Preferred Option: Greenlaw



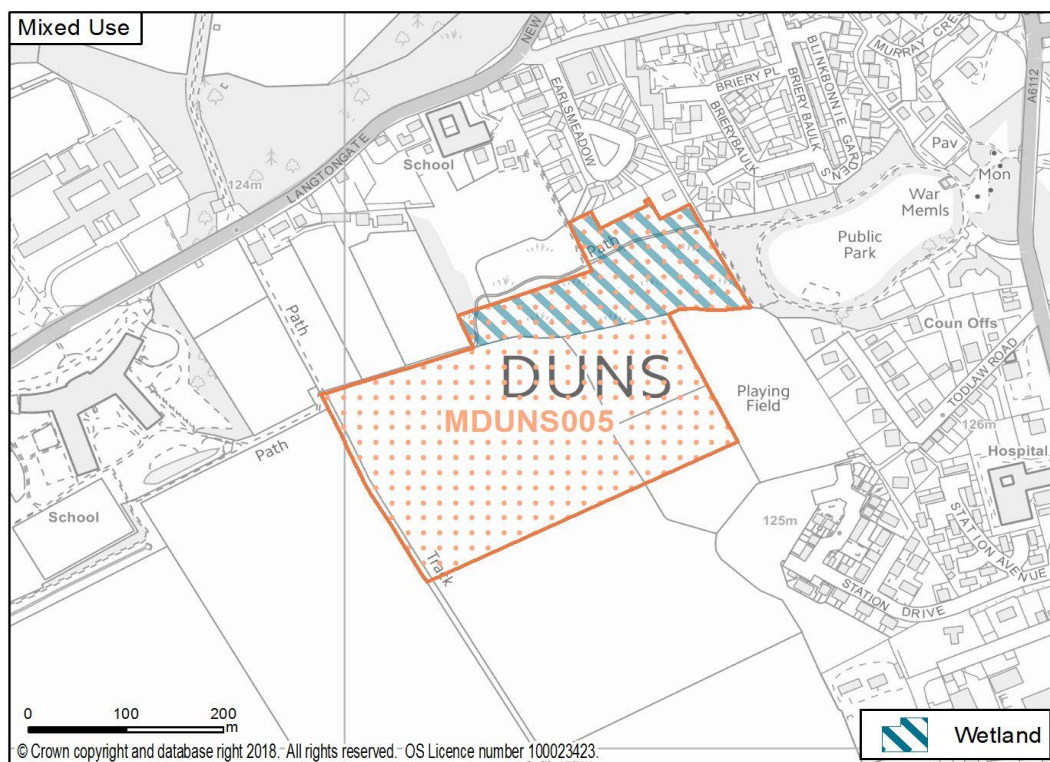
SITE REFERENCE	SITE NAME	SETTLEMENT	SITE SIZE (HA)	SITE CAPACITY	Option
BGREE005	Land South of Edinburgh Road	Greenlaw	1.2	n/a	Preferred
Site Requirements					
<ul style="list-style-type: none"> • Transport Statement is required for any development • Consideration must be given to surface water runoff and any flood risk • Protect existing boundary features, where possible • Assessment of ecology impacts and provision of mitigation, as appropriate • Early engagement with Scottish Water to ascertain whether a Drainage Impact Assessment and Water Impact Assessment is required, in respect of WWTW and WTW • Amenity of adjacent residential properties should be considered through appropriate screen planting • Planting along the southern boundary to screen development from the entry to Greenlaw from the south on the A6105 • Screen planting on the western boundary should be provided to define the settlement edge, screen the development from the entry to Greenlaw and provide shelter to the site • Long term maintenance of landscaped areas to be addressed 					

Berwickshire Locality: Preferred Option: Westruther



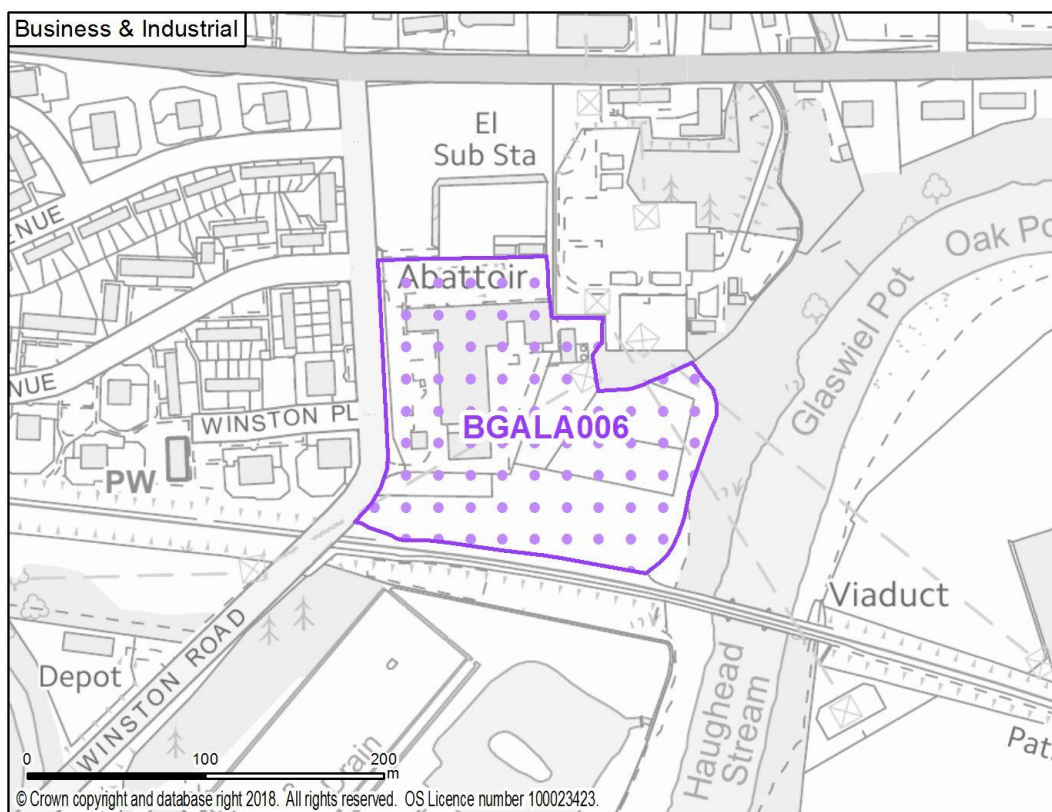
SITE REFERENCE	SITE NAME	SETTLEMENT	SITE SIZE (HA)	SITE CAPACITY	Option
BWESR001	Land South West of Mansefield House	Westruther	0.8	n/a	Preferred
Site Requirements					
<ul style="list-style-type: none"> • Flood Risk Assessment required to assess the risk from the small watercourse which adjacent to the site • Archaeology evaluation/mitigation is required • Early engagement with Scottish Water, in respect of the WWTW and WTW • Transport Statement is required for any development • Protect boundary features, where possible • Potential contamination on the site to be investigated and mitigated, where required • Assessment of ecology impacts and provision of mitigation, as appropriate 					

Berwickshire Locality: Alternative Option: Duns



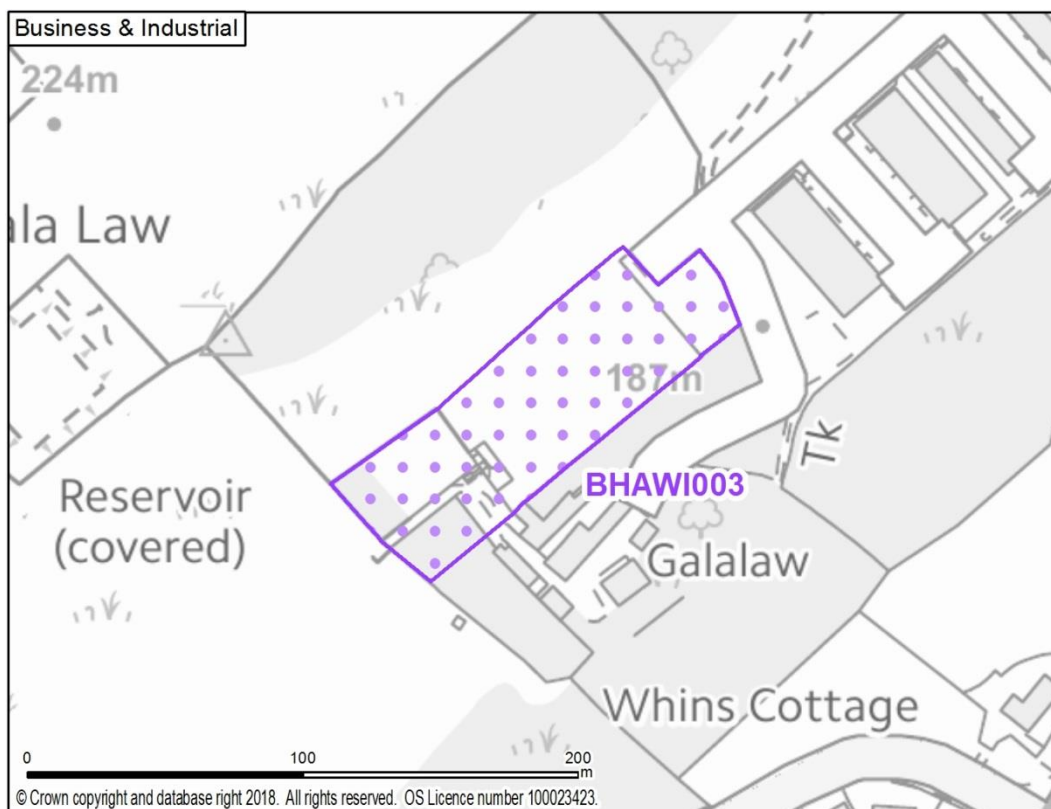
SITE REFERENCE	SITE NAME	SETTLEMENT	SITE SIZE (HA)	SITE CAPACITY	Option
MDUNS005	South of Earlsmeadow (Phase 1)	Duns	9.4	100	Alternative
Site Requirements					
<ul style="list-style-type: none"> Flood Risk Assessment will be required to assess the risk from the small watercourse and mitigation where necessary Possible Drainage Impact Assessment and Water Impact Assessment required in respect of WWTW and WTW capacities Maintain integrity of wetland (hatched in blue) and mitigate impacts on hydrology. Investigation of ground conditions required. The wetland area will need to be treated with care to create an attractive wetland feature Main vehicular access will be from the A6105 via the adjacent site (ADUNS023). The street layout needs to accommodate a secondary vehicular link to the A6112 via Station Avenue Potential to enhance the road system around Duns Transport Assessment will be required Ensure retention of existing paths in the northern section and opportunity to deliver an important green network connection between public park and Berwickshire High School Connecting paths to be incorporated into this area to link pedestrian use from this area to the school, existing town paths and public parks Duns Scotus Way within the northern part of the site to be accommodated within any development Assessment of ecology impacts and provision of mitigation, as appropriate Creation of scattered woodland edge to define the edge. This should still allow for solar gain, for energy efficiency, within the site The long term maintenance of landscaped areas must be addressed Archaeology evaluation/mitigation may be required Consideration for provision of an events area to facilitate tourism events The site must accommodate an element of business land 					

Eildon Locality: Preferred Option: Galashiels



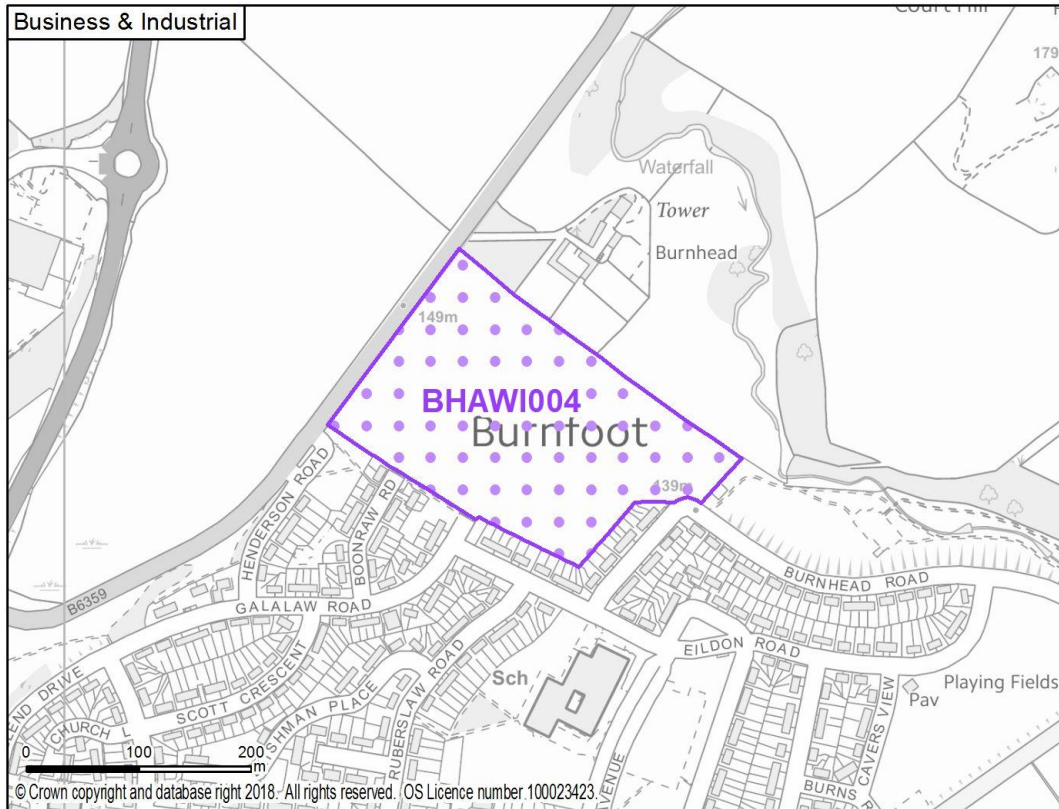
SITE REFERENCE	SITE NAME	SETTLEMENT	SITE SIZE (HA)	SITE CAPACITY	Option
BGALA006	Land at Winston Road I	Galashiels	2.5	n/a	Preferred
Site Requirements					
<ul style="list-style-type: none"> • Surface water mitigation required • Flood Risk Assessment as requested by SEPA • Mitigation measures are required to prevent any impact on the River Tweed Special Area of Conservation • Assessment of ecology impacts and provision of mitigation, as appropriate • Potential contamination to be investigated and mitigated • A Transport Assessment will be required. Two public access points from Winston Road would be required and pedestrian linkages/crossings • Health and Safety Executive consultation required in respect of underground gas pipeline • A Water Impact Assessment is required • Odour from the nearby Sewage Treatment Works to be mitigated. 					

Teviot & Liddesdale Locality: Preferred Option: Hawick



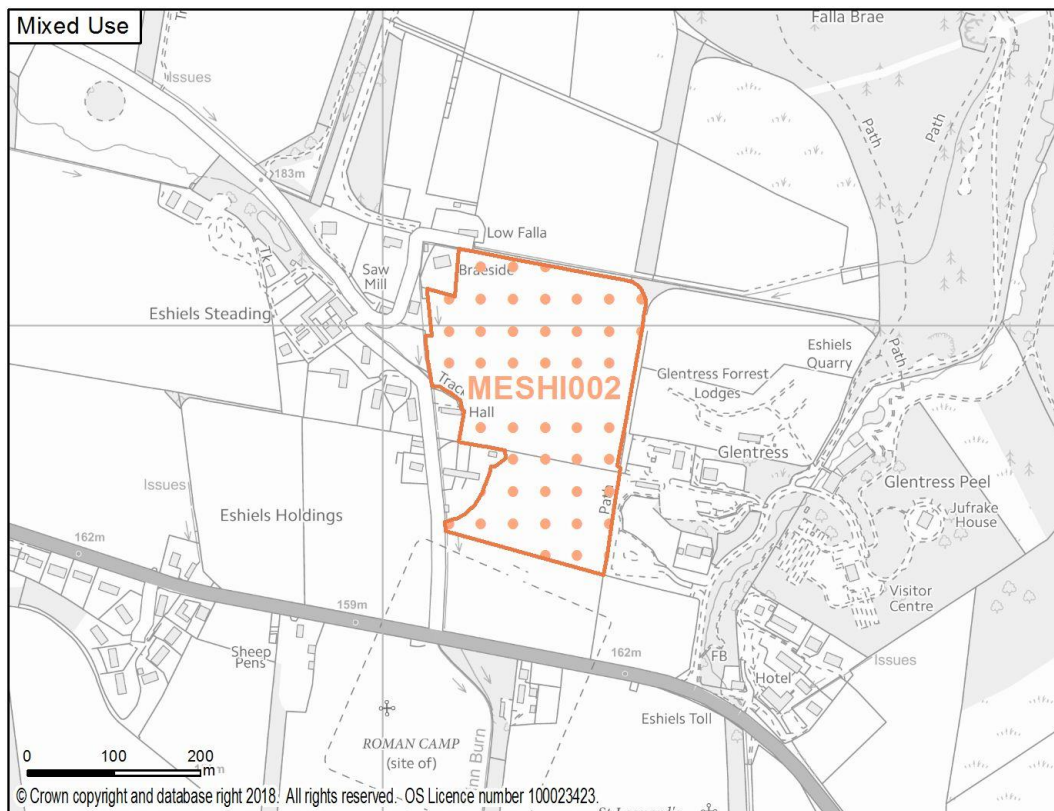
SITE REFERENCE	SITE NAME	SETTLEMENT	SITE SIZE (HA)	SITE CAPACITY	Option
BHAWI003	Gala Law II	Hawick	0.6	n/a	Preferred
Site Requirements					
<ul style="list-style-type: none"> • Consideration is required to be given to surface water • Protect boundary features and mitigation for protected species potentially including bats, badger and breeding birds • Existing trees to be protected and retained • A Transport Statement is required. Development must not preclude access to site MHAWI001. • Potential contamination to be investigated and mitigated • Footpath link along the northern edge of site is required • Water and Drainage Impact Assessments may be required • A water main runs through the middle of the site • Archaeology evaluation/mitigation required 					

Teviot & Liddesdale Locality: Preferred Option: Hawick



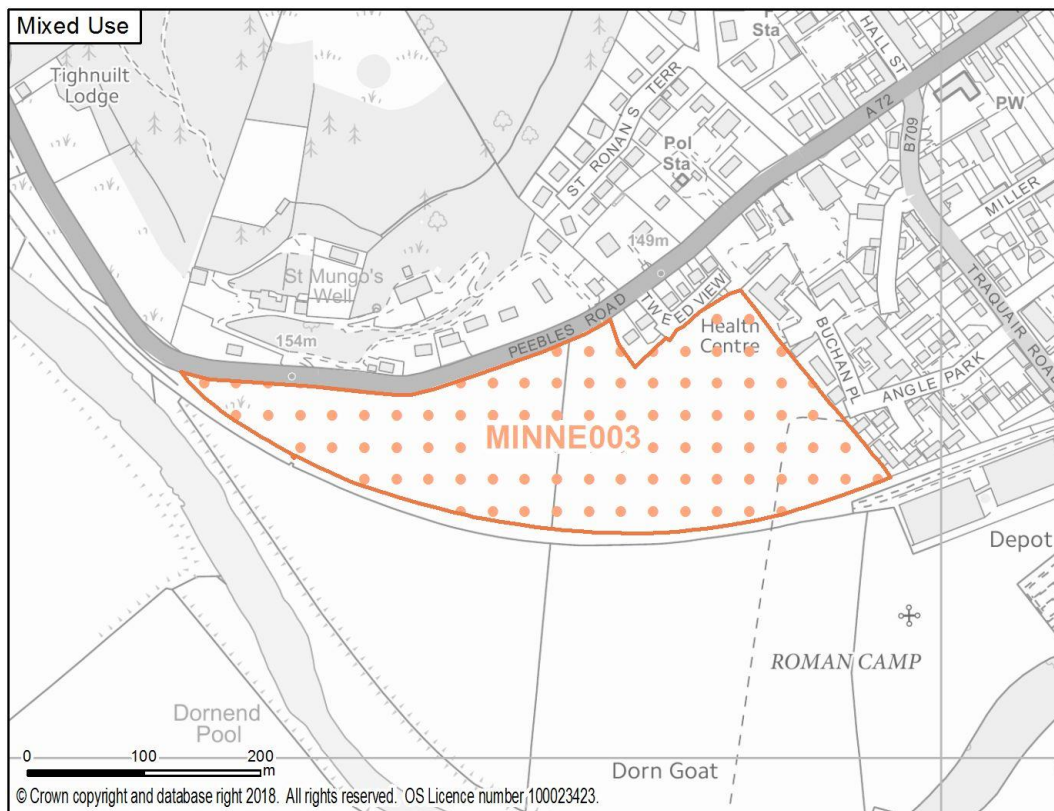
SITE REFERENCE	SITE NAME	SETTLEMENT	SITE SIZE (HA)	SITE CAPACITY	Option
BHAWI004	Land to South of Burnhead	Hawick	5.1	n/a	Preferred
Site Requirements					
<ul style="list-style-type: none"> • A Planning Brief has been suggested by SNH • Surface water flooding issues would require to be addressed • Assessment of ecology impacts and provision of mitigation, as appropriate • Burnhead Tower, a category B listed tower house, lies to the north east of the site. Mitigation measures must ensure there is no impact upon the setting of the tower house • A Transport Statement is required • A pavement or other access route providing non-vehicular access along the north edge of the site is required. Opportunity to create better pedestrian/cycle access along the B6359 and also to provide connectivity to the A7 and the wider path network • An existing water mains runs through the site. A Drainage Impact Assessment may be required • Archaeology evaluation/mitigation required 					

Tweeddale: Preferred Option: Eshiels



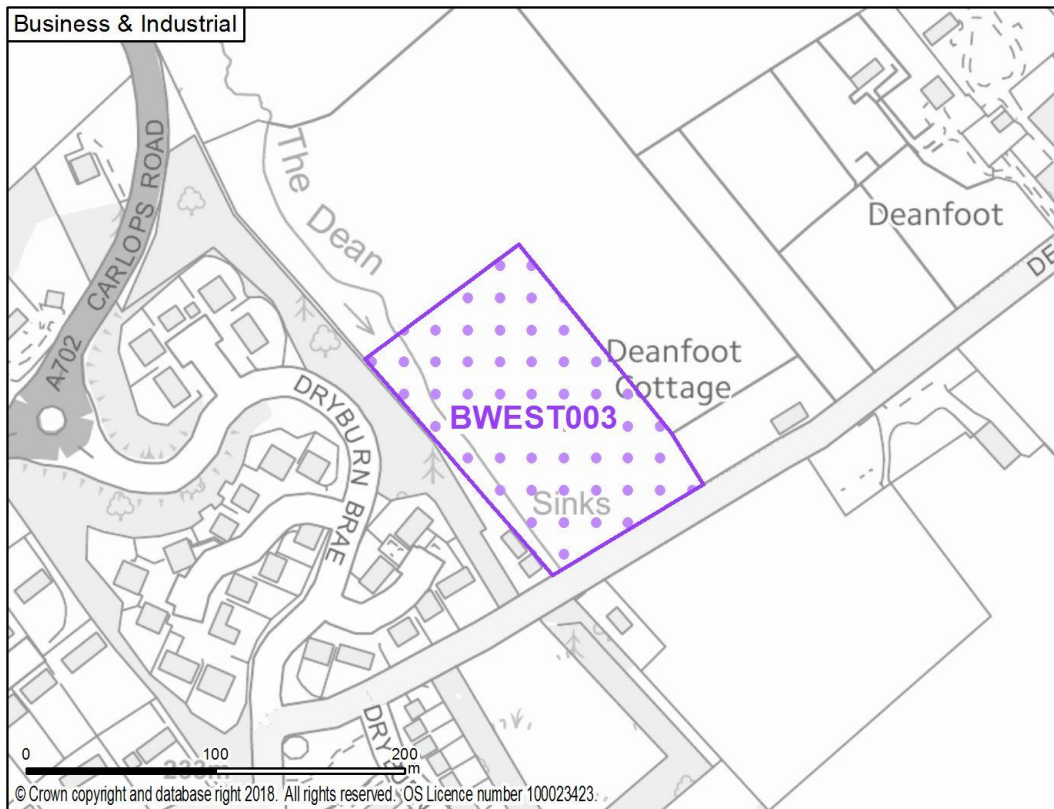
SITE REFERENCE	SITE NAME	SETTLEMENT	SITE SIZE (HA)	SITE CAPACITY	Option
MESHIE002	Land at Eshiels II	Eshiels	6.7	40	Preferred
Site Requirements					
<ul style="list-style-type: none"> • Flood Risk Assessment required, to assess the risk from the Linn Burn, Eshiels Burn and small watercourse which flows through and adjacent to the site. • A maintenance buffer strip of at least 6 metres must be provided between the watercourse and any built development. Additional water quality buffer strips may also be required • There is no public foul sewer within the vicinity. Explore the opportunity to provide satisfactory sewerage provision • Protect and enhance existing boundary features, where possible • Assessment of ecology impacts and provision of mitigation, as appropriate • Mitigation to ensure no significant effect on River Tweed SAC/SSSI • Provision of an adequate buffer zone to protect the physical remains and setting of Eshiels Roman Camp and a suitable management regime for the section of the monument adjacent to the development area. Any upgrades to road and service infrastructure necessitated by the development should be designed to avoid the scheduled monument • Archaeology evaluation/mitigation required • The existing junction and initial length of access road serving Eshiels Steading to be relocated in a westerly direction to serve the site and the main access point into the site to be located in the south westerly corner. • Options for improvements to the existing public transport infrastructure will need to be explored, as will the suitability of pedestrian provision on the A72 • Provide non-vehicular links to the existing path network and to Peebles • Transport Assessment is required for any development • Early discussions with Scottish Water in respect of WWTW and WTW capacities and the possibility for a Drainage Impact Assessment and Water Impact Assessment • Masterplan to be prepared, in conjunction with (MESH1001) • The site must accommodate an element of business land 					

Tweeddale: Preferred Option: Innerleithen



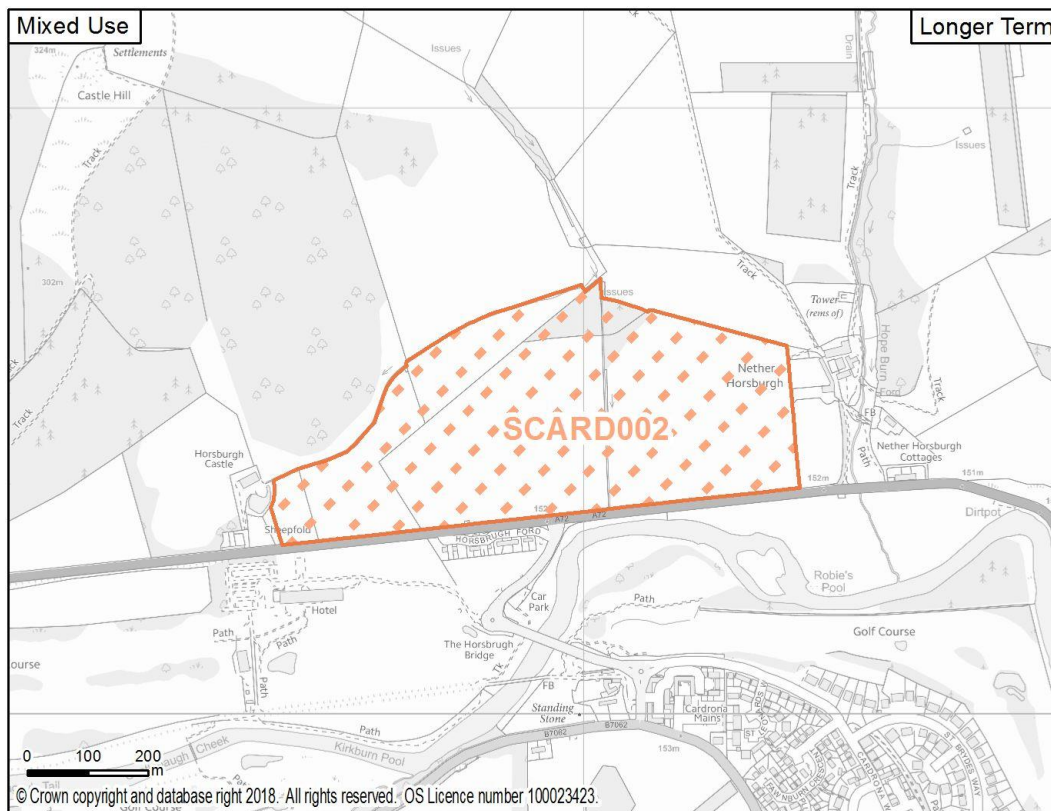
SITE REFERENCE	SITE NAME	SETTLEMENT	SITE SIZE (HA)	SITE CAPACITY	Option
MINNE003	Land West of Innerleithen	Innerleithen	6.8	50	Preferred
Site Requirements					
<ul style="list-style-type: none"> • Flood Risk Assessment required, to assess any potential flood risk from the River Tweed • Protect and enhance existing boundary features, where possible, including the disused railway • Assessment of ecology impacts and provision of mitigation, as appropriate • Mitigation to ensure no significant effect on River Tweed SAC/SSSI • Landscaping/structure planting to mitigate any visual impact. The long term maintenance of landscaped areas must be addressed. • Connectivity with Tweed View, Health Centre and Angle Park • Transport Assessment, or at least Transport Statement required • Non-vehicular links to existing path network and Peebles town/amenities • Early discussions with Scottish Water in respect of WWTW and WTW capacities and the possibility for a Drainage Impact Assessment and Water Impact Assessment • The site must accommodate an element of business land • Archaeology evaluation/mitigation required. Preference for in-situ protection, full investigation would be required for the area within the Roman Camp • Area of land in north east corner to be safeguarded for potential future expansion of health centre 					

Tweeddale: Preferred Option: West Linton



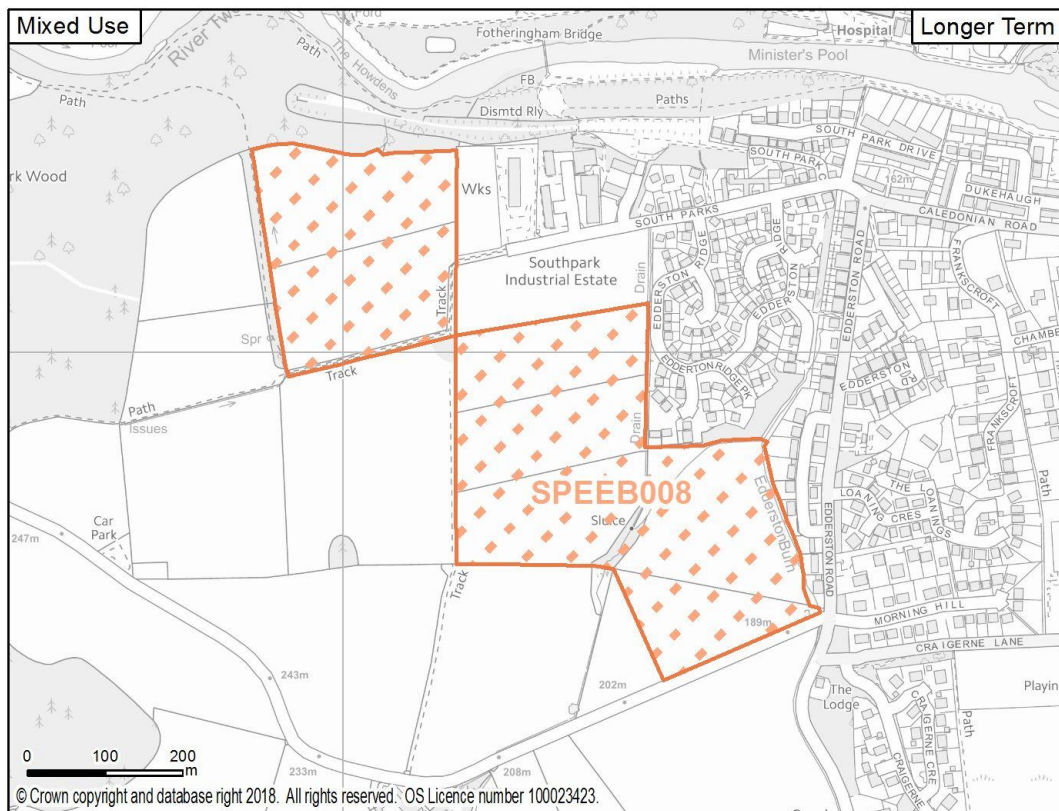
SITE REFERENCE	SITE NAME	SETTLEMENT	SITE SIZE (HA)	SITE CAPACITY	Option
BWEST003	Deanfoot Road North	West Linton	1.6	n/a	Preferred
Site Requirements					
<ul style="list-style-type: none"> • Flood Risk Assessment required to assess the risk from the small watercourse which flows through the site • The burn running through the site should be protected and enhanced as part of any development • Maintenance buffer strip of at least 6 metres wide to be provided between the watercourse and the built development • Protect existing boundary features, where possible • Assessment of ecology impacts and provision of mitigation, as appropriate • Mitigation to ensure no adverse impacts upon the River Tweed SAC/SSSI • Archaeology evaluation/mitigation will be required • Transport Statement is required for any development • Early engagement with Scottish Water to discuss the WWTW • The road infrastructure would have to be extended out to the site, including provision of non- vehicular links • Landscaping to provide a well-defined setting and visual containment • The long term maintenance of landscaped areas must be addressed 					

Tweeddale: Preferred Option: Cardrona (Longer Term)



SITE REFERENCE	SITE NAME	SETTLEMENT	SITE SIZE (HA)	SITE CAPACITY	Option
SCARD002	Land at Nether Horsburgh	Cardrona	23.8	TBC	Preferred
Site Requirements					
<ul style="list-style-type: none"> Flood Risk Assessment required, to assess the risk from the small watercourses which flow through and adjacent to the site, as well as the River Tweed Maintenance buffer strip of at least 6 metres must be provided between the watercourse and built development. Additional water quality buffer strips may be recommended in addition Early engagement with Scottish Water to ascertain whether a Drainage Impact Assessment or Water Impact Assessment is required A masterplan to be prepared Transport Assessment is required for any development Consideration to re-routing of the A72 through the site Protect existing boundary features, where possible Assessment of ecology impacts and provision of mitigation, as appropriate Mitigation to ensure no significant effect on the River Tweed SAC/SSSI Detailed planting scheme required The long term maintenance of landscaped areas must be addressed Archaeology investigation/mitigation required The site must accommodate an element of business land 					

Tweeddale: Preferred Option: Peebles (Longer Term)



SITE REFERENCE	SITE NAME	SETTLEMENT	SITE SIZE (HA)	SITE CAPACITY	Option
SPEEB008	Land West of Edderston Ridge	Peebles	19.5	TBC	Preferred
Site Requirements					
<ul style="list-style-type: none"> Flood Risk Assessment required, to assess the risk from the Edderston Burn and tributaries which flow through and adjacent to the site Maintenance buffer strip of at least 6 metres must be provided between the watercourse and built development Additional water quality buffer strips may be recommended in addition Protect existing boundary features, where possible Assessment of ecology impacts and provision of mitigation, as appropriate Mitigation to ensure no significant effect on River Tweed SAC/SSSI Archaeology investigation/mitigation required Any development must ensure it respects the existing built form and landscape design, to ensure appropriate wider integration, given the close proximity to the Upper Tweeddale National Scenic Area A masterplan to be prepared Landscaping/planting will be required to define the settlement expansion area The long term maintenance of landscaped areas must be addressed Any further development on the south side of the River Tweed is dependent on a new river crossing due to issues regarding capacity of road network and the reliance on the existing single bridge Transport Assessment required for any development Any development must integrate and connect with the existing housing land to the east by way of access linkage with South Parks, Edderston Ridge/Edderston Ridge Park and Edderston Road Drainage Impact Assessment and Water Impact Assessment required The site must accommodate an element of business land 					

5. PLANNING FOR HOUSING

Background

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 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 to be effective, where it can be demonstrated that within 5 years it will be free of constraints, and can be developed for housing. The SESplan Housing Land required as laid down within the proposed SDP is confirmed in Chapter 2.

The Proposed SESPlan and associated Housing Technical Note set out the Housing Supply Targets (HST) and Housing Land Requirements (HLR) for the Scottish Borders. The housing requirements contained within the Proposed SESPlan were informed by the Housing Need and Demand Assessment (HNDA) 2015. The HST is broken down into affordable (128 units) and market (220 units), providing a combined HST of (348 units) annually. The HLR sets out the generous level of housing land needed to allow the HST to be met. A 10% generosity margin has been applied to the HST's to calculate the HLR. Table 3 sets out the HLR's from (2021/22 to 2030/31), which are contained within the SESplan Housing Background Paper 2016.

Table 3: Housing Land Requirement (2021/22 to 2030/31)

Housing Requirement (SESplan)	2021/22 to 2030/31
SESPlan Proposed Plan HLR for Scottish Borders (2021/22 to 2030/31)	3,841

Source: SESPlan Housing Background Paper (October 2016)

Following Examination of LDP 2016 the Reporter identified a housing land shortfall of 916 units, stating that the Council should address this via Supplementary Guidance (SG). The Council has since completed the SG which was agreed by Scottish Ministers in November 2017. Consequently, all the sites within the SG are now formally allocated within the LDP and form part of the Councils' established housing land supply.

The Council produces an annual Housing Land Audit (HLA) in order to monitor the housing completions, established and effective housing land supply. The most recent 2017 HLA recorded 250 completions, which is the lowest completions recorded since recording began in 2005. Table 4 below shows the historical completion rate between 2012/13 and 2016/17.

Table 4: Historical Completions (2012/13 – 2016/17)

Audit Period	2012/13	2013/14	2014/15	2015/16	2016/17	Total
Completions	306	288	272	373	250	1,489

Source: Housing Land Audit 2017

The HLA identified an established housing land supply of 8,586 units and an effective housing land supply of 3,469 units. The HLA monitors the 5 year effective housing land supply against completions over the previous 5 year period. This resulted in a 12 year housing land supply within the 2017 HLA. A number of stakeholders, including Homes for Scotland, are encouraged to provide an input into this process and are consulted on the

Draft HLA. No objections were raised to the 2017 Audit. Although the 2018 HLA is at an early stage of preparation, it would appear completions for that period fall below the 2017 audit figure.

The Strategic Housing Investment Plan (SHIP) is the key document for identifying strategic housing projects to assist in delivering the Scottish Government's affordable housing programme to meet a wider range of housing needs within the community. The three local Registered Social Landlords (RSL) partners who play a key role in delivering affordable housing projects across the Scottish Borders are Eildon Housing Association, Berwickshire Housing Association and Scottish Borders Housing Association. The RSL's have a programme of delivery of new affordable housing and the LDP2 must continue to help allocate and support the delivery of SHIP sites. The Council's Local Housing Strategy 2017 to 2022 identifies a number of issues to be addressed, including availability of further affordable housing, provision of housing for the elderly, the poor accessibility of housing to allow younger people to remain in the Borders and the need for the supply of housing to reflect demand (i.e. the right housing in the right place). There are many synergies between the role and objectives of the Council's Housing and Planning Services and new departmental restructure will ensure closer working practices will be of benefit to the process of preparing the LDP2. Many of the issues to be addressed have been identified in Chapter 2.

Whilst the western area has a considerable amount of undeveloped allocated housing land it should be noted that much of this is within Innerleithen and Walkerburn. Historically Peebles has a vibrant market for housing development and the development industry will continue to seek further land in this area to meet demand. However, due to a number of physical and infrastructure constraints further housing site options are limited. Consequently consultants were appointed to prepare a study to identify both potential short and long term housing options as well as to identify sites for business/industrial use and their findings have influenced the options being suggested.

The Scottish Borders is an attractive area to live and work in and the Council continues to receive many applications for housing in the countryside. Whilst supporting such proposals which can help economic growth and local village services, this must be weighed up against matters such as the protection of the Scottish Borders countryside and sustainable travel principles. The Scottish Borders has outstanding scenic qualities within its landscape and planning policy seeks to protect it.

The sites identified in this document are situated in or around existing settlements. In the longer term it may be that ideas come forward for new 'stand-alone' settlements in high demand areas. Because of the complexity of the work involved in preparing the infrastructure and design of any new settlements, it is unlikely that such sites come on stream in the forthcoming development plan period and so no possible sites have been identified in this document. But the Council is open to well thought through proposals of this kind put forward by developers or landowners so that early consideration can begin

One of the challenges of the LDP2 will be to consider the continuing high number of proposals submitted for houses in the countryside. Whilst current policy can support individual houses in cases where, for example, an economic justification can be made, generally there must be the existence of a building group of at least three houses which a proposal must be considered an appropriate addition to. In essence this policy approach is to prevent a proliferation of houses which would have a cumulative detrimental impact on the Scottish Borders countryside. An alternative consideration is to apply more flexibility which could allow support of single houses in the countryside. However, this should have a number of caveats to ensure high quality design within appropriate locations.

To ensure an adequate and effective housing land supply there is a requirement to ensure that there is a likelihood that sites allocated within the LDP will be developed. If any sites have been allocated within the LDP for a significant period of time with no development interest from either the land owner or the development industry then the sites should be considered for removal. The Council wrote to the owners of a number of such longstanding allocations seeking evidence of the likelihood of future development. As a result, a total of four sites are identified for removal, as outlined in Table 5.

Main Issues

Given the established housing land supply in the LDP, low completion rates and low housing land requirement within the proposed SDP, it is anticipated that the LDP2 is unlikely to require a significant number of new housing allocations. However, as the SDP housing land requirement is currently subject to Examination, at this stage the finalised housing land requirement is unknown. Consequently the MIR identifies more options than is anticipated to be required in order to allow flexibility to accommodate any extra housing land supply requirements the Reporter may identify following the Examination. Any new housing land as required within the LDP2 will be set out in accordance with SDP requirements.

Finding new land to be allocated for housing remains one of the most challenging and contentious parts of the LDP process. The process for identification of potential sites has included a call for sites and detailed assessment and consultation of all those submitted and considered. A series of options to be considered are shown at the end of this chapter. This includes whether they are considered to be either preferred or alternative options and includes a number of site requirements. It should also be noted that there are a number of mixed use sites proposed within chapter 4 and a number of these sites will have the potential for an element of both housing and business land. The number of houses suggested for each site is indicative, based on the potential capacity of the site. In practice much depends on the design and siting of houses and their impact on surroundings. It may be that, after consultation, a lower density or number of houses could be acceptable to bring some sites into the local plan.

With regards to housing in the countryside the preferred approach is to continue to allow houses in the countryside if an economic need is justified within an appropriate site or a proposal is considered to be an acceptable addition to a building group of at least 3 houses. An alternative suggestion is that the policy should be amended to become much more flexible, allowing support for isolated houses in the countryside provided the design and materials are of exceptional design quality which will enhance or complement the local setting; it must respect the sense of place and be an appropriate size and mass; and, it conforms with the Council's SPG on Placemaking and Design specifically those relating to landform, microclimate, localised views and landscaping. Consideration could also be given to the support of contemporary designs.

In terms of removing sites from the LDP following feedback from landowners it is proposed to remove sites identified in Table 5. In the case of the larger sites at Earlston and Preston, it should be noted that although these sites are proposed to be de-allocated and would therefore be not be included within the Council's housing land supply, they will remain within their respective development boundaries which would still allow them to be developed in accordance with infill development planning policy.

Table 5: Allocated Sites Proposed to be Removed from Plan

Site Code	Settlement	Site Name	Current Use	Current Indicative Capacity
RC2B	Chesters	Roundabout Farm	Housing	5
EEA12B	Earlston	Earlston Glebe	Housing	25
BEY1	Eyemouth	Barefoots	Housing	20
zRO16	Preston	Preston Farm	Re-development	45
Total capacity				95 units

Preferred and Alternative Options

HOUSING LAND SUPPLY SITES

Preferred Option

The preferred sites for additional housing are set out within this chapter.

Alternative Option

The alternative sites for additional housing are set out within this chapter.

QUESTION 7

Do you agree with the preferred options for additional housing sites? Do you agree with the alternative options? Do you have other alternative options?

HOUSING IN THE COUNTRYSIDE

Preferred Option

Retain policy whereby there must be the existence of a building group of at least 3 houses from which a proposal must be considered an appropriate addition.

Alternative Option

Individual houses could be supported outwith building groups provided it is considered the design is of an exceptionally high standard and other policy requirements relating to appropriate setting, design and materials are satisfied.

QUESTION 8

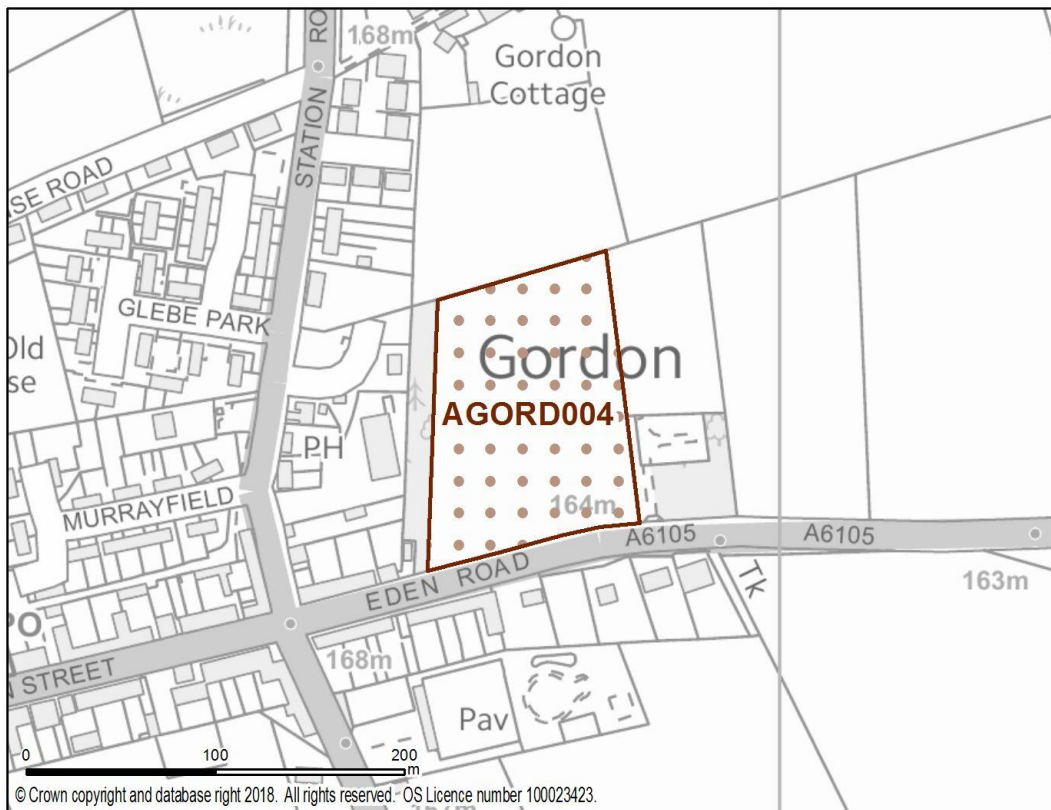
Do you agree with the preferred option for addressing proposals for housing in the countryside? Do you agree with the alternative proposal? Have you any other options which you feel would be appropriate?

REMOVAL OF ALLOCATED SITES

QUESTION 9

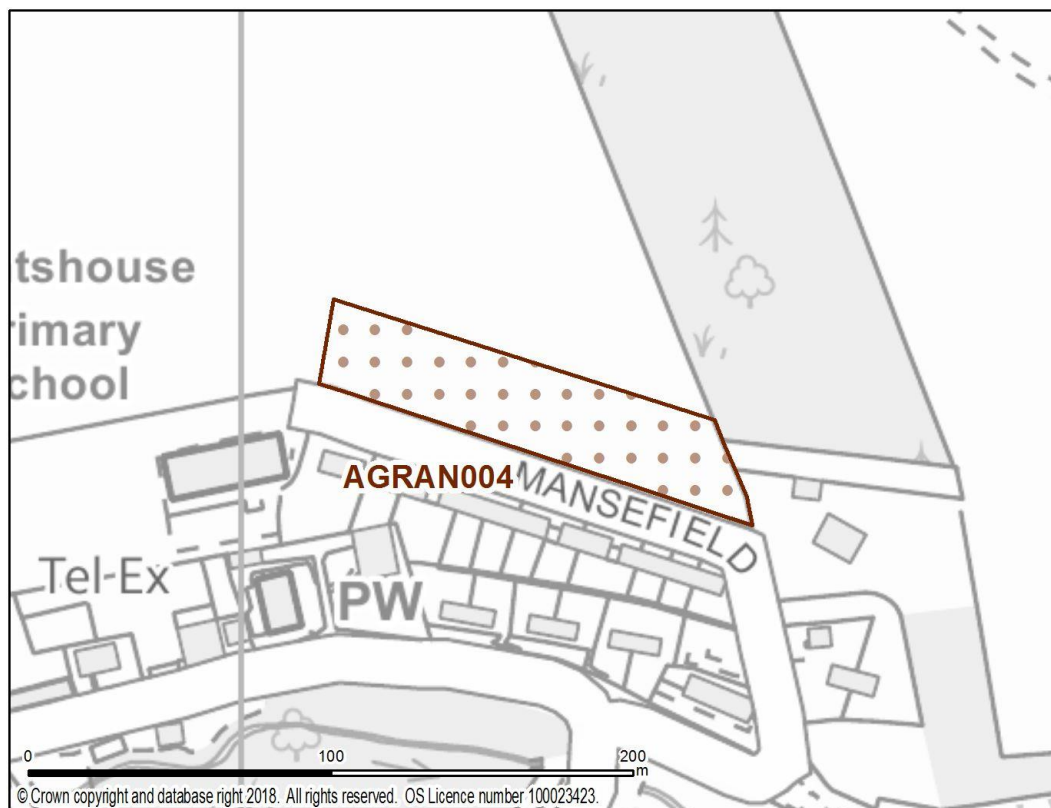
Do you agree with the proposed existing allocations to be removed from the LDP? Are there any other sites you suggest should be de-allocated?

Berwickshire Locality: Preferred Option: Gordon



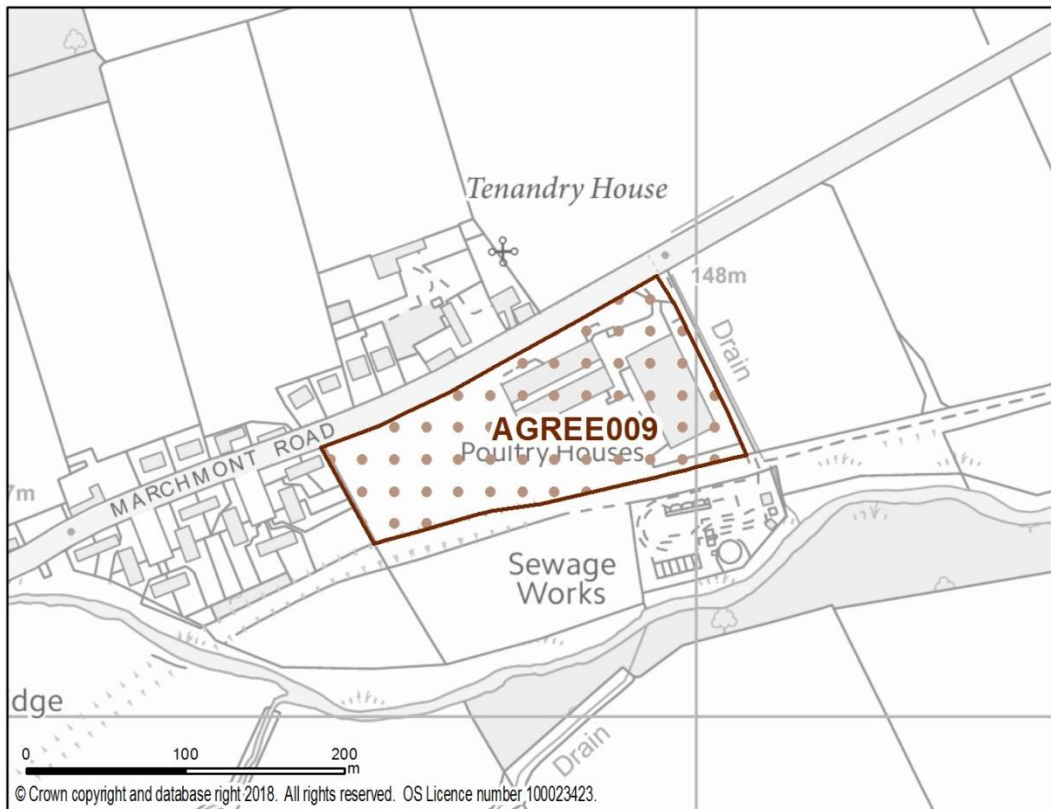
SITE REFERENCE	SITE NAME	SETTLEMENT	SITE SIZE (HA)	SITE CAPACITY	Option
AGORD004	Land at Eden Road	Gordon	1.5	25	Preferred
Site Requirements					
<ul style="list-style-type: none"> • Protection of existing boundary features, including the existing trees on the verge/fence line, where possible • Assessment of ecology impacts and provision of mitigation, as appropriate • Extension of existing footway infrastructure along the frontage of the site • Landscaping to assist with integrating the development into the location. The long term maintenance of any landscaped areas must be addressed • A Transport Statement is required for any development • Early engagement with Scottish Water, in respect of the WWTW 					

Berwickshire Locality: Preferred Option: Grantshouse



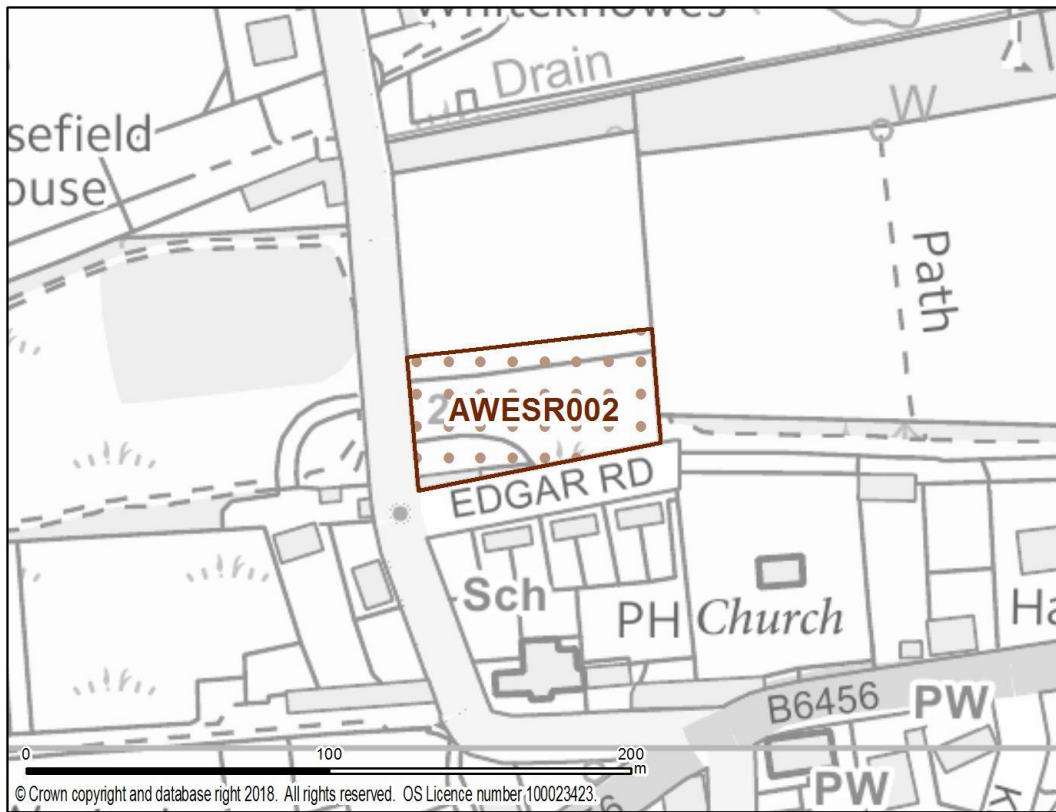
SITE REFERENCE	SITE NAME	SETTLEMENT	SITE SIZE (HA)	SITE CAPACITY	Option
AGRAN004	Land North of Mansefield	Grantshouse	0.4	8	Preferred
Site Requirements					
<ul style="list-style-type: none"> • Consideration must be given to surface runoff issues, to ensure adequate mitigation • Early contact with Scottish Water in respect of WWTW • Protect existing boundary features, where possible • Assessment of ecology impacts and provision of mitigation, where appropriate 					

Berwickshire Locality: Preferred Option: Greenlaw



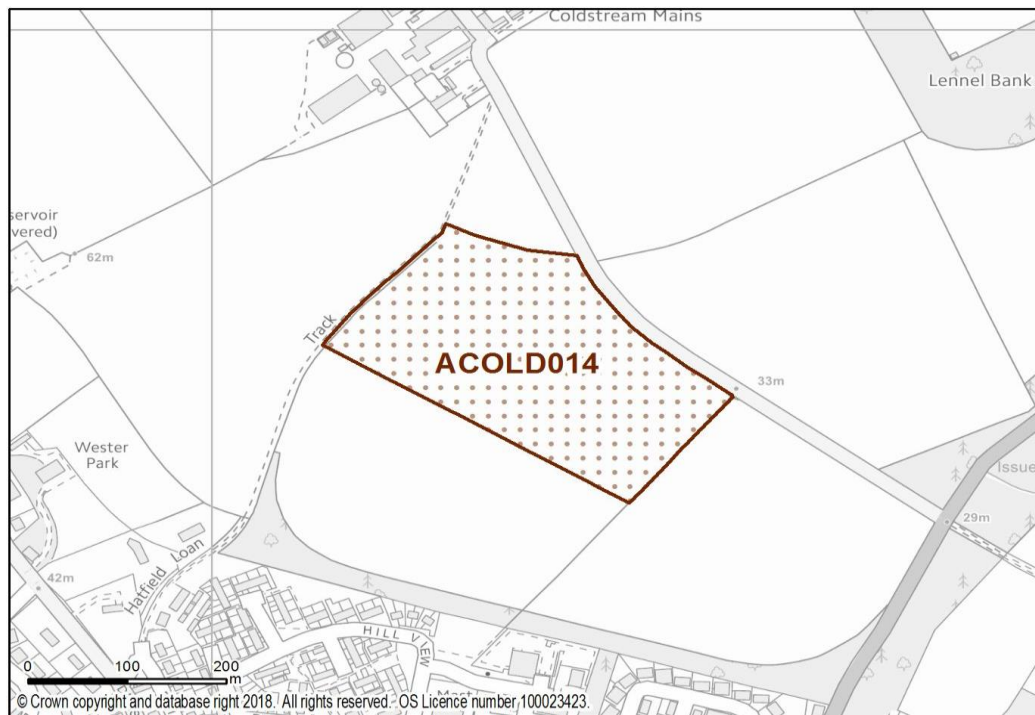
SITE REFERENCE	SITE NAME	SETTLEMENT	SITE SIZE (HA)	SITE CAPACITY	Option
AGREE009	Greenlaw	Poultry Farm	2.3	38	Preferred
Site Requirements					
<ul style="list-style-type: none"> • Flood Risk Assessment is required • Protect boundary features, where possible • Potential for archaeology, investigation and mitigation may be required • Assessment of ecology impacts and provision of mitigation, as appropriate • Mitigation to ensure no significant effect on River Tweed SAC/SSSI • A number of access points are achievable along the northern boundary of the site • Transport Statement will be required • Early engagement with Scottish Water to ascertain whether a Drainage Impact Assessment is required, in respect of WWTW • Water Impact Assessment is required, in respect of WTW • Potential contamination on the site to be investigated and mitigated, where required 					

Berwickshire Locality: Preferred Option: Westruther



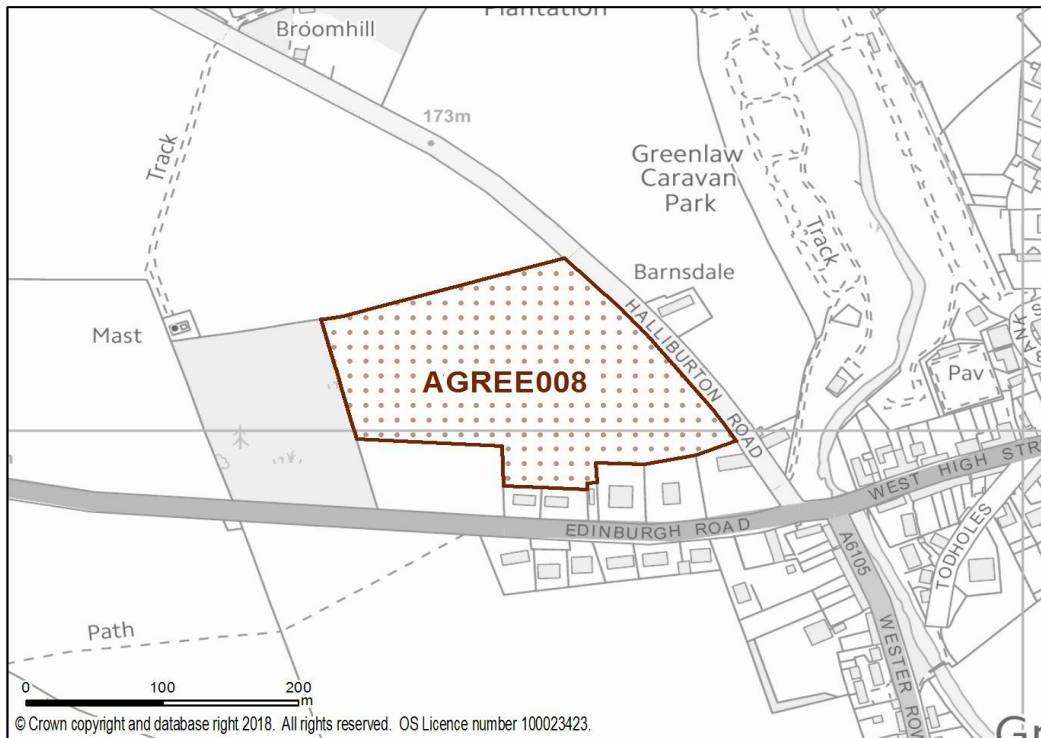
SITE REFERENCE	SITE NAME	SETTLEMENT	SITE SIZE (HA)	SITE CAPACITY	Option
AWESR002	Edgar Road	Westruther	0.4	10	Preferred
Site Requirements					
<ul style="list-style-type: none"> • Flood Risk Assessment required, to assess the risk from the small watercourse adjacent to the site • Assessment of ecology impacts and provision of mitigation, where appropriate • Protect and enhance the existing boundary features, where possible. This includes the mature beech tree and mature hedge along the western boundary • Archaeology evaluation/mitigation may be required • Transport Statement is required for any development • Potential access from Edgar Road and/or from the minor road to the west • Opportunity to enhance turning, parking and pedestrian connectivity along Edgar Road • Early engagement with Scottish Water regarding the WWTW and WTW 					

Berwickshire Locality: Alternative Option: Coldstream



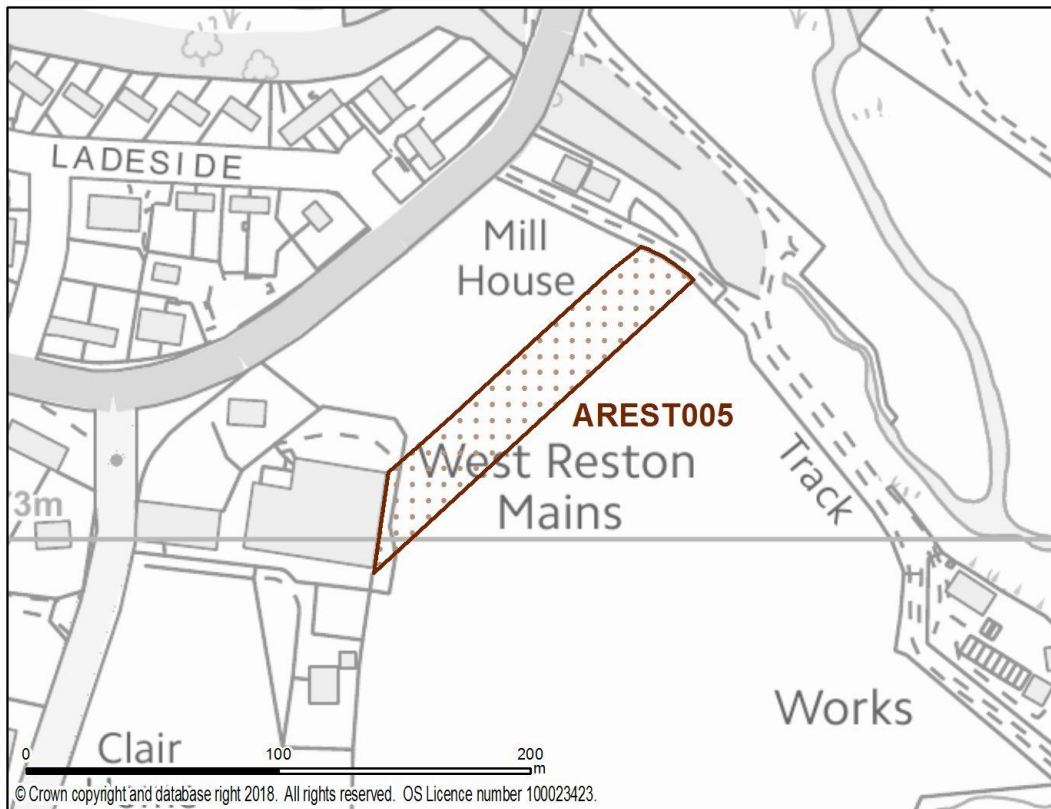
SITE REFERENCE	SITE NAME	SETTLEMENT	SITE SIZE (HA)	SITE CAPACITY	Option
ACOLD014	Hillview North (Phase 2)	Coldstream	6.5	100	Alternative
Site Requirements					
<ul style="list-style-type: none"> Investigation of any potential flood risk within the site and mitigation where required Protection of existing boundary features (hedgerows and trees), where possible Assessment of ecology impacts and provision of mitigation, as appropriate New structure planting/landscaping should be planned, to improve the setting of the site and to establish a framework for delivery alongside (ACOLD011) to the south. This should include structure planting along the north east and south west boundaries, which would provide a settlement edge. Existing shelter belts should be retained and enhanced with additional planting The long term maintenance of landscaped areas must be addressed Provision of open space to serve the site and wider settlement, which could link into the wider habitat and active travel networks. Locate open space along the eastern boundary of the site to provide a buffer between this area and the employment allocation (BCOLD001) Drainage Impact Assessment is required, to establish what impact the development has on the existing network Water Impact Assessment is required, to establish what impact the development has on the existing network Ensure connectivity to the allocated housing site (ACOLD011) to the south and adjacent employment allocation (BCOLD001) to the east and future links to the longer term site (SCOLD002) to the west Path/cycle linkages to the existing network within Coldstream, particularly linking new open spaces Archaeology evaluation/mitigation is likely required Vehicular access will be taken from the existing allocation (ACOLD011) to the south. A Transport Assessment is required for any development. 					

Berwickshire Locality: Alternative Option: Greenlaw



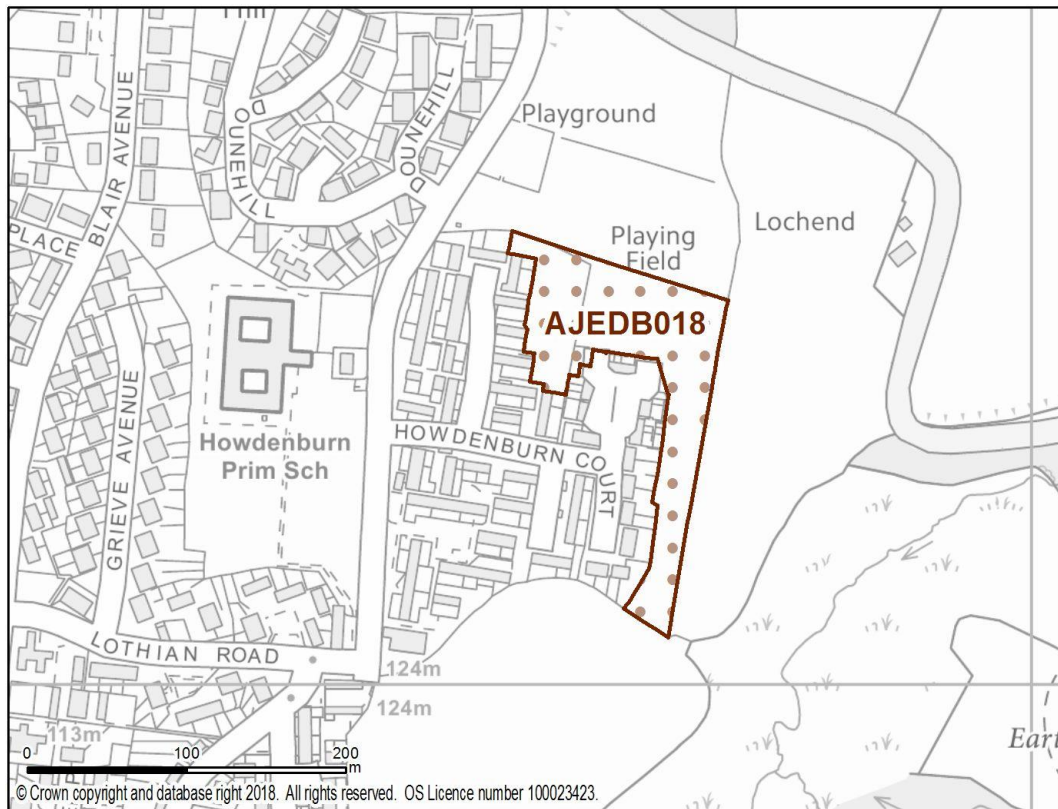
SITE REFERENCE	SITE NAME	SETTLEMENT	SITE SIZE (HA)	SITE CAPACITY	Option
AGREE008	Halliburton Road	Greenlaw	3.4	40	Alternative
Site Requirements					
<ul style="list-style-type: none"> • Consideration of any surface water runoff from the nearby hills and mitigation where necessary • Vehicular access from the A697 (Edinburgh Road) to the south is achievable via the allocated housing site (AGREE004). The use of Halliburton Road as an additional means of vehicular access to the site, to help achieve good connectivity, should be explored but it is likely to require junction improvements at the A697 • Drainage Impact Assessment may be required, in respect of the WWTW • Pedestrian/cycle link to Halliburton Road • Transport Assessment required for any development • Improvements to pedestrian access into the centre of the settlement and enhancement to right of way along the site boundary • Protect and enhance existing boundary features, where possible • Assessment of ecology impacts and provision of mitigation, as appropriate • Landscaping/open space to be formed at the top of the site. Landscaping to form natural backdrop to development • The long term maintenance of the landscaped areas must be addressed • Archaeology evaluation/mitigation may be required 					

Berwickshire Locality: Alternative Option: Reston



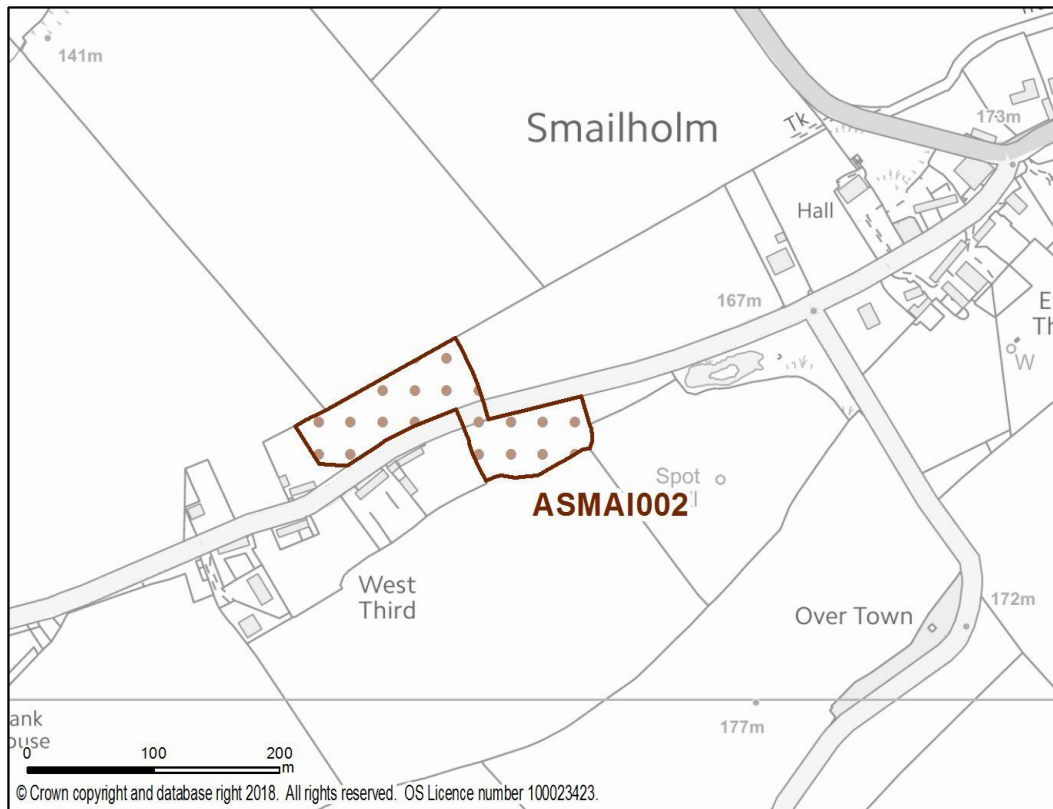
SITE REFERENCE	SITE NAME	SETTLEMENT	SITE SIZE (HA)	SITE CAPACITY	Option
AREST005	Land East of West Reston	Reston	0.4	5	Alternative
Site Requirements					
<ul style="list-style-type: none"> • Archaeology evaluation/mitigation may be required • Planting on the south eastern boundary to provide enclosure to the site and define a settlement edge • Planting strip along the north east boundary to retain separation from the existing track and provide, potentially some screening and shelter from the north east • Consider the overall development of this site along with the adjacent site (BR5) together • Protect existing boundary features, where possible • Assessment of ecology impacts and provision of mitigation, as appropriate • Consideration of any flood risk within the site and mitigation where necessary 					

Cheviot Locality: Preferred Option: Jedburgh



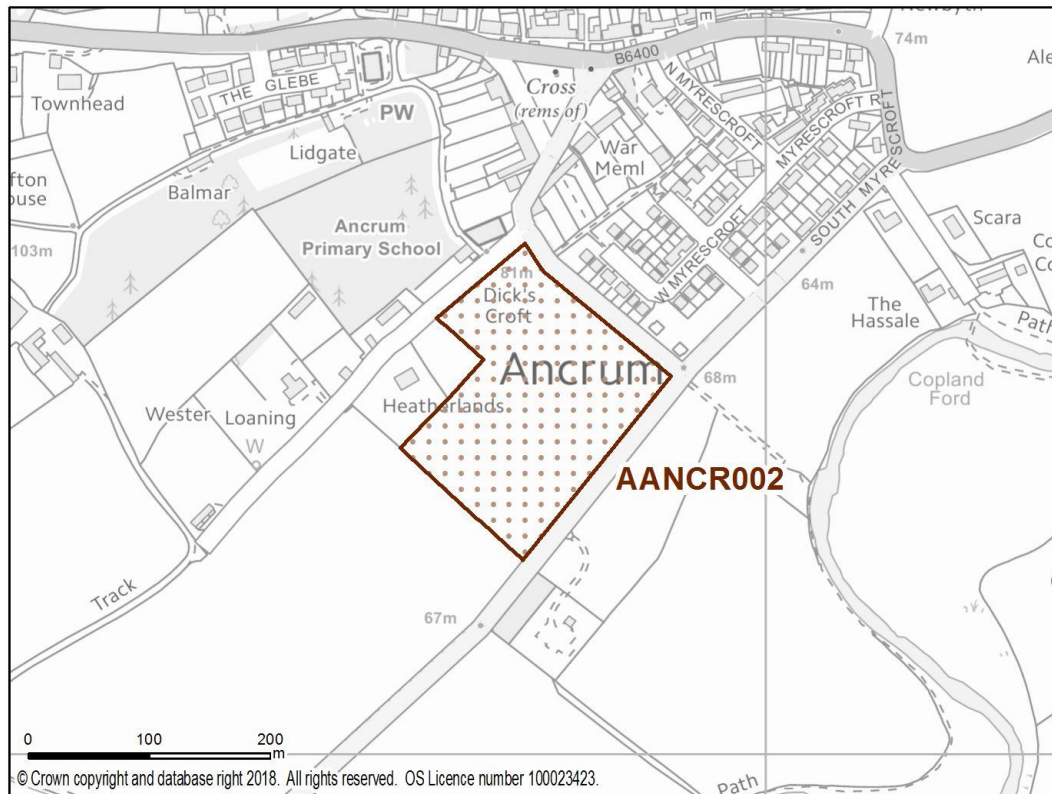
SITE REFERENCE	SITE NAME	SETTLEMENT	SITE SIZE (HA)	SITE CAPACITY	Option
AJEDB018	Land East of Howdenburn Court II	Jedburgh	1.2	20	Preferred
Site Requirements					
<ul style="list-style-type: none"> • Protect existing boundary features, where possible • Assessment of ecology impacts and provision of mitigation, as appropriate • Pedestrian and cycle linkage would be required with Howden Park and Howdenburn Court • Vehicular access would be required from both the adjacent allocations (RJ2B) to the east and (RJ30B) to the south • The development of this site must be thought about in conjunction with the adjacent housing allocation (RJ2B), in respect of design, layout and access • Potential contamination to be investigated and mitigated • Surface water would require to be considered 					

Cheviot Locality: Preferred Option: Smailholm



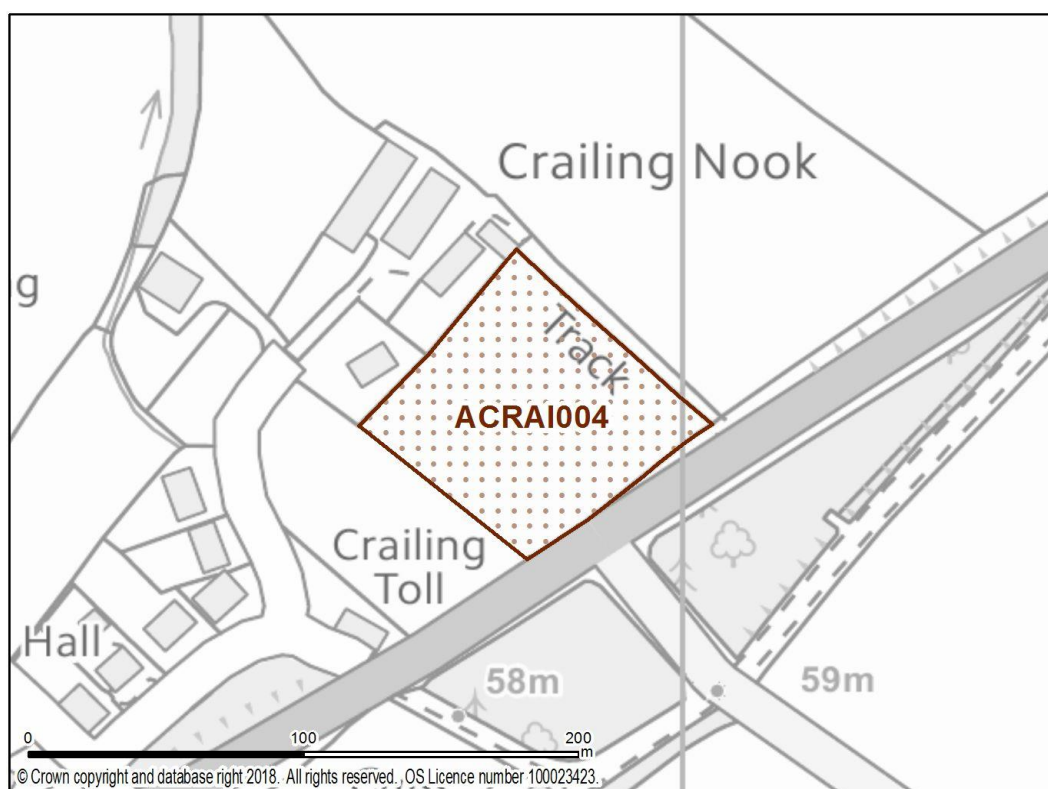
SITE REFERENCE	SITE NAME	SETTLEMENT	SITE SIZE (HA)	SITE CAPACITY	Option
ASMAI002	Land at West Third	Smailholm	1.2	5	Preferred
Site Requirements					
<ul style="list-style-type: none"> • Surface water run-off may require to be managed on site • Protect the existing boundary features, where possible • Assessment of ecology impacts and provision of mitigation, as appropriate • Archaeology evaluation/mitigation will be required 					

Cheviot: Alternative Option: Ancrum



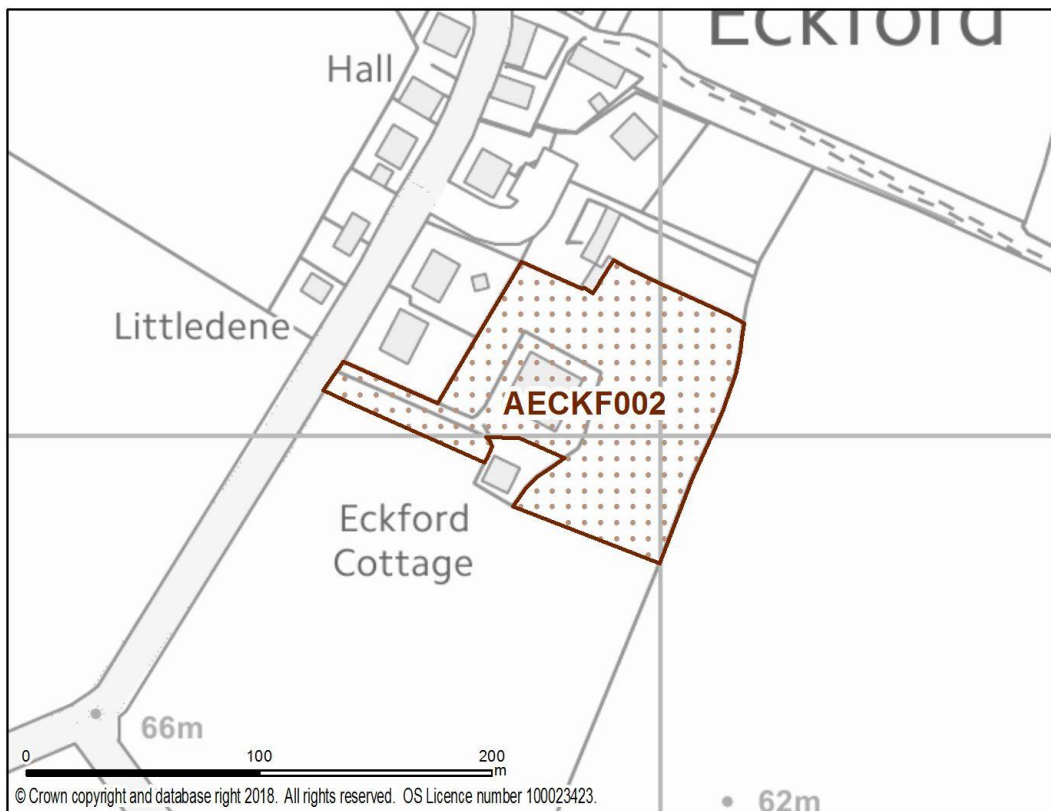
SITE REFERENCE	SITE NAME	SETTLEMENT	SITE SIZE (HA)	SITE CAPACITY	Option
AANCRO02	Dick's Croft II	Ancrum	3.2	60	Alternative
Site Requirements					
<ul style="list-style-type: none"> • Surface water mitigation measures to be considered during the design stage • Archaeology evaluation/mitigation may be required • Vehicular access is acceptable from all existing roads adjacent to the site and a strong street frontage onto these roads is recommended • Pedestrian linkage to the footpath along the north western edge of the new Myrescroft development should also be incorporated into any proposal. Connectivity for cyclists must also be considered • Existing roads bounding the site will need to be widened to cater for two way flows along with footways as appropriate. Street lighting and speed limits will have to be extended accordingly • Water Impact Assessment required • A Transport Assessment required • The site boundaries require extensive structural landscape planting to create a suitable definition to the edge of the village • Protect existing trees and boundary features. Existing hedgerows to be supplemented by new planting, where required • Assessment of ecology impacts and provision of mitigation, as appropriate • The design and layout of the site should take account of the adjacent Conservation Area and Special Landscape Area • Contact Scottish Water in respect of foul drainage capacity and water network capacity. 					

Cheviot Locality: Alternative Option: Crailing



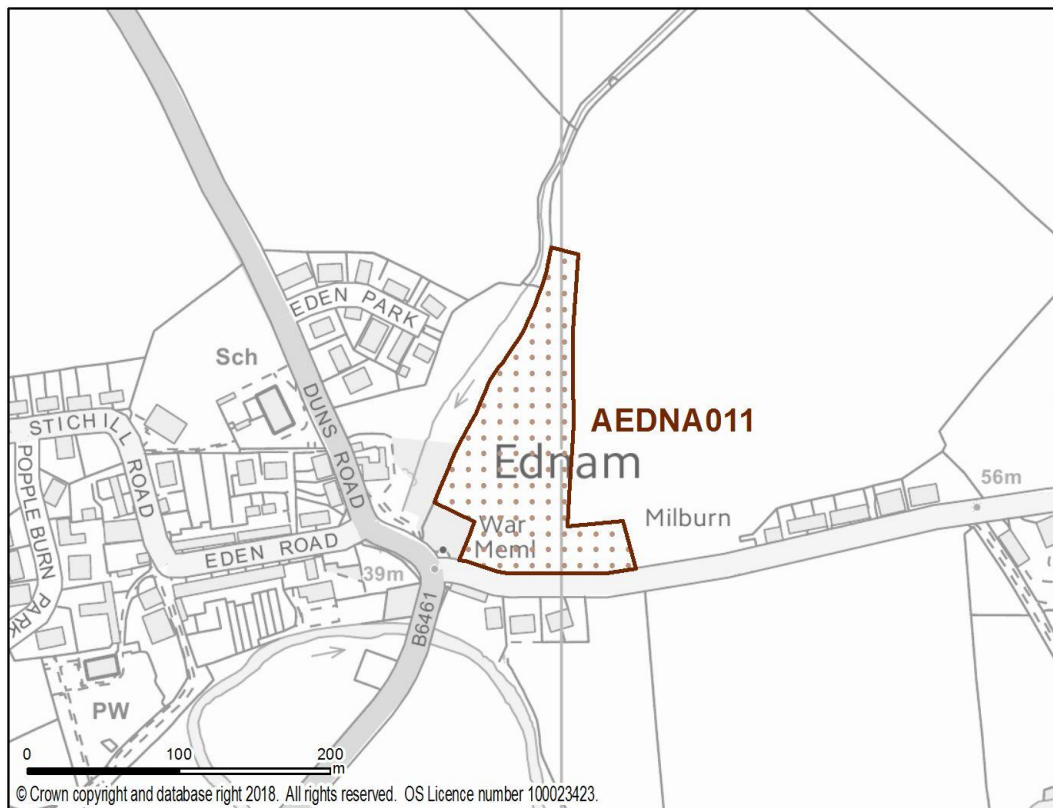
SITE REFERENCE	SITE NAME	SETTLEMENT	SITE SIZE (HA)	SITE CAPACITY	Option
ACRAI004	Crailing Toll (Larger Site)	Crailing	0.7	5	Alternative
Site Requirements					
<ul style="list-style-type: none"> Flood Risk Assessment is required by SEPA to assess the risk from the small watercourse which appears to be culverted through or adjacent to the site Mitigation to ensure no significant effect on River Tweed SAC (Oxnam Water) Protect the existing boundary features, where possible Assessment of ecology impacts and provision of mitigation, where appropriate Archaeology evaluation/mitigation may be required There is no waste infrastructure in the area, therefore investigations into an alternative option is required Structure planting would be required along the south eastern boundary to provide a setting for development and to reinforce the settlement edge The long term maintenance of landscaped areas must be addressed Scale and style of development needs to be carefully considered paying heed to the size and scale of the existing settlement Any development must take cognisance of the adjacent housing allocation (ACRAI001), to ensure connectivity between the sites Mitigation measures are required to prevent any impact on the River Tweed Special Area of Conservation There should be no direct access onto the A698. Access must be taken via the adjacent housing allocation (ACRAI001). Pedestrian connectivity to be provided between the east and west of the site Potential contamination to be investigated and mitigated 					

Cheviot Locality: Alternative Option: Eckford



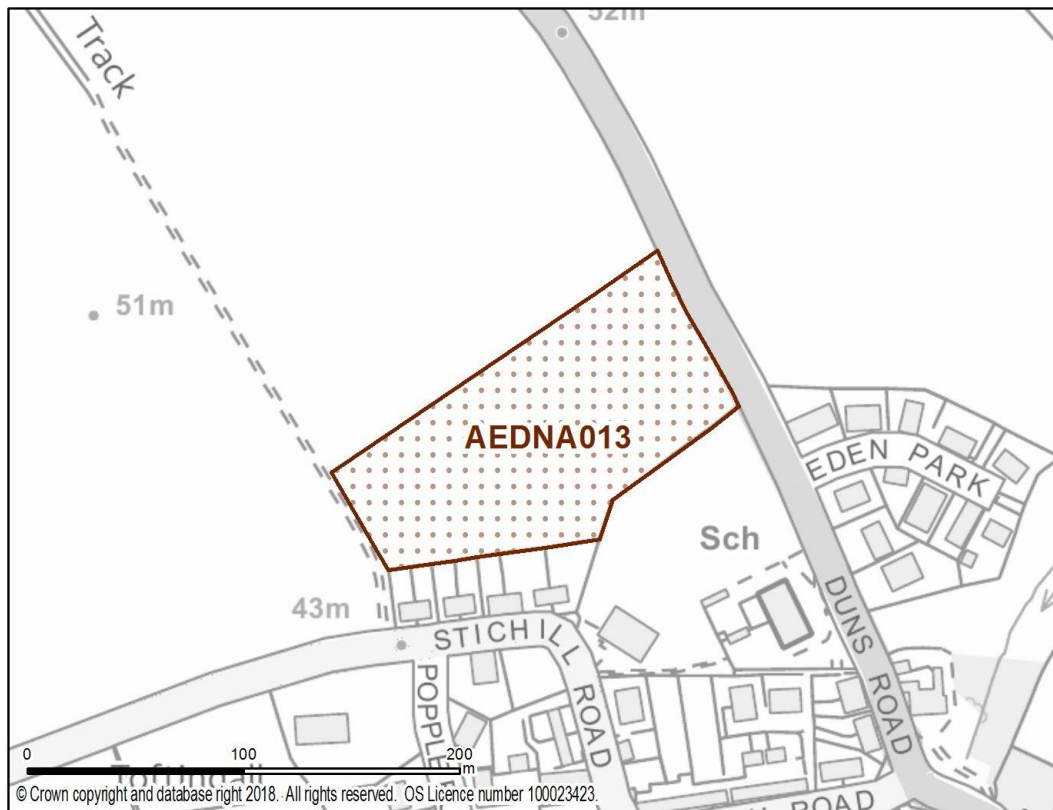
SITE REFERENCE	SITE NAME	SETTLEMENT	SITE SIZE (HA)	SITE CAPACITY	Option
AECKF002	Land at Black Barn	Eckford	1.1	10	Alternative
Site Requirements					
<ul style="list-style-type: none"> • Flood Risk Assessment is required by SEPA • Assessment of ecology impacts and provision of mitigation, where appropriate • Protect the existing boundary features and trees, where possible • Archaeology evaluation/mitigation may be required • Consideration of footway and cycle provisions • There is no foul drainage infrastructure, therefore an alternative will need to be investigated • Potential contamination to be investigated and mitigated 					

Cheviot Locality: Alternative Option: Ednam



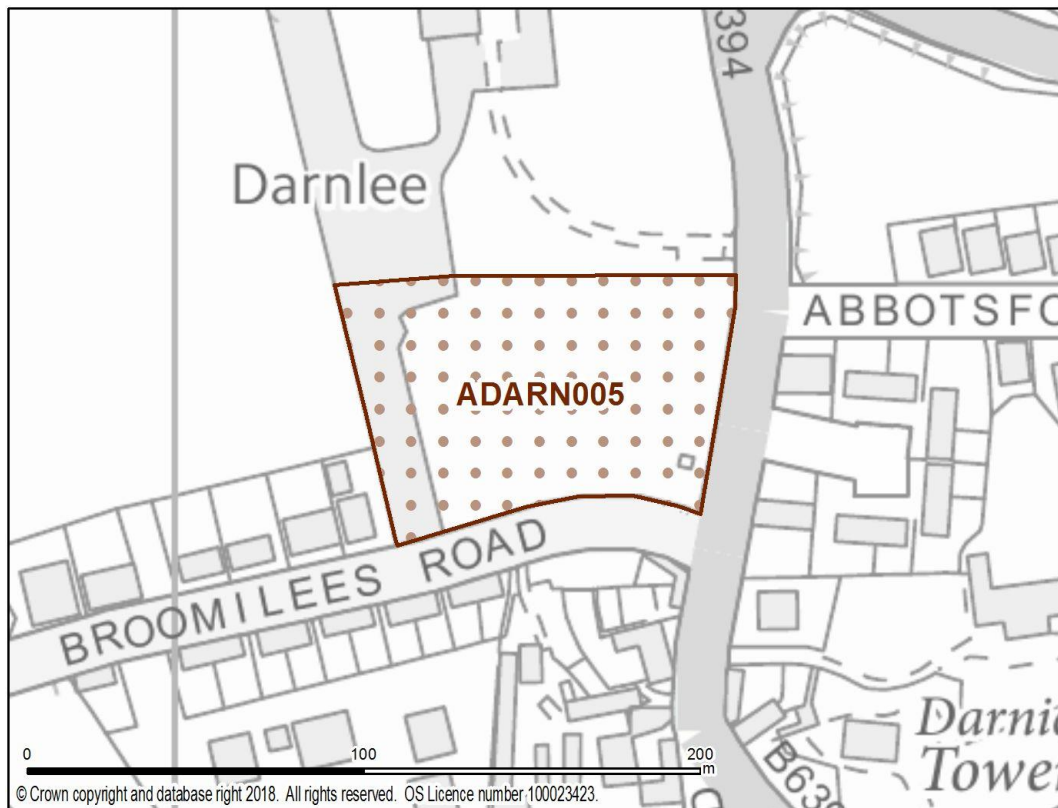
SITE REFERENCE	SITE NAME	SETTLEMENT	SITE SIZE (HA)	SITE CAPACITY	Option
AEDNA011	Cliftonhill (v)	Ednam	1.3	15	Alternative
Site Requirement					
<ul style="list-style-type: none"> Flood Risk Assessment required by SEPA to assess the risk from the small watercourse adjacent to the site Mitigation to ensure no significant effect on the River Tweed SAC Assessment of ecology impacts and provision of mitigation, as appropriate Archaeology evaluation/mitigation may be required Street lighting and pedestrian connectivity would be required with the rest of the village Widening of the existing carriageway of the minor public road to the south Buffer zone along the western boundary, adjacent to the existing woodland 					

Cheviot Locality: Alternative Option: Ednam



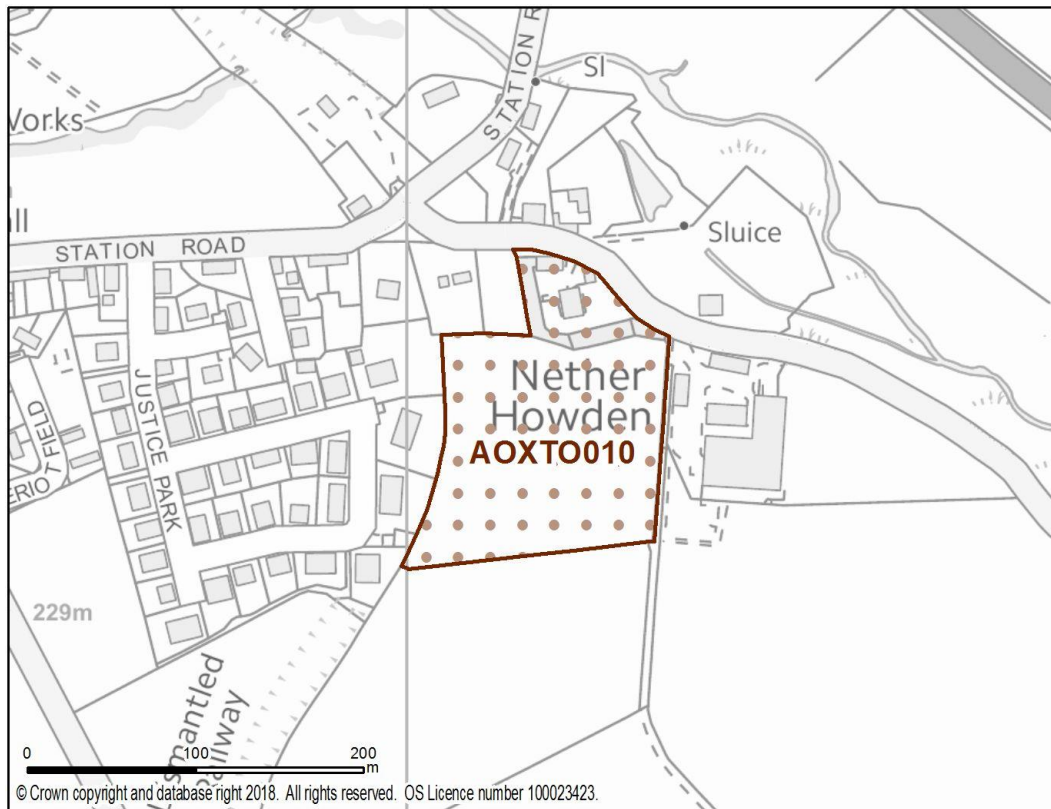
SITE REFERENCE	SITE NAME	SETTLEMENT	SITE SIZE (HA)	SITE CAPACITY	Option
AEDNA013	Land North of Primary School	Ednam	1.4	20	Alternative
Site Requirements					
<ul style="list-style-type: none"> • Protect existing boundary features • Assessment of ecology impacts and provision of mitigation, as appropriate • A belt of structure planting to the northern boundary to be provided and maintained • Water Impact Assessment will be required, in respect of the water network capacity • Transport Statement required • Access should be taken from both the B6461 and the minor public road to the south west, to allow a connected street network to develop. 					

Eildon Locality: Preferred: Darnick



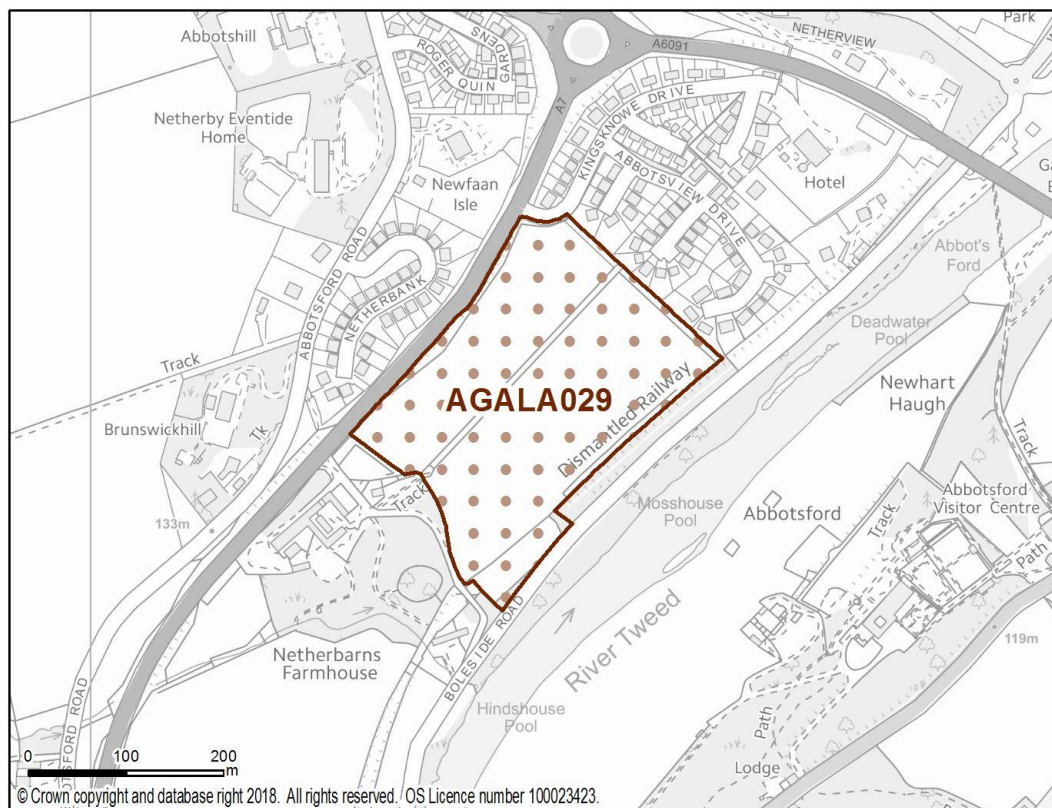
SITE REFERENCE	SITE NAME	SETTLEMENT	SITE SIZE (HA)	SITE CAPACITY	Option
ADARN005	Land South of Darnlee	Darnick	0.8	10	Preferred
Site Requirements					
<ul style="list-style-type: none"> Retain and protect the existing boundary features and trees, where possible Assessment of ecology impacts and provision of mitigation, as appropriate The special qualities and setting of the historic battlefield (Inventory Battlefield of Darnick) must be safeguarded, mitigation is likely The setting of the listed building 'Darnlee' and the character of the Darnick Conservation Area must be safeguarded A planning brief to be prepared to include the principles of 'Designing Streets' High standard of design will be required in light of the location of the site within the Eildon and Leaderfoot Hills National Scenic Area and the Conservation Area Integration required with Broomilees Road with dwellings relating to both the parkland and the street As well as vehicular access off the main street, a secondary access off Broomilees road is an option subject to suitable road improvement work. Further discussions on vehicular access arrangements are required. Displacement main road parking (to achieve satisfactory access) to be accommodated within the site. A Transport Statement will be required Early engagement required with Scottish Water. Drainage Impact Assessment required. 					

Eildon Locality: Preferred Option: Oxton



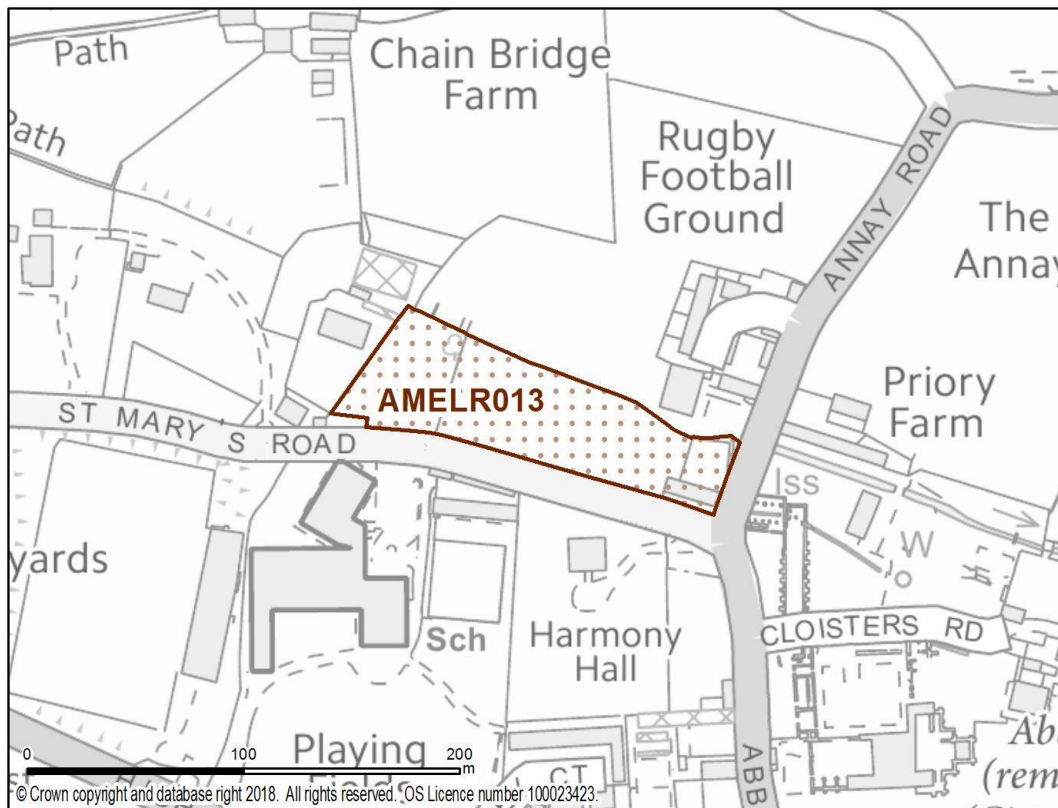
SITE REFERENCE	SITE NAME	SETTLEMENT	SITE SIZE (HA)	SITE CAPACITY	Option
AOXT0010	Deanfoot Road North	Oxton	2.1	30	Preferred
Site Requirements					
<ul style="list-style-type: none"> • Archaeology evaluation/mitigation may be required • In order to achieve a suitable access to this site, the existing farm will have to be redeveloped and some of the farm buildings will have to be demolished • Woodland planting along the eastern boundary would help to provide containment to the development from the east and separation from the farm buildings immediately to the east. The landscaping will help to assist in enhancing and enclosing the site • Footway and street lighting will be required from the site along the minor road to link with Station Road (Main Street) • Widening of the minor road carriageway will be required • Explore the potential for a secondary access from the extreme south westerly corner of the site which links Justice Park and the possibility of a further pedestrian/cycle linkage, in the interests of connectivity and integration of the existing street network • Transport Statement is required for any development • Investigation and mitigation of potential contamination on site • Mitigation to ensure no likely significant effect on the River Tweed SAC/SSSI • Assessment of ecology impacts and provision of mitigation, as appropriate • Water Impact Assessment will be required in respect of WTW, to investigate the water network capacity 					

Eildon Locality: Alternative Option: Galashiels



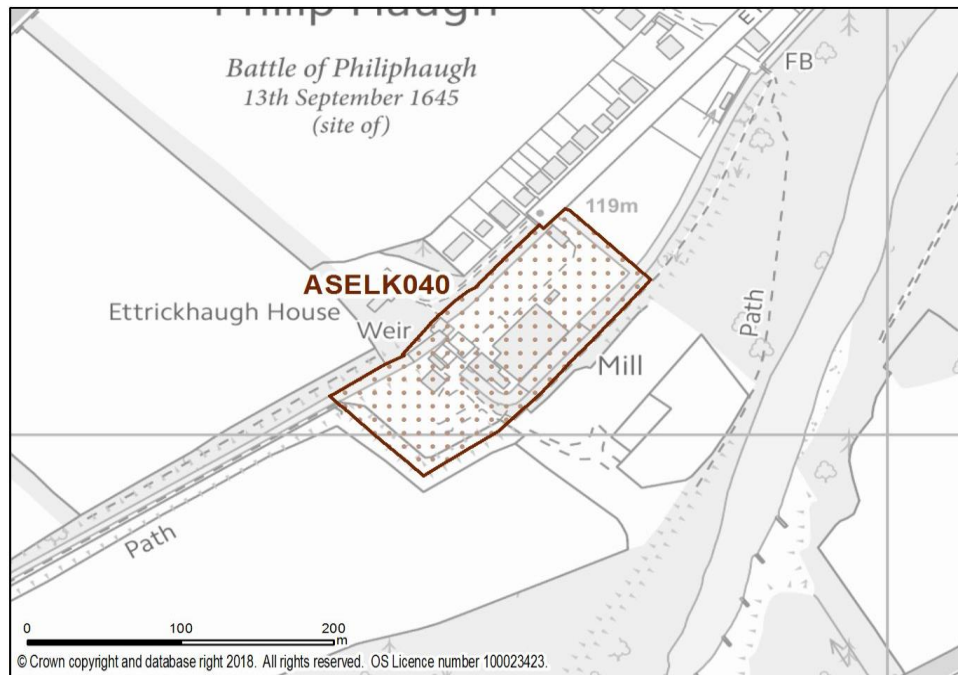
SITE REFERENCE	SITE NAME	SETTLEMENT	SITE SIZE (HA)	SITE CAPACITY	Option
AGALA029	Netherbarns	Galashiels	7.3	45	Alternative
Site Requirements					
<ul style="list-style-type: none"> • A Masterplan to be developed for the site • Surface water runoff, drainage and SUDS require to be considered • A Flood Risk Assessment as required by SEPA • Mitigation required to ensure no significant adverse effects upon integrity of River Tweed Special Area of Conservation • Assessment of ecology impacts and provision of mitigation, as appropriate • Reinforcement required to the existing planting along the south eastern boundary of the site to further protect the setting of Abbotsford House • A Transport Assessment is required • Connecting paths to core path 189 (Southern Upland Way) and existing pavements is required • Early engagement with Scottish Water required. A Water Impact Assessment is required 					

Eildon Locality: Alternative Option: Melrose



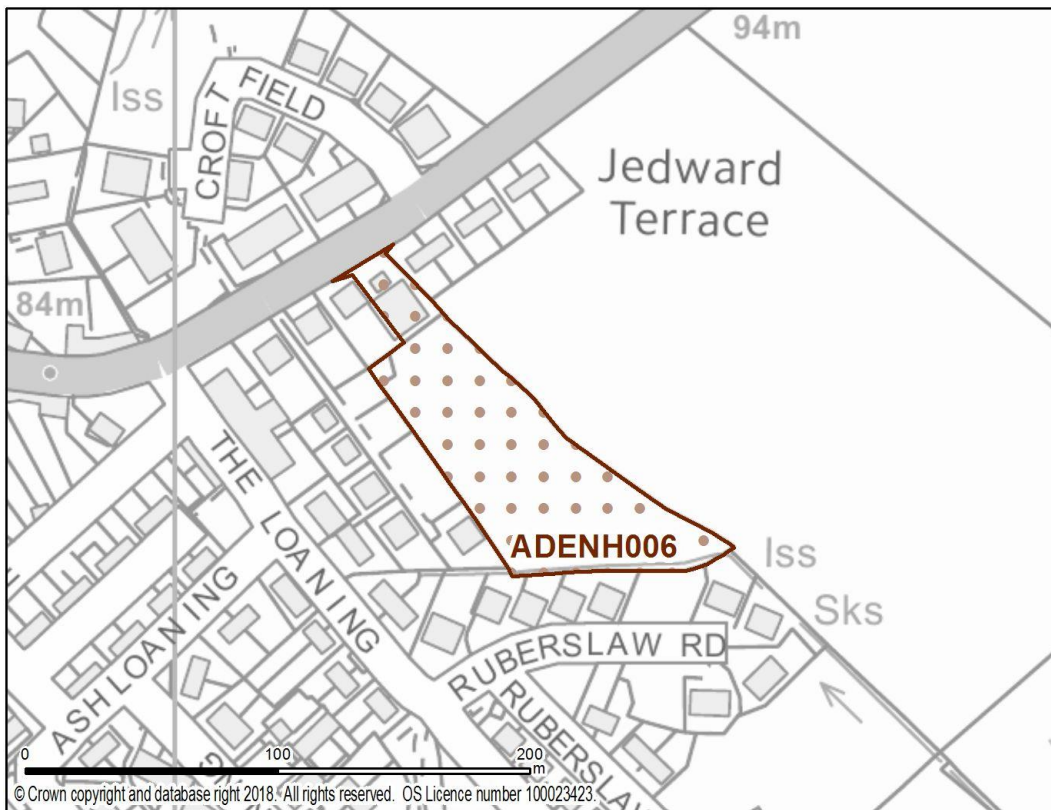
SITE REFERENCE	SITE NAME	SETTLEMENT	SITE SIZE (HA)	SITE CAPACITY	Option
AMELR013	Harmony Hall Gardens	Melrose	0.8	5	Alternative
Site Requirements					
<ul style="list-style-type: none"> • A Flood Risk Assessment is required which should take cognisance of a mill lade which previously flowed along the northern boundary and the River Tweed. • Retain and protect the existing boundary features and trees, where possible • Assessment of ecology impacts and provision of mitigation, as appropriate • Mitigation required to ensure no significant adverse effects upon integrity of River Tweed Special Area of Conservation • Archaeological assessment (including archaeological evaluation) is required, with any associated mitigation as identified • Development must respect the setting of the Scheduled Monument. No development within the Melrose Abbey Scheduled Monument (SM90124) would be permitted • The design and layout of the site should take account of the Conservation Area, the setting of the Scheduled Monuments and trees on/adjacent to the site • Access to the site should result in the least disruption to the existing stone wall along the southern boundary of the site. A Transport Statement would be required • Existing trees/hedging within and on the boundaries of the site must be retained and protected • In order to safeguard the character of the Conservation Area and adjacent listed buildings, dwellinghouses should be restricted to single storey. 					

Eildon Locality: Alternative Option: Selkirk



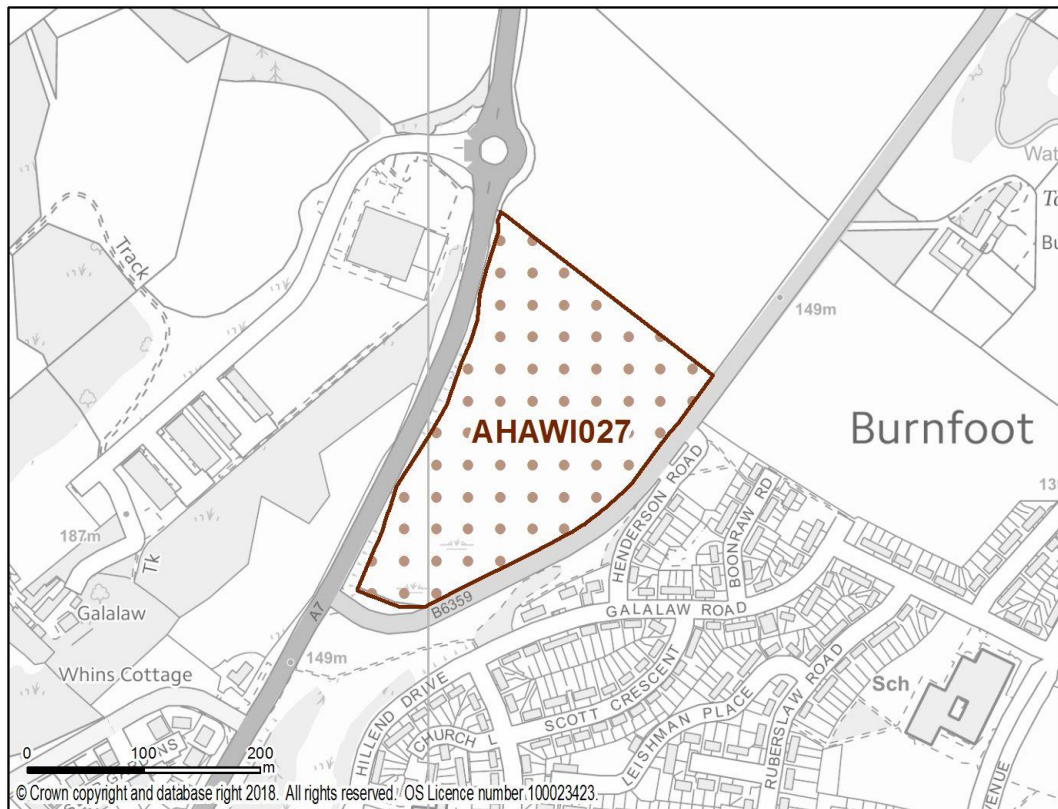
SITE REFERENCE	SITE NAME	SETTLEMENT	SITE SIZE (HA)	SITE CAPACITY	Option
ASELK040	Philiphaugh Mill	Selkirk	1.7	19	Alternative
Site Requirements					
<ul style="list-style-type: none"> • Appropriate structure planting to be agreed • Potential contamination to be investigated and mitigated • Existing mill lade adjacent to site requires to be protected to maintain flow and protect water quality • Mitigation required to ensure no significant adverse effects on integrity of River Tweed Special Area of Conservation • Assessment of ecology impacts and provision of mitigation, as appropriate • Development must not have a negative impact upon the setting of the historic battlefield (Battle of Philiphaugh) • Some archaeological investigation may be necessary before or during development • Some 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 the site will only have one point of access, any development will require to provide well-connected layout internally with a potential link to the adjoining site to the north east • Pedestrian/cycle links will be required to take advantage of new riverside path constructed as part of Selkirk Flood Protection Scheme • Contact with Scottish Water in respect of water treatment works local network issues. <p>*SEPA's objection to this proposal on the grounds of flood risk has to be discussed further with the Council</p>					

Teviot & Liddesdale Locality: Preferred Option: Denholm



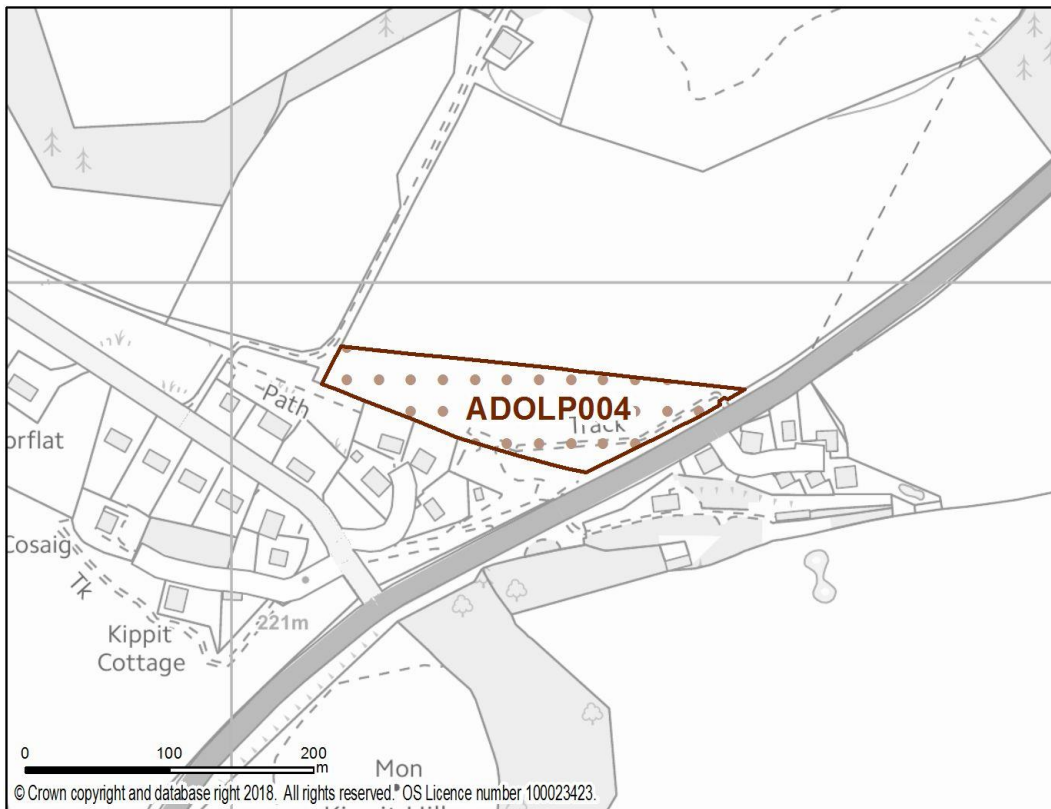
SITE REFERENCE	SITE NAME	SETTLEMENT	SITE SIZE (HA)	SITE CAPACITY	Option
ADENH006	Land South East of Thorncroft	Denholm	0.7	12	Preferred
Site Requirements					
<ul style="list-style-type: none"> • Flood risk assessment is required • Retain and protect the existing boundary features and trees, where possible • Assessment of ecology impacts and provision of mitigation, as appropriate • Access to the site via the A698. Acceptable revised parking required for existing dwellinghouse (Thorncroft) • Pedestrian link to Ruberslaw Road to be explored • Possibility of a link to Ruberslaw Road via the vacant plot to be explored. Existing infrastructure along the A698 would have to be extended into the development site • Potential contamination to be investigated and mitigated • Early engagement required with Scottish Water • Residential amenity of neighbouring residents must be safeguarded. 					

Teviot & Liddesdale Locality: Preferred Option: Hawick



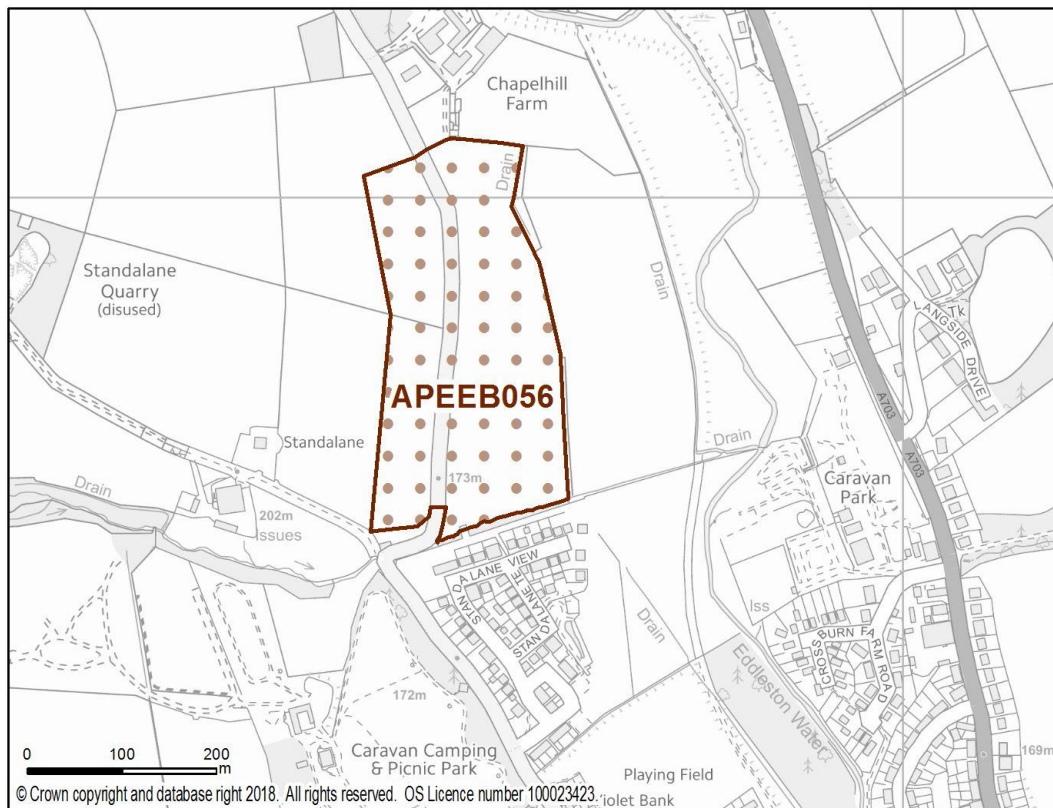
SITE REFERENCE	SITE NAME	SETTLEMENT	SITE SIZE (HA)	SITE CAPACITY	Option
AHAWI027	Burnfoot (Phase 1)	Hawick	5	60	Preferred
Site Requirements					
<ul style="list-style-type: none"> • A flood risk assessment is required to take cognisance of the possibility of a culverted water course within the site, the need for a sustainable drainage system and the wetland area to the south west • Vehicular access to the site is to be taken from the B6359 • A Transport Assessment will be required • Provision of pedestrian linkages between the B6359 and the bus laybys on the A7, and along the north-west side of the B6359 to tie in with footways to the A7 • Measures should be taken to improve cycling linkages along the B6359 • The design and layout of the site should aim to enhance the biodiversity value of the site through the creation of restoration of habitats and wildlife corridors and should take cognisance of the sloping nature of the site • Assessment of ecology impacts and provision of mitigation, as appropriate • Landscape buffer to the north and west of the site to be provided and provision of a wetland SUDS feature (hatched in blue) with associated open space to the south of the site • Archaeology interests have been recorded in the surrounding area and archaeological assessment including archaeological evaluation along with associated mitigation measures is required • Potential contamination on the site should be investigated and mitigated • A planning brief to be prepared to include the principles of 'Designing Streets' • Potential for on-site play provision. 					

Tweeddale Locality: Preferred: Dolphinton



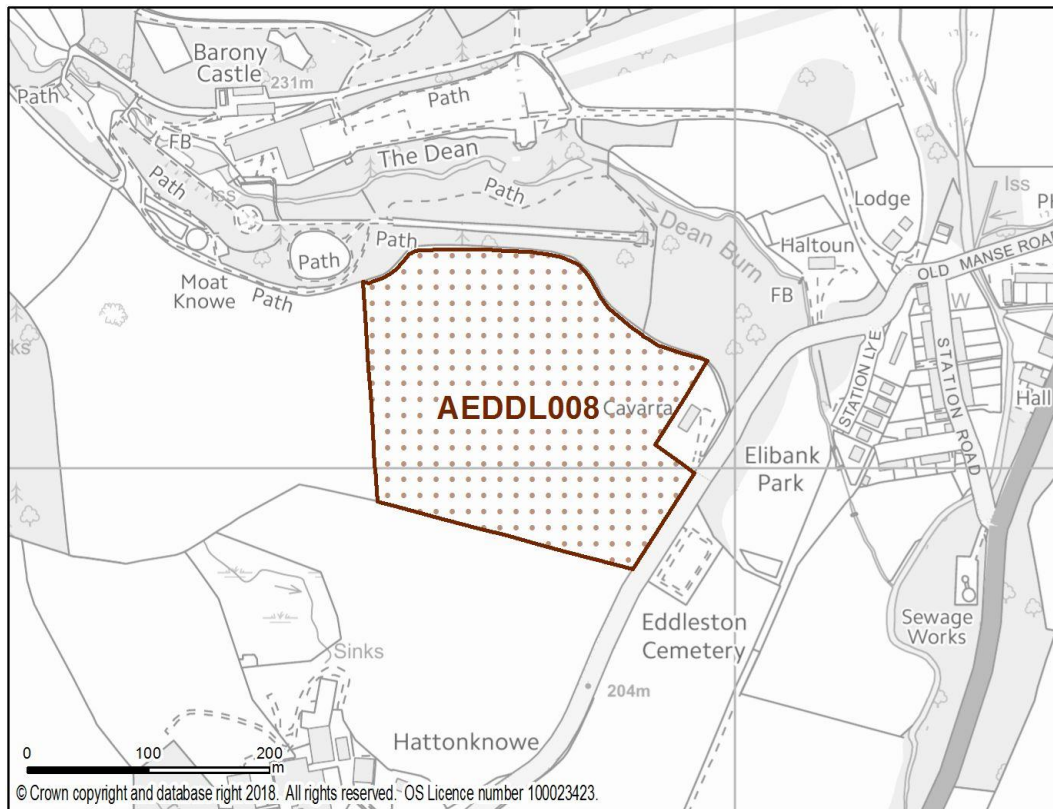
SITE REFERENCE	SITE NAME	SETTLEMENT	SITE SIZE (HA)	SITE CAPACITY	Option
ADOLP004	Land to North of Dolphinton	Dolphinton	1.3	10	Preferred
Site Requirements					
<ul style="list-style-type: none"> Investigation of any potential flood risk within or adjacent to the site should be undertaken prior to development and mitigation where required Protection of existing boundary features and woodland, where possible Assessment of ecology impacts and provision of mitigation, as appropriate Archaeology evaluation/mitigation may be required Maintain and enhance pedestrian and cycle access established via the adjacent allocation (ADOLP003) New planting to the north and enhancement of the woodland along the eastern boundary will be required. Landscape buffers will be required The long term maintenance of landscaped areas must be addressed Access would be achieved via the existing allocation (ADOLP003) to the south A pedestrian link will be required to the existing public transport provision on the A702, either via this site or the adjacent allocation (ADOLP003) Early discussions with Scottish Water in respect of the WWTW capacity and a Water Impact Assessment is required in respect of the WTW. 					

Tweeddale Locality: Preferred Option: Peebles



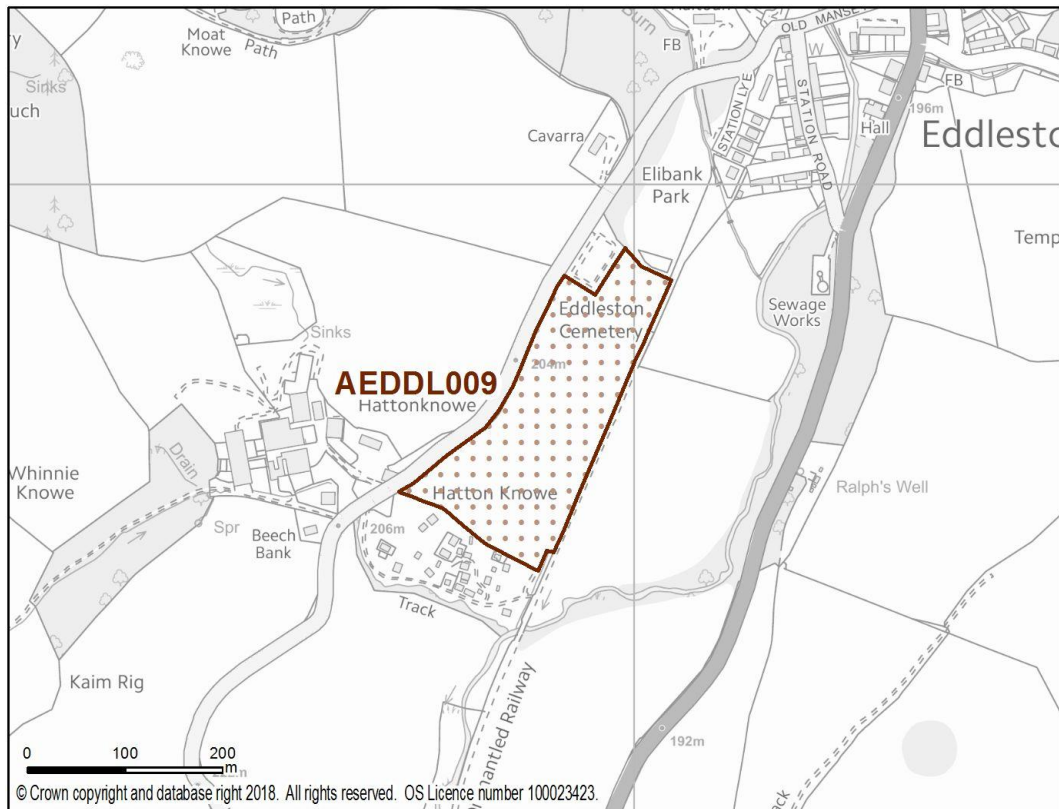
SITE REFERENCE	SITE NAME	SETTLEMENT	SITE SIZE (HA)	SITE CAPACITY	Option
APEEB056	Land South of Chapelhill Farm	Peebles	7.0	150	Preferred
Site Requirements					
<ul style="list-style-type: none"> • Flood Risk Assessment required to assess the potential flood risk from the Eddleston Water and small watercourse which flows through the southern and north eastern boundary • Maintenance buffer strip of at least 6 metres wide to be provided between the watercourse and the built development • Protect and enhance existing boundary features, where possible • Assessment of ecology impacts and provision of mitigation, as appropriate • Mitigation to ensure no significant effect on River Tweed SAC/SSSI • Archaeology evaluation/mitigation required • Consideration must be given to landscaping/planting along the northern boundary to ensure containment and planting along the western boundary as a backdrop along the more elevated land • Would require improved vehicular linkage over the Eddleston Water between Rosetta Road and the A703 (Preferred route is between Kingsland Road and Dalatho Street) • Pedestrian infrastructure would need to be extended out from the town to the site. Option could include provision of access via Standalane View. This matter requires to be investigated further • Transport Assessment is required for any development • Early discussions with Scottish Water, to ascertain whether a Drainage Impact Assessment and Water Impact Assessment is required, in respect of WWTW and WTW 					

Tweeddale Locality: Alternative: Eddleston



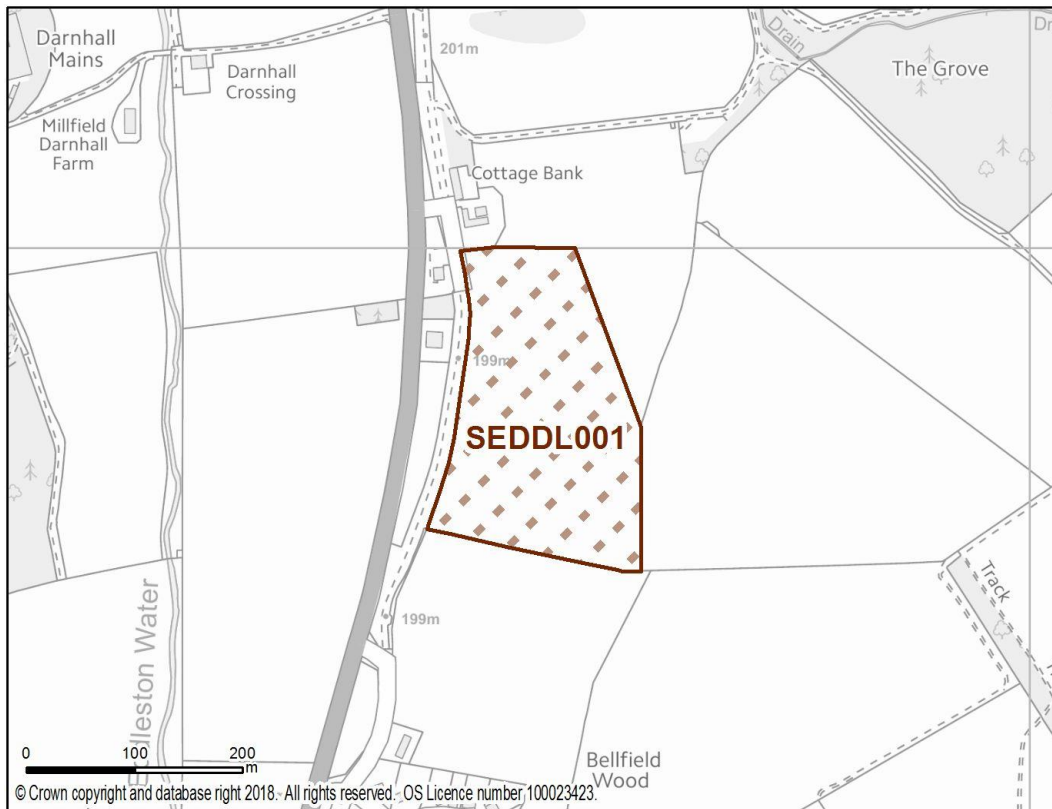
SITE REFERENCE	SITE NAME	SETTLEMENT	SITE SIZE (HA)	SITE CAPACITY	Option
AEDDL008	Land West of Elibank Park	Eddleston	5.5	40	Alternative
Site Requirements					
<ul style="list-style-type: none"> • Consideration must be given to the potential surface water runoff from adjacent hill slopes, to ensure the site is not at risk of flooding • Protect and enhance existing boundary features, where possible • Assessment of ecology impacts and provision of mitigation, as appropriate • Planting/landscaping along the western and southern boundary of the site, to contain the development and form a settlement edge • Create a separation buffer between the development and the ancient woodland to the north • The long term maintenance of landscaped areas must be addressed • Mitigation to ensure no significant effect on the River Tweed SAC/SSSI (Eddleston Water) • Archaeology evaluation/mitigation may be required • Pedestrian link to the village would be required • Transport Statement is required for any development • Drainage Impact Assessment required, in respect of the WWTW • Water Impact Assessment required, in respect of the WTW 					

Tweeddale Locality: Alternative Option: Eddleston



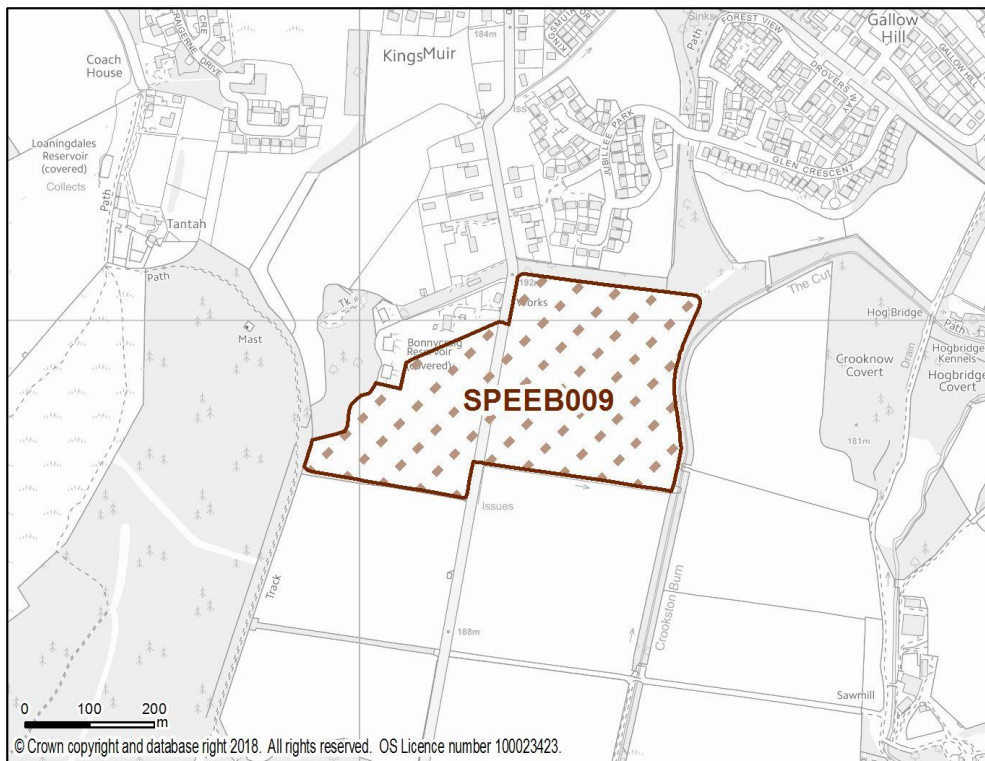
SITE REFERENCE	SITE NAME	SETTLEMENT	SITE SIZE (HA)	SITE CAPACITY	Option
AEDDL009	Land South of Cemetery	Eddleston	3.7	35	Alternative
Site Requirements					
<ul style="list-style-type: none"> • Flood Risk Assessment required, to assess the potential flood risk from the Eddleston Water • Protect and enhance the existing boundary features, including beech hedgerow and treeline along the roadside, where possible • Assessment of ecology impacts and provision of mitigation, as appropriate • Mitigation to ensure no significant effect on River Tweed SAC/SSSI (Eddleston Water) • Archaeology evaluation/mitigation may be required • Structure planting along the eastern and southern boundaries, to mitigate any visual impacts from the A703 • The long term maintenance of landscaped areas must be addressed • Pedestrian link with the village and explore the potential to connect with the old railway line and/or Eilbank Park • Transport Statement is required for any development • Drainage Impact Assessment required, in respect of the WWTW • Water Impact Assessment required, in respect of the WTW 					

Tweeddale Locality: Preferred Longer Term : Eddleston



SITE REFERENCE	SITE NAME	SETTLEMENT	SITE SIZE (HA)	SITE CAPACITY	Option
SEDDL001	North of Bellfield II	Eddleston	4.4	TBC	Preferred
Site Requirements					
<ul style="list-style-type: none"> • Flood Risk Assessment required, to assess potential flood risk from the Eddleston Water • Protect existing boundary features, where possible • Assessment of ecology impacts and provision of mitigation, as appropriate • Archaeology evaluation/mitigation required • Mitigation to ensure no significant effect on River Tweed SAC/SSSI • Structure shelterbelt planting will be essential along the eastern elevated boundary to achieve a 'landscape fit' with potential to wrap this around the north boundary, to form a natural edge to the development • Vehicular access into the site can be taken from a number of points on the former public road • The site to the south (AEDDL002) would need to be developed prior to this site and vehicular access would be via the allocation to the south • Re-instatement of the former public road, Old Edinburgh Road, to the west, to provide vehicular access to the A703 • Drainage Impact Assessment and Water Impact Assessment required in respect of the WTW and WWTW 					

Tweeddale Locality: Preferred Longer Term : Peebles



SITE REFERENCE	SITE NAME	SETTLEMENT	SITE SIZE (HA)	SITE CAPACITY	Option
SPEEB009	East of Cademuir Hill	Peebles	13.2	TBC	Preferred
Site Requirements					
<ul style="list-style-type: none"> Flood Risk Assessment required, to assess the potential flood risk and surface water runoff within the site Maintenance buffer strip for waterbody, same wording as other sties The watercourse running through the site should be protected and enhanced as part of any development. Protect and enhance existing boundary features where possible Assessment of ecology impacts and provision of mitigation, as appropriate Mitigation to ensure no likely significant effect on River Tweed SAC/SSSI Archaeology evaluation/mitigation required Landscaping/structure planting required and the long term maintenance of landscaped areas must be addressed Any further development on the south side of the River Tweed is dependent on a new river crossing due to issues regarding capacity of road network and the reliance on the existing single bridge Road linkage would be required between this site and Kingsmeadows Road via (SPEEB004, SPEEB003 and Whitehaugh Park), a link is then required from this road into Glen Road. Transport Assessment is required for any development Drainage Impact Assessment and Water Impact Assessment required in respect of WWTW and WTW 					

6. SUPPORTING OUR TOWN CENTRES

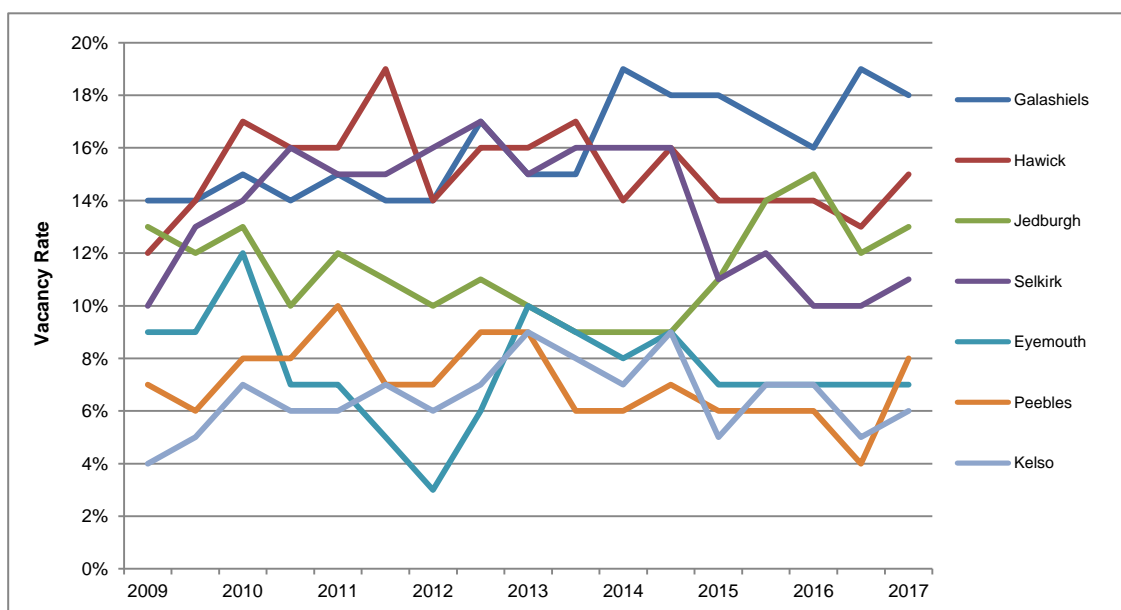
Background

The Scottish Government acknowledges that town centres are a key element of the social and economic fabric in Scotland. SPP encourages the improvement of town centres to create distinctive and successful places which are a focus for a mix of uses including retail, housing, leisure, entertainment, recreational, cultural entertainment and community facilities. The Town Centre First Principle 2014 asks that the Scottish Government, local authorities, the wider public sector, businesses and communities put the health of town centres at the heart of proportionate and best-value decision making, seeking to deliver the best local outcomes regarding investment and de-investment decisions, alignment of policies, targeting of available resources to priority town centre sites, and encouraging vibrancy, equality and diversity.

The adopted SDP 2013 acknowledges that town centres make a significant contribution to the SESplan area as centres for employment, services and a focus for civic activity and identifies a network of centres. New retail development can act as a catalyst to further investment in addition to creating employment opportunities and associated growth. The SDP states that Plans will support all uses in town centres that generate significant footfall such as retail and commercial leisure, offices, community, cultural facilities and opportunities for town centre living. Consideration should also be given to evening and night time economy in town centres.

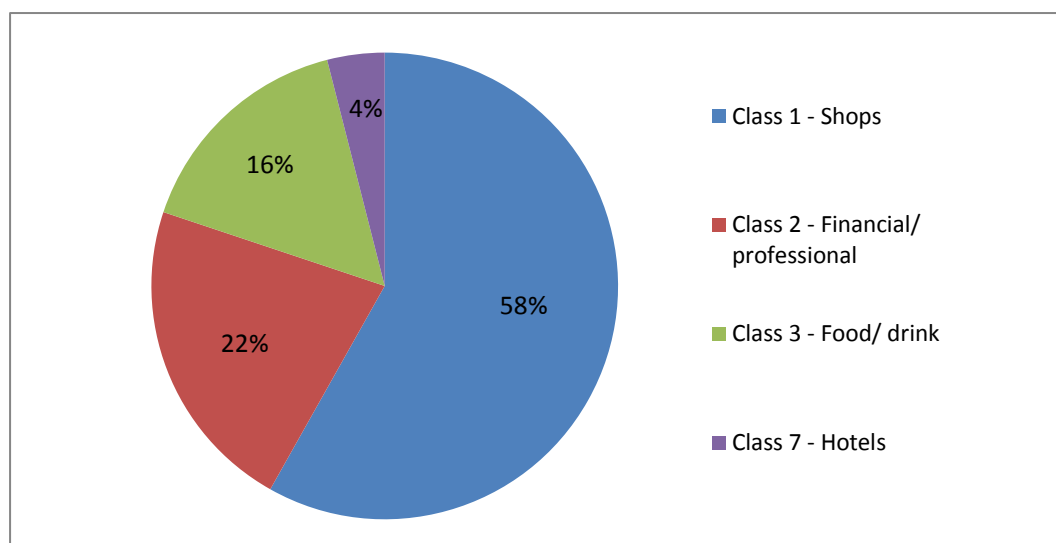
The adopted LDP 2016 allows a wide range of uses within town centres. However, on ground floor properties within the central core area of these town centres, Policy ED4 - Core Activity Areas in Town Centres seeks to encourage and protect retail uses which are key catalysts in increasing footfall and economic activity and in turn prevent the gradual loss of essential town centre activities which are important to the vitality and viability of the town centres. The Council carries out regular town centre surveys in order to monitor, for example, vacancy rates, footfall and current uses of premises. These surveys are an important part of the monitoring process and Figures 7 and 8 are examples of outputs from these surveys.

Figure 6: Retail unit vacancy rates of seven largest towns (winter 2008 to summer 2017)



Source: Draft Retail Survey Report (Summer 2017)

Figure 7: Mix of uses across all surveyed town centres (Summer 2017)



Source: Draft Retail Survey Report (Summer 2017)

Policy ED4 seeks to safeguard shop uses, and food and drink outlets which are considered appropriate complimentary uses. The policy does however offer a degree of flexibility which can be applied to decision making across the Scottish Borders for any relevant planning application. This allows consideration of, for example, how the particular town centre is performing, cognisance of current vacancy and footfall rates, opportunities for joint shopping trips and the longevity and marketing of the vacant retail unit. If a town centre is performing well there may be little justified need to lose retail premises. However, if there are significant factors which result in town centres underperforming, there may be a case for allowing an alternative use.

Retailing patterns continue to fluctuate and the role of town centres is changing (e.g increase of online shopping, competition from larger national retailers). The current economic downturn has an impact across the country and these trends are not unique to the Scottish Borders. Retail and town centre policy must adapt to these changes in circumstances and it is acknowledged that it is difficult to justify complete retention of the existing policy approach particularly for towns which are experiencing major issues in terms of their performance. In recent years the LDP has amended the retail policy to adapt to such changes and reduced the size of some core activity areas. Although these changes have helped to a degree it is considered a further review of planning policy should be tested as part of the MIR process.

Planning policy for developer contributions seeks, as far as practical, that the burden for additional infrastructure and / or services that are related to the development is absorbed by the landowner and developer as opposed to the Council or other service providers. In order to encourage development and regeneration within parts of town centre core activity areas an option of removing developer contributions from within these areas could be considered e.g. conversions of upper floor buildings to residential use. However, this must be weighed up against the loss of contributions towards the services they provide. It should be noted contributions towards the Borders Railway must remain in place as this is a statutory requirement.

The operation of activities from buildings and their impacts, both positive and negative, can vary considerably depending upon the nature and characteristic of each particular use. The Use Classes (Scotland) (Order) 1997 (UCO) identifies different uses within specific classes mainly governed by the characteristics of their operations. In general terms any change from

one use class to another constitutes “development” and planning permission will normally be required. Where the existing and proposed uses are within the same use class this does not constitute development and permission will not normally be required. Although policy ED4 does allow some flexibility of uses, primarily it seeks to protect Uses Classes 1 (shops) and 3 (Food and drink). The UCO order can be viewed in Appendix 2.

At the time of producing this MIR the Council is carrying out a pilot study for a one year period focusing on Galashiels and Hawick. Hawick and Galashiels are the two largest towns within the Scottish Borders and play a key economic and strategic role. There is concern they are both underperforming. The performance of these strategic and important town centres was identified as a concern which needed addressing immediately and it was considered pilot schemes should be implemented for a trial period. In terms of Hawick it was considered a fairly significant policy change should be implemented. Consequently the pilot scheme has removed the core activity within Hawick. In terms of Galashiels there was an awareness that any changes should not have any detrimental impacts on the benefits the Tapestry and the Transport Interchange will offer. Consequently it was agreed to retain the core activity area but allow a wider range of uses within it.

The pilot study also lays down some further criteria guidance relating to policy ED4 to be considered for planning application proposals within other core activity areas within Scottish Borders towns i.e. Galashiels, Peebles, Kelso, Melrose, Jedburgh, Selkirk, Eyemouth and Duns. As this pilot scheme has removed the core activity area from Hawick this will not be relevant to Hawick. The guidance, with reference to considering the longevity of vacancy of premises, states that if premises have been vacant for 6 months and evidence is submitted which confirms it has been adequately marketed for a substantial period of that time, then that will carry much weight in the decision making process. Policy ED4 also makes reference to the need to give consideration to any “significant positive contribution” in relation to proposals within the core activity. The study expands upon examples of what are considered to be factors determining “significant positive contribution”. Following the cessation of the trial period the Council will scrutinise the impacts the pilot study has had on the respective town centres and these matters will be taken on board when preparing LDP2.

There are concerns regarding leakage of retail spending outwith Berwickshire and it is considered a site for a new supermarket retail unit within central Berwickshire would help reverse this trend. Duns is considered an appropriately sized and located town to accommodate this use.

Main Issues

The LDP2 must adapt to the changing circumstances regarding the role of town centres and the core activity areas. There are a number of options as to how this could be achieved. This includes giving consideration to having an individual policy for each town. However, the performance of town centres can vary through time and such a policy would soon be out of date and unfit for purpose. Whilst some town centres undoubtedly require a policy change to improve vibrancy, other town centres continue to perform to a high standard with generally low vacancy rates and high footfall levels. It is therefore considered a “one size fits all” policy approach would not be appropriate.

It is considered a single policy should be prepared to test planning applications within core activity areas, although the policy should offer sufficient flexibility to take account of the specific circumstances and performance of the town at that specific time. This would be guided by reference to consideration of, for example, current vacancy and footfall rates and the outcomes of the core activity area pilot study. In instances where town centres are underperforming the policy should allow a more flexible approach to possible uses.

Appendix 2 identifies the UCO and in such circumstances consideration could be given to allowing other uses within core activity areas, e.g Use Classes 2, 10 and 11.

Consideration should also be given to whether existing core activity areas should be reduced in size or removed altogether. The existing core activity area designations are identified on the maps within this chapter and comments regarding any proposed amendments to them are invited. Consideration should also be given to whether the current requirement for developer contributions should be removed for development proposal within town centres.

In terms of finding a potential site for a new retail supermarket within Duns, ideally such a site should be located within or at the edge of the town centre as this is more likely to encourage joint trips to other outlets within the town centre. An out of town location is more likely to have adverse impacts on the performance of the town centre. To date the Council has so far been unable to identify what is considered to be an appropriate site and welcomes comments and any potential sites.

Preferred and Alternative Options

CORE ACTIVITY AREAS

The existing Core Frontage Areas, contained within the LDP are contained within this chapter.

Preferred Option

Retain core activity areas but apply a policy which allows a wider range of uses to be judged on a case by case basis depending upon the performance of the town centre in question.

Alternative Option 1

Reduce the size of the Core Activity Areas.

Alternative Option 2

Remove the Core Activity Areas completely.

QUESTION 10

Do you agree with the preferred option? If so, which other uses do you think could be allowed within Core Activity Areas? Do you think existing core activity areas within town centres should be reduced in size, and if so where? Do you think existing Core Activity Areas should be removed altogether?

RETAIL UNIT IN BERWICKSHIRE

QUESTION 11

Can you suggest any site options within central Berwickshire, preferably Duns, to accommodate a new supermarket?

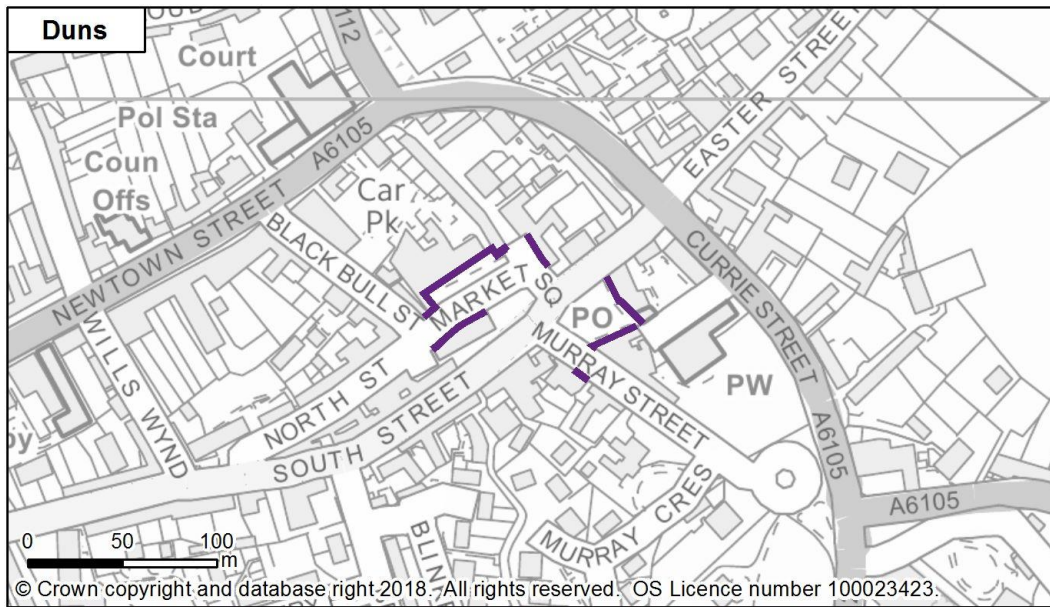
DEVELOPER CONTRIBUTIONS

QUESTION 12

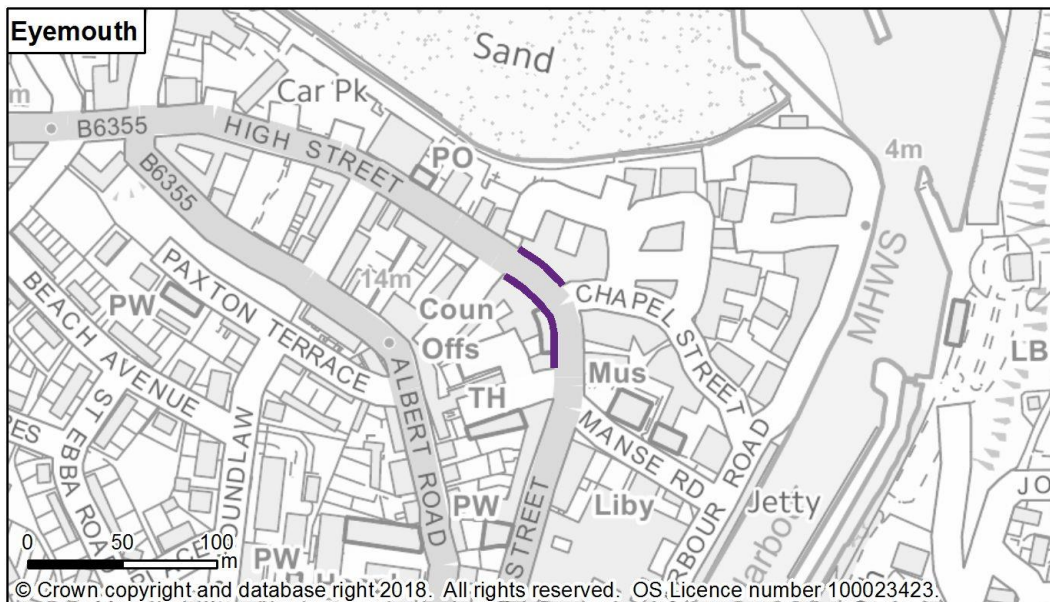
Do you feel the requirement for Developer contributions could be removed in some parts of town centre core activity areas ?

Berwickshire Locality

Duns Core Activity Area

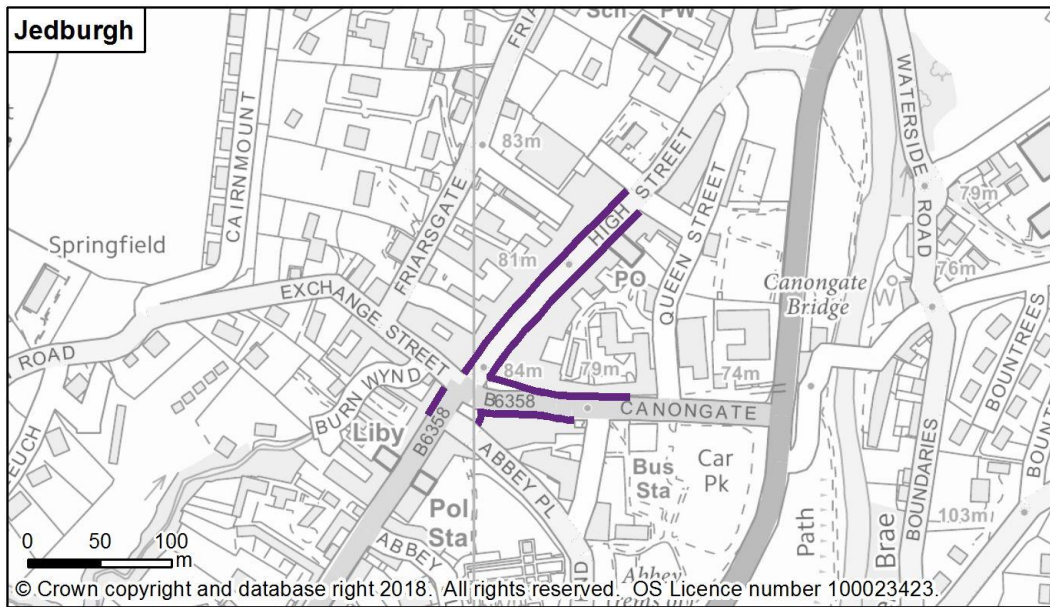


Eyemouth Core Activity Area

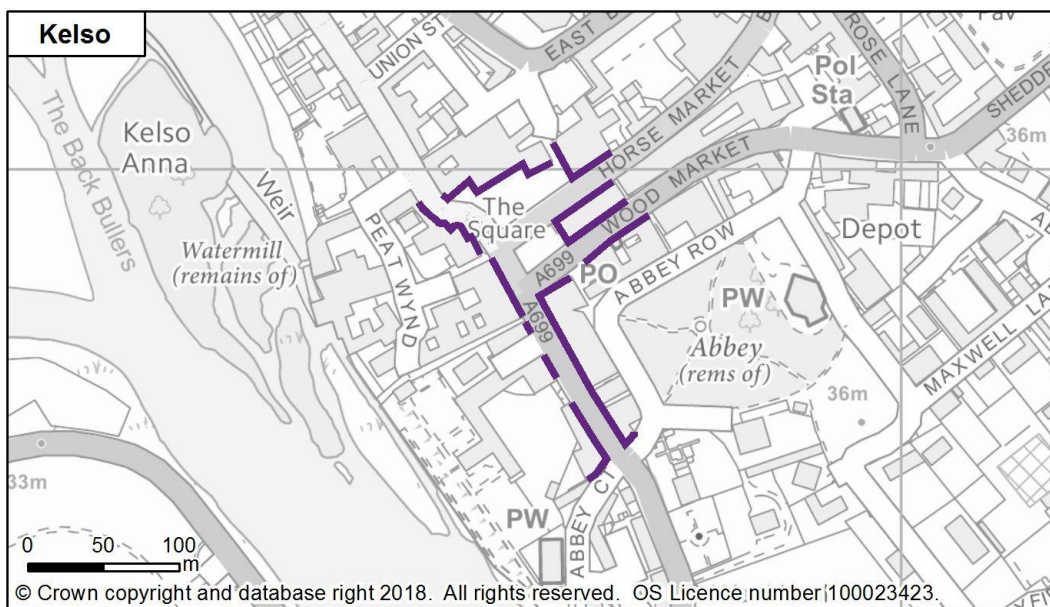


Cheviot Locality

Jedburgh Core Activity Area

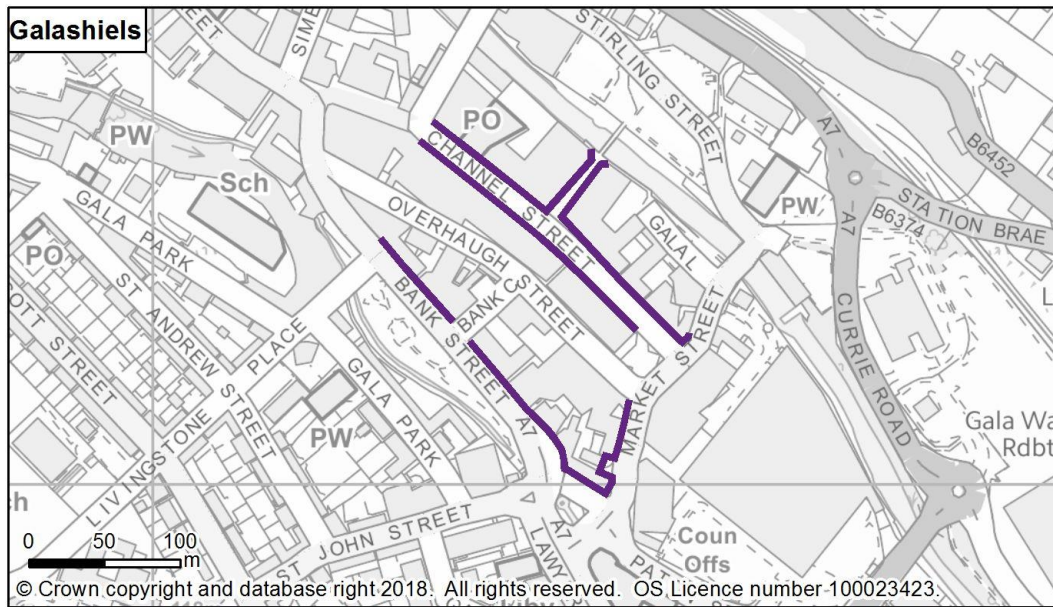


Kelso Core Activity Area

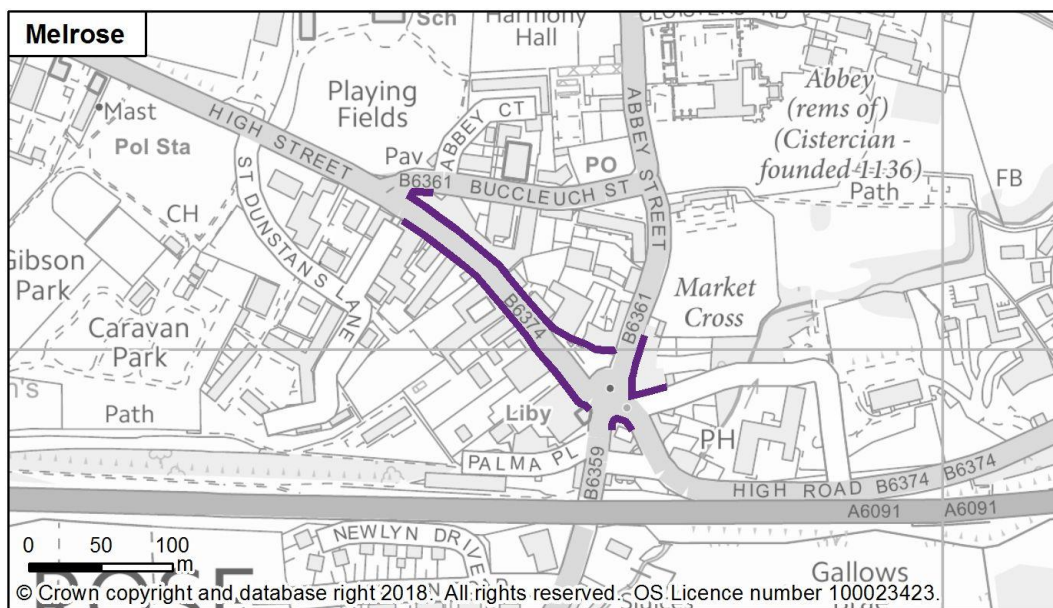


Eildon Locality

Galashiels Core Activity Area

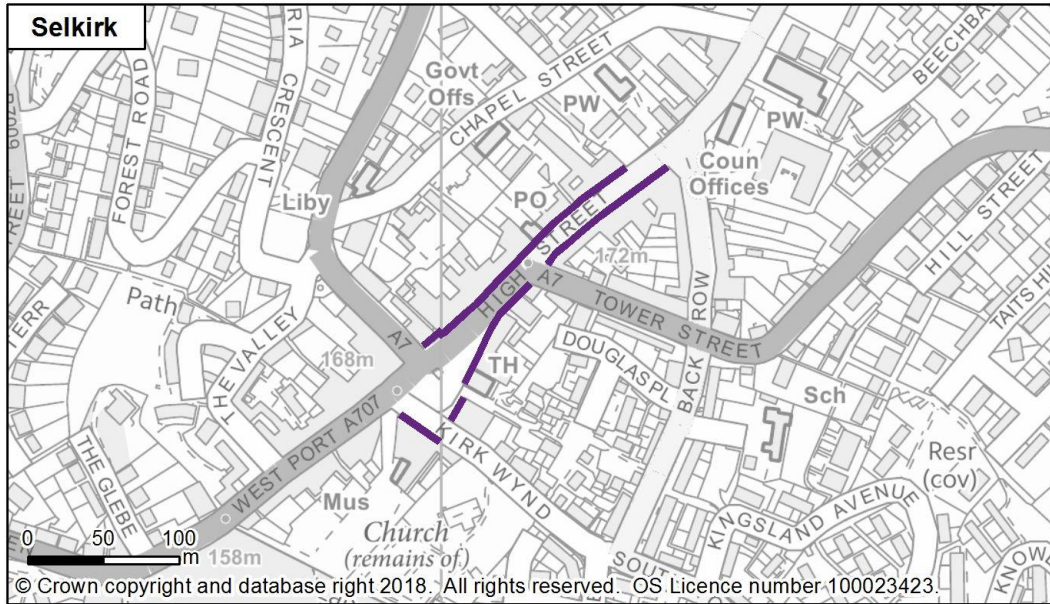


Melrose Core Activity Area

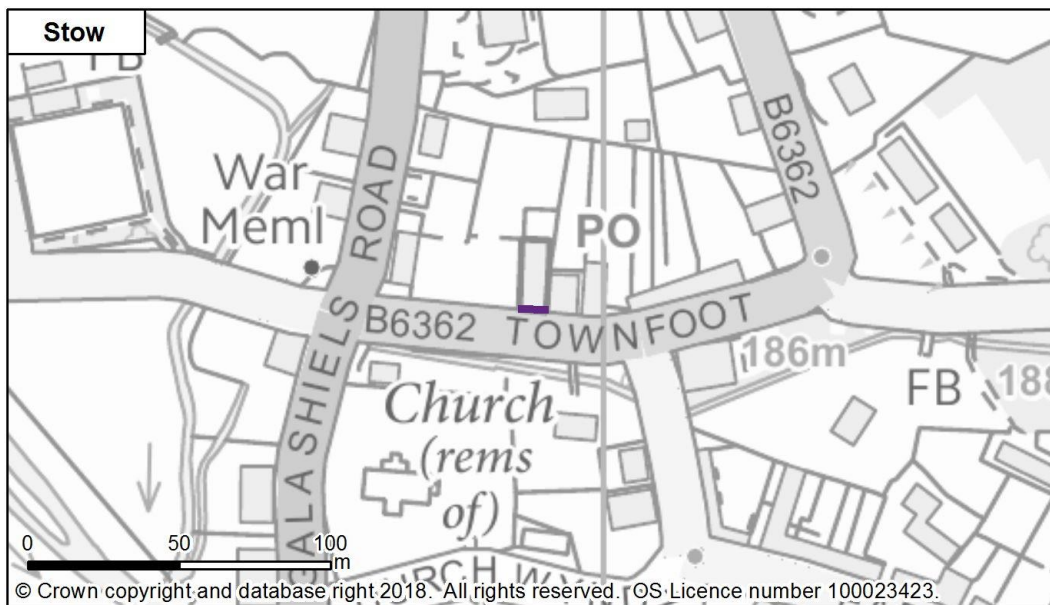


Eildon Locality

Selkirk Core Activity Area

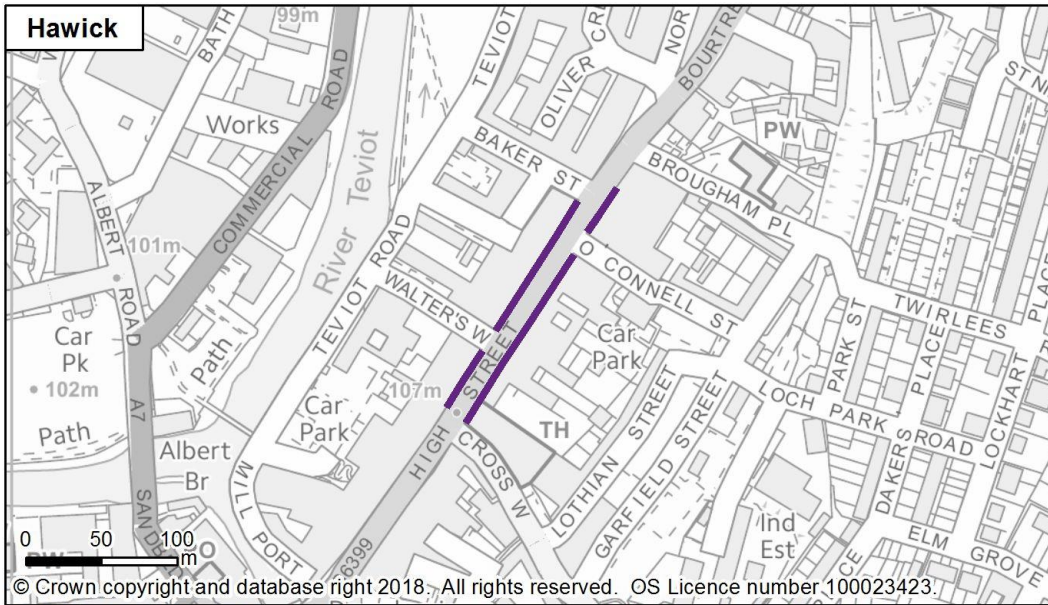


Stow Core Activity Area



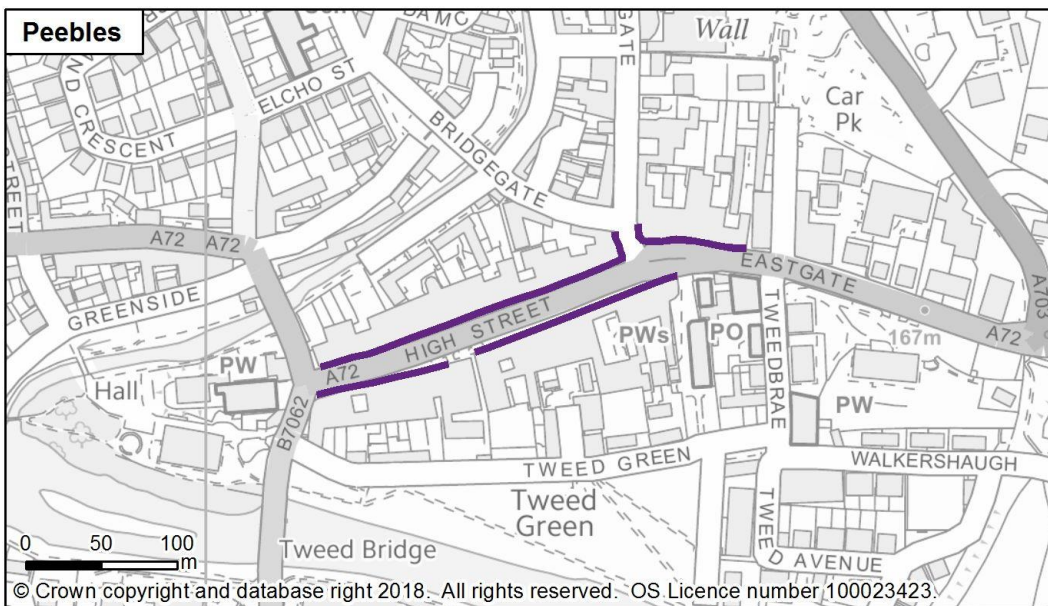
Teviot & Liddesdale Locality

Hawick Activity Area



Tweeddale Locality

Peebles Core Activity Area



7. DELIVERING SUSTAINABILITY AND CLIMATE CHANGE AGENDA

National planning policy and guidance promotes and supports renewable energy to facilitate the transition to a low carbon economy. The Climate Change (Scotland) Act 2009 requires all public bodies to contribute to the emissions targets in the Act and to deliver the Government's climate change programme. The need to mitigate the causes of climate change and the need to adapt to its short and long term impacts should be taken into account in all decisions within the planning process. The generation of heat from renewable sources and low carbon technologies can help reduce dependence on fossil fuels and reduce the output of harmful emissions.

The Scottish Government recently produced the Scottish Energy Strategy: the future of energy in Scotland 2017 which confirms new energy targets and continuing support and promotion of maximising climate change ambitions. The Scottish Government's Onshore Wind Policy Statement 2017 gives clear support for the promotion of further renewable energy types including wind farms and it confirms the economic and community benefits wind farms offer. However, this is not at any cost and it remains the case that consideration must also be given to ensuring the right development in the right place and the consideration of environmental issues. The Climate Change Plan 2018 confirms the level of ambition and implementation of delivery in order to address climate change. Scottish Borders Council has been proactive in supporting a range of renewable energy types. In implementing statutory duties to support both renewable energy and protect the landscape and the environment, the Council seeks a balance between these objectives within the decision making process.

National Planning Framework 3 and Scottish Planning Policy (SPP) are supportive of promoting renewable energy and also identify the need to support other key sustainability principles of social, economic and environmental considerations. The proposed SDP 2016 confirms the importance of improved connectivity with better walking and cycling networks and promotion of the need to reduce travel and encourage more low carbon transport choices. Developments should be designed so that the density, use and layout helps reduce the need to travel by car. Developments should include clear and direct links to public transport nodes. These matters will continue to be embedded into LDP policy when assessing new development proposals. The Council will continue to promote key strategic walking, cycling and recreational routes. The draft Borders Transport Study 2018 identifies a series of transport corridor options which will be considered and developed further.

SDP requires LDP's to identify, as appropriate, opportunities to co-locate sources of high heat demand (e.g. housing) with sources of heat supply and to locate new development where passive solar heating and solar power can be maximised. Cross boundary strategic wind farm issues should be addressed and explored in consultation with neighbouring authorities as well as identifying opportunities for repowering of existing wind farm sites.

The Council produced the Scottish Borders Low Carbon Economic Strategy 2023 in 2013, and developed a new Home Energy Efficiency and Affordable Warmth Strategy in 2018, both of which set out a series of strategic aims, initiatives and priority actions. The Local Housing Strategy (2017-22) also has a requirement to consider and address Housing's contribution to Climate Change. The Scottish Government has placed a duty on Councils' to deliver and implement Heat and Energy Efficiency Plans. The Council will consider further an appropriate approach to ensure delivery of its objectives. Any outcomes from this will feed into the LDP2 and future development plans. The Energy Efficient Scotland (EES) programme seeks to follow Scottish Governments promotion of addressing climate change issues and reductions in fuel poverty. In partnership with the Council Changeworks has set up an EES pathfinder project in Peebles. The project has four separate elements – development of a Local Heat & Energy Efficiency Strategy, taking an area based approach

to community engagement, working with the non-domestic sector (through a Peebles High School project and impartial advice to local businesses) and supporting fuel poor households to make homes warmer and cheaper to heat with energy efficiency home improvements such as insulation. Even in the short time the project has been in operation feedback has been very positive and it is hoped similar projects will be established within other Scottish Border towns.

The LDP was approved in May 2016. As recommended by the Directorate for Planning and Environmental Appeals following the Examination of the LDP, the LDP required the Council to produce Supplementary Guidance (SG) on Renewable Energy. The SG has been consulted upon and been approved by the Council in March 2018. Scottish Ministers have confirmed their clearance of the SG and the Council is in the process of confirming its inclusion within the Development Plan.

Wind energy is the main component part of the Renewables SG and the document gives useful and up to date advice on a range of matters to be addressed when determining planning applications for turbines. This includes an updated Ironside Farrar Landscape Capacity and Cumulative Impact Study 2016. The SG also makes reference to a range of other common energy types. This includes reference to micro-renewables including photovoltaic panels, field scale solar voltaics, biomass, energy from waste, anaerobic digestion, hydro and ground source heat pumps. For each of these energy types, reference is given to useful background information and good planning practice guidance. The SG confirms the Councils' continuing support for all renewable energy types within appropriate locations.



Draft Supplementary Guidance on Renewable Energy

In terms of biodiversity SPP identifies the need to having regard to the principles for sustainable land use set out in the Land Use Strategy. Paragraph 195 of SPP states expectation that public bodies apply the Principles for Sustainable Land Use, as set out in the Land Use Strategy, when taking significant decisions affecting the use of land.

The Council's policy for woodlands and forestry is contained in the Scottish Borders Woodland Strategy and includes locational guidance to encourage the planting of the right trees in the right place. The Scottish Government has set targets for woodland creation to help achieve climate change objectives and ensure ongoing supply to the timber industry and the south of Scotland, including Scottish Borders, is an important area for this because of its soils and climate and proximity to markets. The Council is encouraged to consider a strategic approach to ensure that these anticipated, large scale, land use changes balance

the needs of business, local communities and the wider environment to maximise the benefit for the people of the Scottish Borders.

The Scottish Government's Zero Waste Plan seeks to make the most efficient use of resources by minimising demand and maximising re-use, recycling and recovery. The SDP states LDP's will support proposals which encourage recycling and recovery of waste where these are in accordance with the Zero Waste plan and take account of the environmental, transport, economic and amenity factors. The Council will continue to promote waste treatment to meet the targets of the Zero Waste Plan. Opportunities for co-location with other uses which can make use of any recovered heat will be supported. Planning consent has recently been granted to develop a waste transfer station at the Council's site at Easter Langlee in Galashiels.

Flood risk remains a primary issue to be addressed as part of the LDP2 process. This includes updating policy requirements and ensuring SEPA and the Council's Flood Management section are consulted on all sites submitted for consideration for inclusion within the Plan. In 2016, the Local Flood Risk Management Plans (LFRMP) were published and set the duties local authorities need to carry out within Flood Risk Management in the 2016-22 cycle; Scottish Borders Council is the lead local authority for the Tweed Local Flood Risk Management Plan.

At present, the Council are developing five flood studies, Peebles, Innerleithen & Broughton, Earlston and Newcastleton; these studies are expected to be completed in late 2018 / early 2019. A coastal study is also being taken forward for Eyemouth. Surface Water Management Plans for Peebles, Galashiels, Hawick and Newcastleton and Natural Flood Management studies for Hawick and Galashiels/Stow are also being taken forward within this 2016-22 cycle. The flood studies will essentially act as pre-scheme preparation and will outline potential mitigation options. The options that are chosen by the Council to take forward as potential mitigation measures will be placed into a national list and prioritised against the Scottish Government's flood scheme criteria.

The Selkirk Flood Protection Scheme was officially opened in 2016 and provides protection to approximately 600 properties. There remains a conflict of opinion with SEPA regarding potential new land allocations within the recently completed multi million pound flood scheme in Selkirk. As part of the Selkirk Flood Protection Scheme, a final 'as built' model will be run for the scheme to determine actual risk to these sites. This will confirm the actual standard of protection and hopefully allow the future release of more land for development. It is expected that this will be undertaken by the end of August 2018. This information will be discussed with SEPA to determine whether certain sites within the flood defence scheme could ultimately be allocated within LDP2. The Hawick Flood Protection Scheme is ongoing and is currently at the detailed design stage with an expected completion date of 2021 / 2022. The scheme is expected to provide a 1 in 75 year level of protection from the River Teviot within Hawick

The "Feasibility Study for a proposed Scottish Borders National Park" commissioned by a local campaign group has been submitted to the Council for consideration along with their Position Statement issued in September 2017. The study sets out the background to National Parks in Scotland, the challenges and needs of the southern Borders and seeks to identify the special qualities that would meet the qualifying criteria for the proposed designation. The study also seeks to quantify potential economic benefits, as well as the opportunities for landowners and tourism. The study sets out a number of options for a boundary to the park and also the possible governance arrangements, legislative powers it would have and what the operating costs would be. The study can be viewed on the following link : www.borders-national-park.scot/FS/NP-Feasibility_Study-FULL_DOCUMENT.pdf

The Council considers there is merit in posing a question on the proposition for a National Park, its possible boundaries and operational model through the Main Issues Report. This statutory process, which is also being used by Argyll & Bute Council to investigate their proposals for a National Park, would enable the Council to better gauge the level of public support for the proposals, the attitude of key stakeholders, to test the key assertions being made in the campaign group's submission regarding proposed benefits and to investigate further what would be involved in the establishment of a park. It is only once this work has been completed that the Council will be in a position to determine whether it can support the establishment of a National Park in the Borders.

The designation of a National Park is ultimately a matter for Scottish Ministers following an assessment and recommendation by Scottish Natural Heritage. Whilst the support of the Council for such a proposal would be a material consideration for Scottish Ministers it is unlikely to be the key determining factor in their final decision.

Main Issues

The Council will continue to follow national guidance and policy in taking appropriate measures to address climate change issues. The Council will prepare an Energy Efficiency Plan and identify where heat networks, heat storage and energy centres exist or could be appropriate to ensure opportunities are maximised. Further work towards identifying short, medium and longer term opportunities within development plans and action programmes to investigate the feasibility of district heating where appropriate should be carried out.

It is expected there will continue to be a number of planning applications for major wind farm proposals. The Council will continue to support such proposals within appropriate locations. With the loss of feed in tariffs and grant aid it is inevitable that in order to increase efficiency and financial viability wind turbines will be manufactured to greater heights. It is anticipated planning applications for turbines up to and exceeding 200m will soon be submitted. It is acknowledged that there are strong and conflicting ranges of opinions on wind turbine proposals, and the Council's SG on Renewable Energy and the Ironside Farrar Landscape Capacity and Cumulative Impact study 2016 are satisfactory documents to help guide the determination of applications for such proposals.

Preferred and Alternative

SUSTAINABILITY AND CLIMATE CHANGE

Preferred Option

The Council should continue to promote and support sustainability and climate change adaption. LDP policies and proposals should ensure they promote development in the interests of sustainable development and climate change.

Alternative Option

None

QUESTION 13

Do you support the preferred option? Are there any other matters relating to sustainability and climate change adaption which should be addressed? Do you have an alternative option ?

NATIONAL PARK

QUESTION 14

Do you support the designation of a National Park within the Scottish Borders? If so, which general area do you think a National Park should cover?

8. REGENERATION

Background

The Scottish Borders has a number of derelict areas of land and buildings, many of which relate back to an industrial past. As these buildings have decayed further it has been a challenge to encourage development on these brownfield sites. Some of these are unsuitable for conversion, demolition costs are high and potential contamination issues need to be addressed and rectified. However, some sites can offer opportunities for redevelopment for a variety of uses including commercial, residential, and industrial uses. SPP promotes sustainable economic growth, the creation of well-designed sustainable places and the requirement to identify regeneration opportunities. The promotion of regeneration is a reoccurring key theme throughout SPP.

In recent years the Council has been successful in accessing external funds from Historic Environment Scotland to help deliver regeneration to town centres in the Scottish Borders. Area Regeneration Schemes in both Kelso (2009-14) and Selkirk (2013-18) have been completed, which have contributed to building repairs and enhancing the public realm as well as providing opportunities for traditional skills training and heritage education projects. Jedburgh CARS (Conservation Area Regeneration Scheme) is currently in its second year of operation with a budget of around £1 million to help improve the town centre. As part of a wider Regeneration Strategy and as a component of the Hawick Action Plan, the Council intends to bid for further funding from the latest round of CARS funding to establish a Hawick CARS scheme centred on the High Street to compliment other funding secured for the town, such as the Hawick Flood Protection Scheme and the redevelopment of the former Armstrong's Department Store site. The project, if successful, would hope to start in April 2019 and run until March 2024.

Main Issues

The adopted LDP has a number of sites allocated for redevelopment, including the promotion of regeneration proposals within all its town centres. LDP2 will carry forward these allocations and principals. Sites which have been redeveloped will be removed from the Plan. There are a number of derelict brownfield sites within the Scottish Borders. The MIR focuses on those which are considered to have highest priority taking cognisance of matters such as, for example, local interest / significance, the visual condition, prominence, longevity of vacancy and whether it is identified as being a building at risk. New key sites identified for redevelopment are identified on the maps within this chapter.

REDEVELOPMENT SITES

Preferred Option

The preferred sites to be allocated for redevelopment are set out in this chapter.

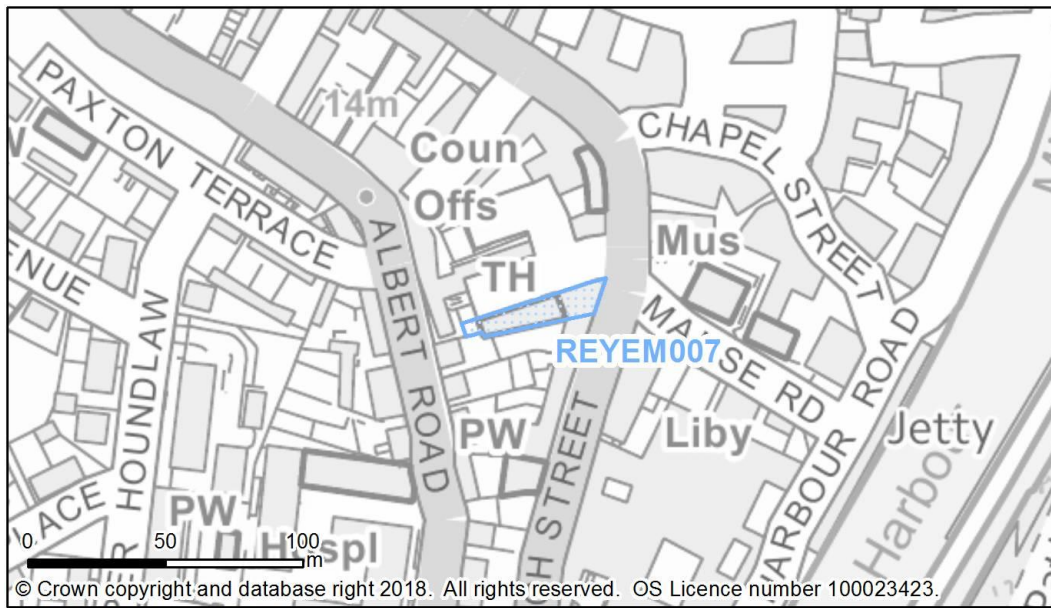
Alternative Option

None

QUESTION 15

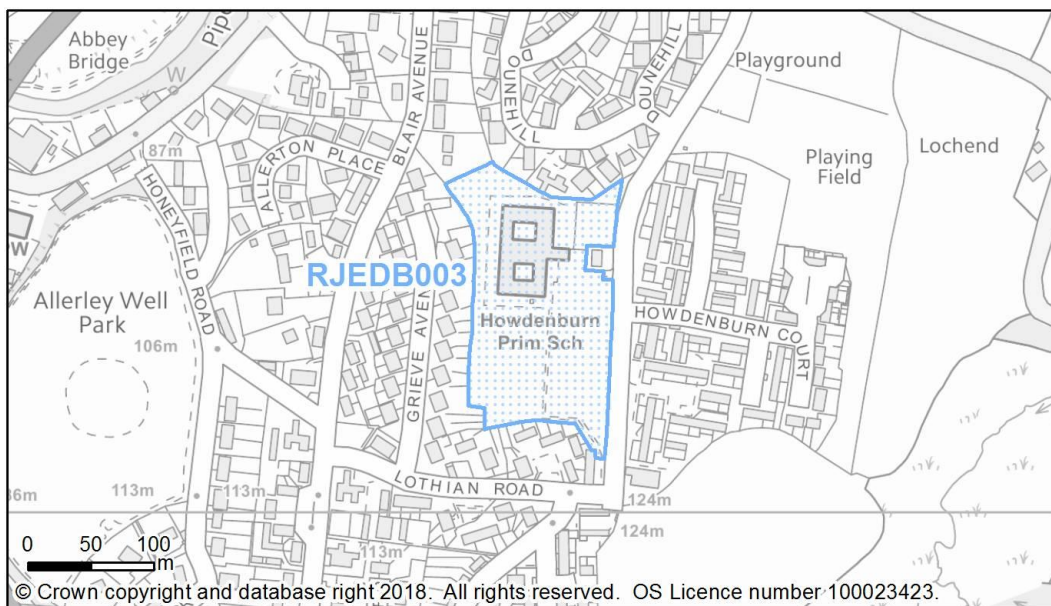
Do you agree with the proposed redevelopment sites to be allocated within the LDP2?
Are there other sites within the Scottish Borders you feel should be included?

Berwickshire Locality: Eyemouth



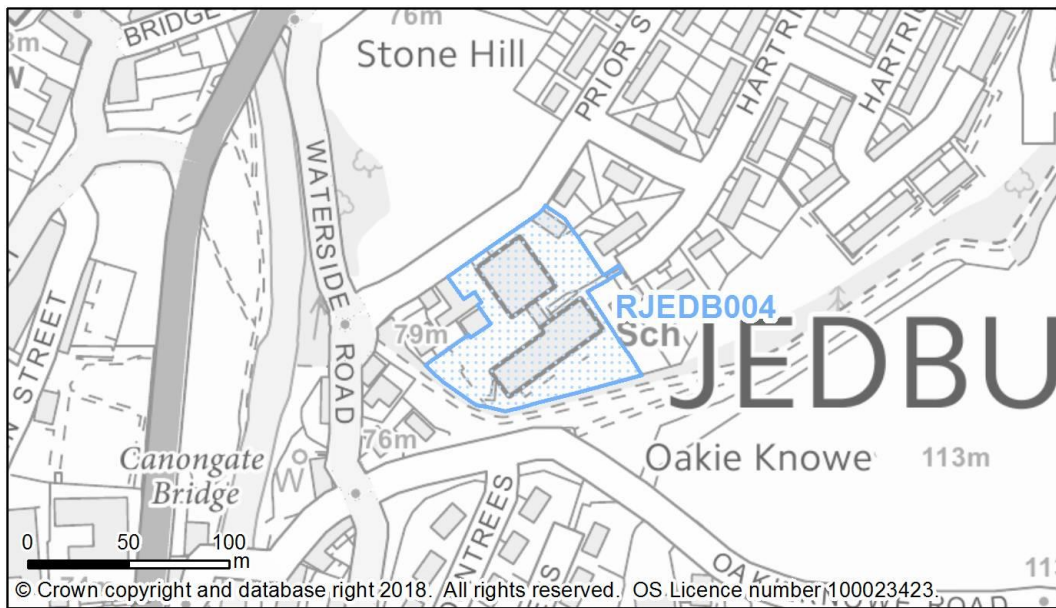
SITE REFERENCE	SITE NAME	SETTLEMENT	SITE SIZE (HA)	SITE CAPACITY
REYEM007	Former Town Hall	Eyemouth	0.06	n/a

Cheviot Locality: Jedburgh



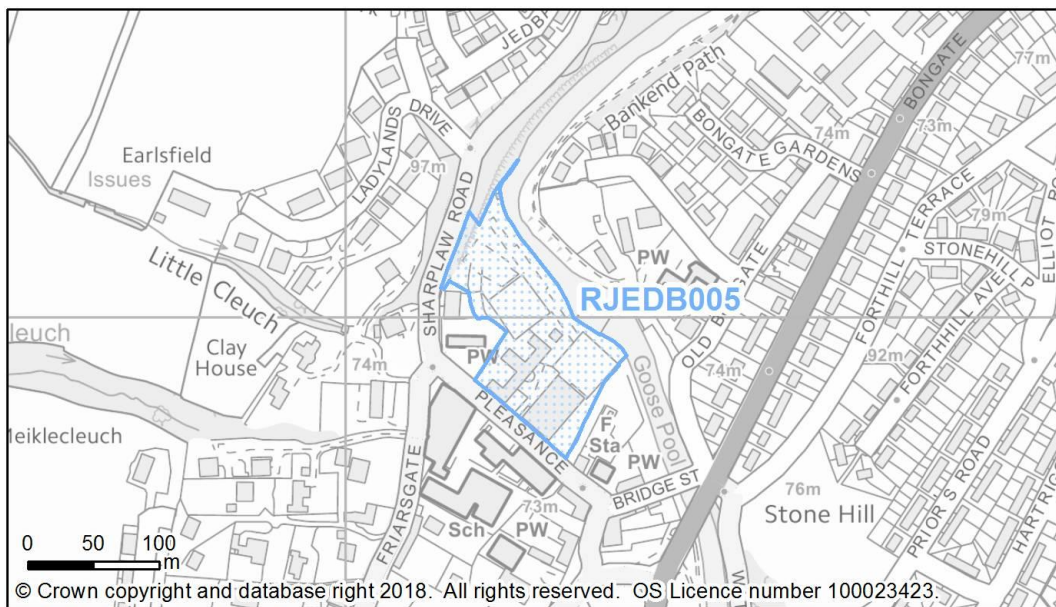
SITE REFERENCE	SITE NAME	SETTLEMENT	SITE SIZE (HA)	SITE CAPACITY
RJEDB003	Howdenburn Primary School	Jedburgh	2.2	n/a

Cheviot Locality: Jedburgh



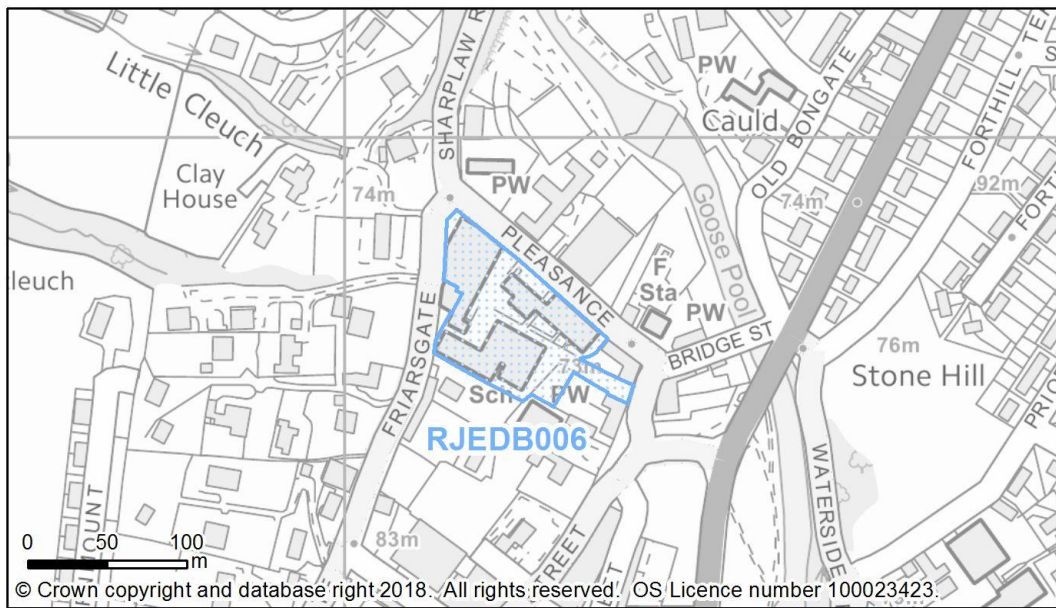
SITE REFERENCE	SITE NAME	SETTLEMENT	SITE SIZE (HA)	SITE CAPACITY
RJEDB004	Parkside Primary School	Jedburgh	0.6	n/a

Cheviot Locality: Jedburgh



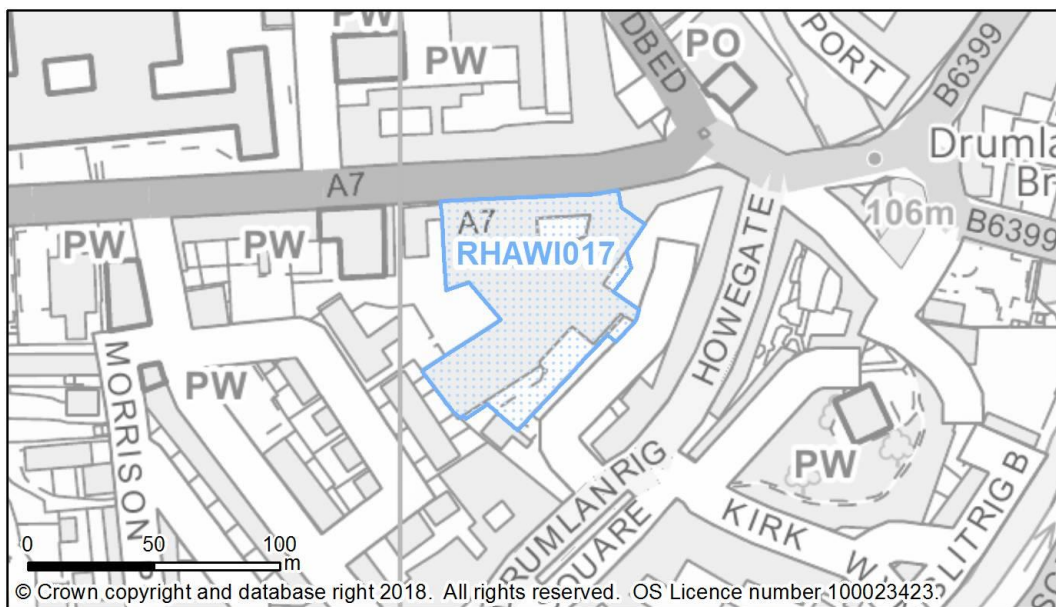
SITE REFERENCE	SITE NAME	SETTLEMENT	SITE SIZE (HA)	SITE CAPACITY
RJEDB005	Former Tennis Court/Ski Slope	Jedburgh	1.3	n/a

Cheviot Locality: Jedburgh



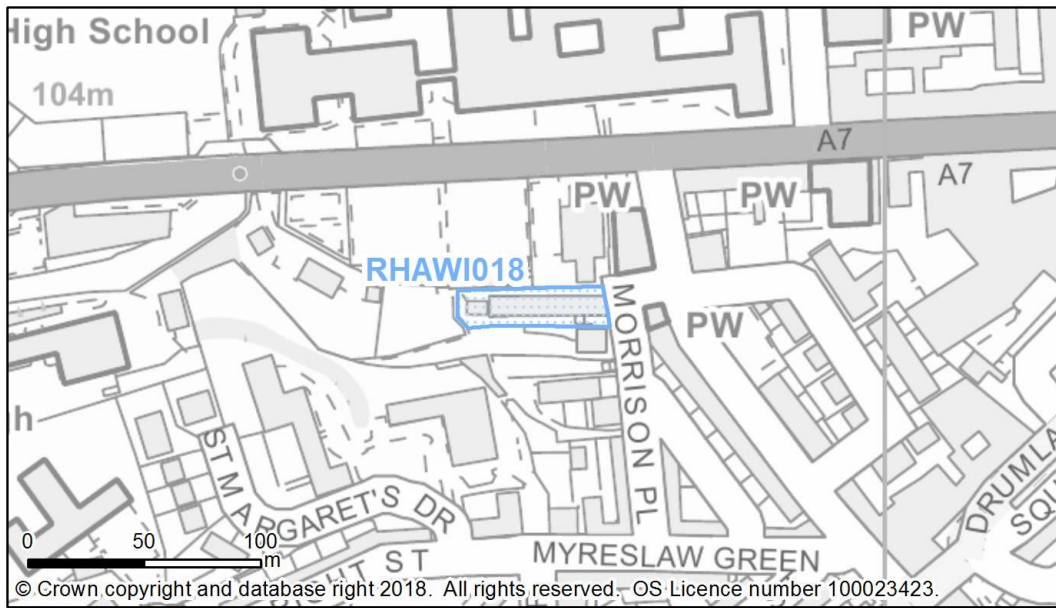
SITE REFERENCE	SITE NAME	SETTLEMENT	SITE SIZE (HA)	SITE CAPACITY
RJEDB006	Jedburgh Grammar School	Jedburgh	0.8	n/a

Teviot & Liddesdale Locality : Hawick



SITE REFERENCE	SITE NAME	SETTLEMENT	SITE SIZE (HA)	SITE CAPACITY
RHAWI017	Former Peter Scott Building	Hawick	0.6	n/a

Teviot & Liddesdale Locality : Hawick



SITE REFERENCE	SITE NAME	SETTLEMENT	SITE SIZE (HA)	SITE CAPACITY
RHAWI018	Buccleuch Mill	Hawick	0.1	n/a

9. Settlement Maps

Background

The current LDP includes settlement maps and profiles for 88 towns and villages within the Scottish Borders. Each map identifies a development boundary which development should be contained within, allocates sites for protection for specific uses and lists relevant policies to help determine planning applications within each settlement. Development boundaries within LDP2 will be extended to incorporate development proposals which have been approved and built. Allocations which are fully developed will be removed from the Plan. In Hawick it is proposed that the town centre boundary will be extended to incorporate the recently approved Aldi retail unit in Commercial Road and the properties fronting onto Dovemount Place. Sites allocated for cemeteries will be removed from the Plan but will instead be replaced by a new cemetery policy listing criteria considerations which relevant planning applications should be tested against. There will be other minor amendments to update some site boundaries within the proposed LDP2 although these would not be considered to be *main issues* to be included within this report.

Main Issues

Oxnam Settlement Boundary

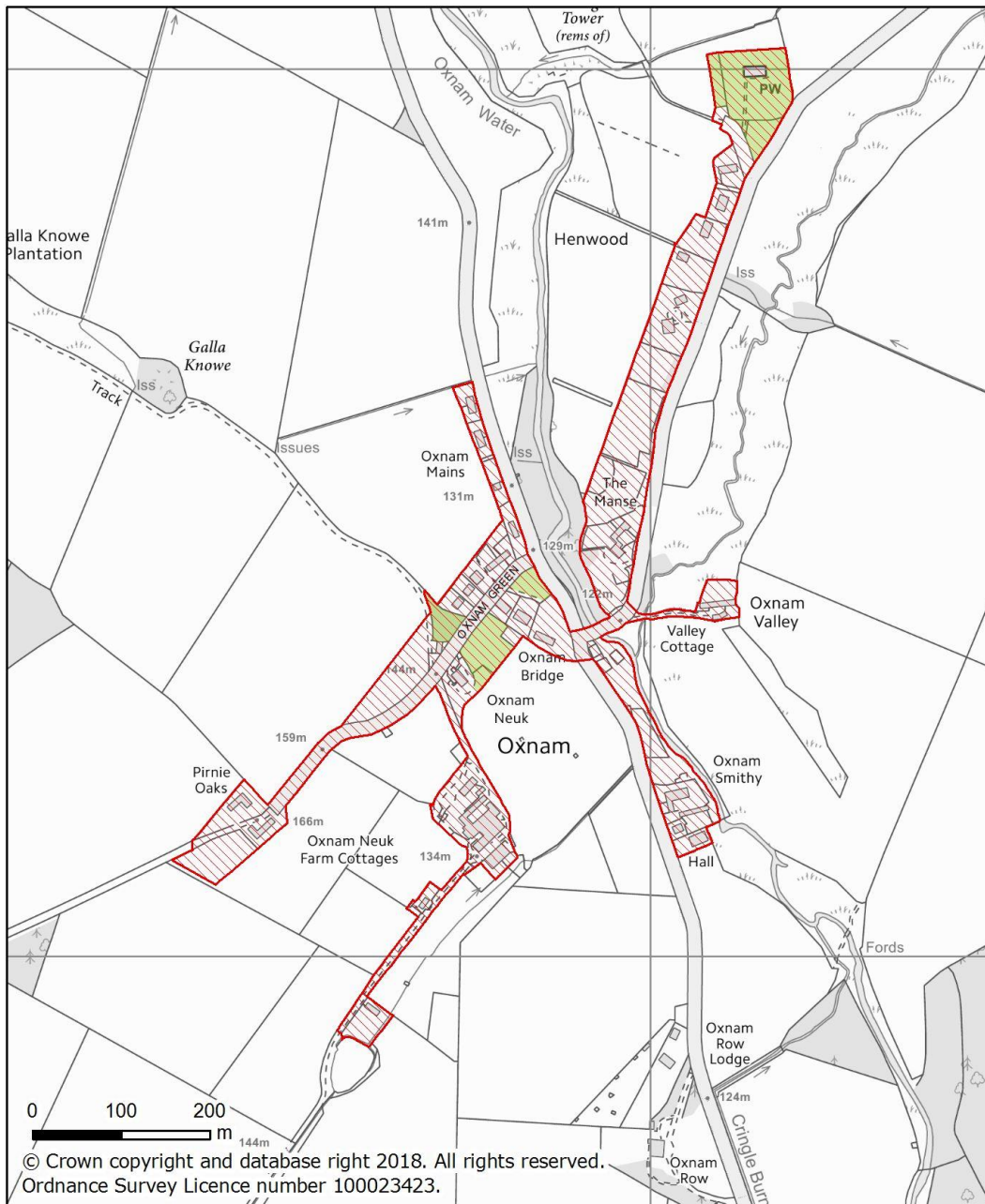
The Council has been approached by Oxnam Community Council with a view to having a development boundary incorporated around the hamlet. This would effectively mean Oxnam would become a recognised settlement within the LDP. It is considered Oxnam is of a size which could justify inclusion within LDP2 and could ensure control of future development proposals within the current building group. Figure 8 identifies the proposed boundary suggested by the Community Council.

Newcastleton Conservation Area

The Council has 43 designated Conservation Areas within the Scottish Borders. Conservation Areas are designated as they are recognised as being worthy of preservation or enhancement due to their special architectural or historic interest. As part of the MIR public engagement process a request was received from Newcastleton Community Council to review the Newcastleton Conservation Area designation.

The unique character of Newcastleton is established due to its distinct grid iron layout with a central square and two secondary squares, and it being the best example of a late 18th century planned village in the Scottish Borders. The Council does not feel there is any justification to remove its conservation status. However, the Council has identified core frontage areas within each conservation area which relate to the control of replacement windows. It is acknowledged that over time inappropriate replacement window types whose appearance deviates from traditional designs has considerably diluted the quality of this particular aspect of Newcastleton Conservation Area. Consequently consideration could be given to removing the core frontage within Newcastleton. In essence this would mean that it would retain its conservation status due to its unique layout but there would be a less stringent approach with regards to window replacements within what is currently the core frontage designation. Subsequent applications for replacement windows within this area would be judged by the replacement window policy which currently applies to the rest of the Conservation Area. The current core frontage designation within the Newcastleton Conservation Area can be viewed in Figure 10.

Figure 8: Proposed Oxnam Settlement Boundary

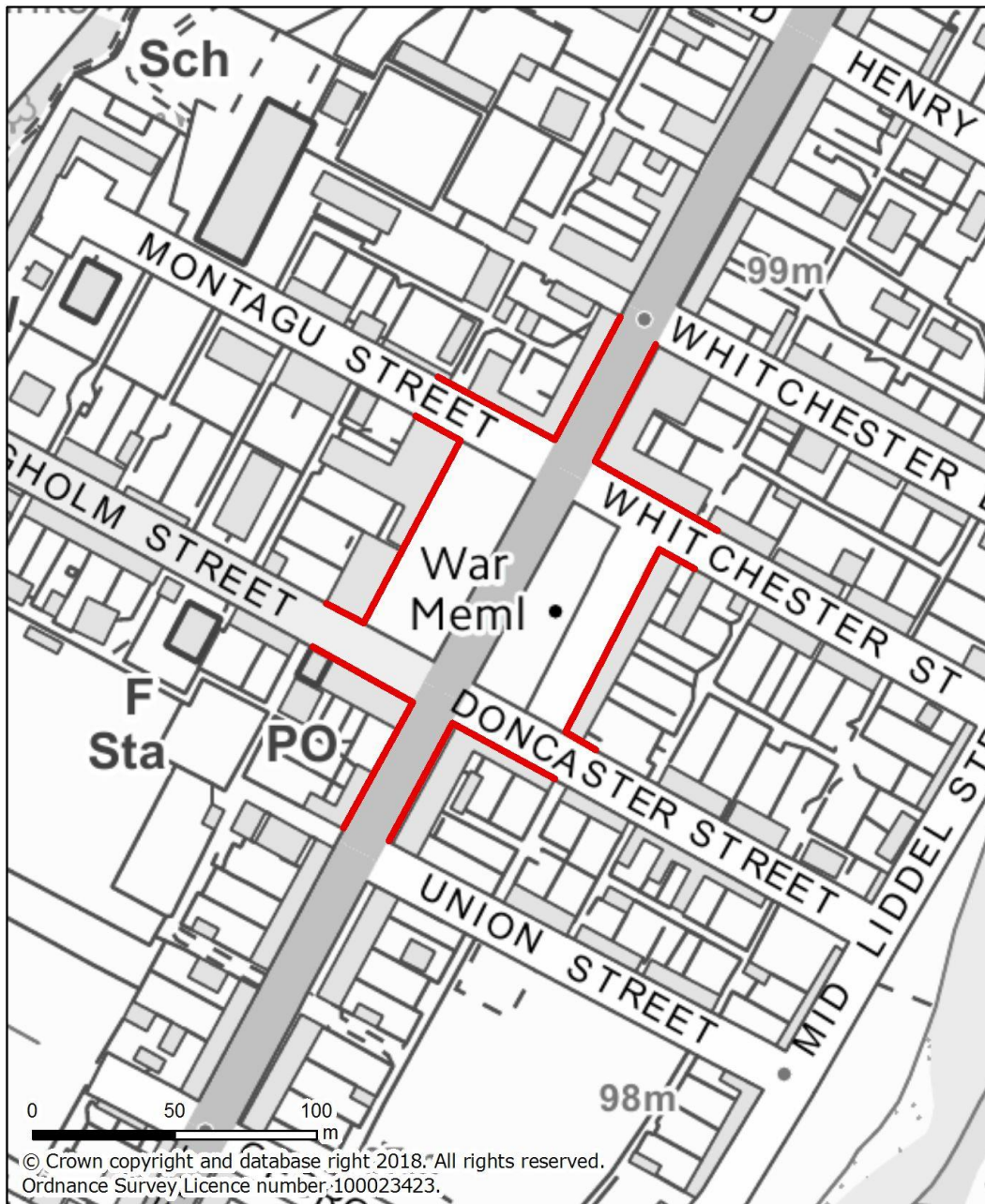


OXNAM DEVELOPMENT BOUNDARY

QUESTION 16

Do you support the principal of Oxnam becoming a recognised settlement within the LDP? Do you agree with the proposed settlement plan and its boundaries?

Figure 9: Existing core area within Newcastleton Conservation Area



NEWCASTLETON CONSERVATION AREA

QUESTION 17

Do you support the removal of the Core Frontage designation within the Newcastleton Conservation Area?

10. PLANNING POLICY ISSUES

The Monitoring Statement (MS) has evaluated the performance of all planning policies within the adopted LDP. Following scrutiny of the findings from the MS and consideration of feedback from internal and external users of the policies as well as national policy requirements, the MIR must raise potential amendments to policies which the LDP2 must address.

All policies within the LDP are identified within Appendix 3. For each policy, reference is made to emerging issues, the identification where text updates are required, the consideration as to whether policies could be merged, whether some could be removed and the identification of any new policies which the LDP2 should include.

Finalised versions of the policies will be incorporated within the LDP2. Consideration where possible will be given to simplifying policy text but not to the extent where key criteria tests and clarity are lost. It would be the intention to retain the useful justification text at the beginning of each policy as well as the cross references to other possible relevant policies and supplementary guidance.

PLANNING POLICY ISSUES

QUESTION 18

Do you agree with the suggested policy amendments identified in Appendix 3? Do you think there are any other policy amendments which should be referred to?

ANY OTHER COMMENTS

QUESTION 19

Are there any other main issues which you feel should be addressed within LDP2? Please confirm these and explain how these could be addressed.

11. CONSULTATION QUESTIONS

Summary of the Questions contained within the MIR.

VISION, AIMS AND SPATIAL STRATEGY

Question 1: Do you agree with the main aims of the LDP2? Do you have any alternative or additional aims?

GROWING YOUR ECONOMY

Question 2: Do you agree with the preferred option to retain the existing 'Strategic High Amenity' site categorisation and amalgamate the remaining categories? Do you agree with any of the alternative options including to retain the current policy position? Or do you have another alternative option?

Question 3: Do you think there are any settlements in which new or more business and industrial land should be allocated, and if so where?

Question 4: Do you have any suggestions for a potential area of land to be allocated in the vicinity of Town Yetholm, Lauder and Kelso for business use, and if so where?

Question 5: Have you any suggestions as to how allocated business and industrial land can be delivered more effectively?

Question 6: Do you agree with the preferred options for the provision of additional business and industrial land/mixed use land in the LDP2? Do you agree with the alternative option for mixed use land? Or do you have other alternative options?

PLANNING FOR HOUSING

Question 7: Do you agree with the preferred options for additional housing sites? Do you agree with the alternative options? Do you have other alternative options?

Question 8: Do you agree with the preferred option for addressing proposals for housing in the countryside? Do you agree with the alternative proposal? Have you any other options which you feel would be appropriate?

Question 9: Do you agree with the proposed existing housing allocations to be removed from the LDP? Are there any other sites you suggest should be de-allocated?

Question 10: Do you agree with the preferred option? If so, which other uses do you think could be allowed within Core Activity Areas? Do you think existing Core Activity Areas within town centres should be reduced in size, and if so where? Do you think existing Core Activity Areas should be removed altogether?

Question 11: Can you suggest any site options within Central Berwickshire, preferably Duns, to accommodate a new supermarket?

Question 12: Do you feel the requirement for Developer Contributions could be removed in some parts of town centre core activity areas ?

DELIVERING SUSTAINABILITY AND CLIMATE CHANGE AGENDA

Question 13: Do you support the preferred option? Are there any other matters relating to sustainability and climate change adaption which should be addressed? Do you have an alternative option ?

Question 14: Do you support the designation of a National Park within the Scottish Borders? If so, which general area do you think a National Park should cover?

REGENERATION

Question 15: Do you agree with the proposed redevelopment sites to be allocated within the LDP2? Are there other sites within the Scottish Borders you feel should be included?

SETTLEMENT MAPS

Question 16: Do you support the principal of Oxnam becoming a recognised settlement within the LDP? Do you agree with the proposed settlement plan and its boundaries?

Question 17: Do you support the removal of the Core Frontage designation within the Newcastleton Conservation Area?

PLANNING POLICY ISSUES

Question 18: Do you agree with the suggested policy amendments identified in Appendix 3? Do you think there are any other policy amendments which should be referred to?

ANY OTHER COMMENTS

Question 19: Are there any other main issues which you feel should be addressed within LDP2? Please confirm these and explain how these could be addressed.

Appendix 1 – Policy ED1 Site Categorisation Table

TYPE OF SITE	STRATEGIC DEVELOPMENT AREA	SETTLEMENT	SITE NAME
Strategic High Amenity	Central	Newtown St Boswells	Tweed Horizons Expansion (BNEWT001)
	Western	Peebles	Cavalry Park (zEL2)
Strategic Business and Industrial Sites	Central	Hawick	North West Burnfoot (BHAWI001); Gala Law (Safeguarded Site) (zEL48); Gala Law (zEL60); Gala Law North (BHAWI002)
		Kelso	Pinnaclehill Industrial Estate (BKELS005), Extension to Pinnaclehill Industrial Estate (zEL206), Wooden Linn (BKELS003)
		St Boswells	Charlesfield (zEL3); Extension to Charlesfield (zEL19)
		Tweedbank	North of Tweedbank Drive (zEL59); Tweedbank Industrial Estate* (zEL39)
		Eastern	Eyemouth
District	Central	Earlston	Mill Road (zEL57); Station Road (zEL56); Townhead (BEARL002); Turfford Park (zEL55)
		Galashiels	Easter Langlee Industrial Estate (zEL38); Galafoot (BGALA002); Huddersfield Street Mill (zEL41); Langhaugh (BGALA003); Netherdale Industrial Estate (zEL40); Wheatlands Road (zEL42)
		Hawick	Burnfoot (zEL49), Weensland (zEL62), Mansfield Road (zEL50), Liddesdale Road (zEL52)
		Jedburgh	Wildcat Gate (zEL31); Wildcat Wood and extension (BJEDB001); Hartrigge Park (zEL32); Edinburgh Road (zEL33); Bankend South Industrial Estate (zEL34); Bongate South (zEL35); Bongate North (zEL37)
		Newtown St Boswells	Waverley Place (zEL36)
		Selkirk	Riverside 2 (zEL11); Riverside 5 (BSELK002); Riverside 6 (zEL15); Riverside 7 (BSELK001)

TYPE OF SITE	STRATEGIC DEVELOPMENT AREA	SETTLEMENT	SITE NAME
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	Eastern	Chirnside	Berwick Road (zEL25); Southfield (zEL1)
		Duns	Cheeklaw (zEL26); Peelrig (zEL8)
		Eyemouth	Acredale Industrial Estate (zEL47), Eyemouth Industrial Estate (zEL63)
	Western	Innerleithen	Traquair Road (zEL200), Traquair Road East (zEL16)
		Peebles	South Park (zEL204), South Park (zEL46)
	Landward	Coldstream	Lennel Mount North (BCOLD001), Hillview Industrial Estate (zEL28)
		Greenlaw	Duns Road Industrial Estate (zEL22)
		Lauder	North Lauder Industrial Estate (BLAUD002), Lauder Industrial Estate (zEL61)
		Morebattle	Croft Industrial Estate (BMORE002); Croft Industrial Estate Extension (BMORE001)
		Newcastleton	Moss Road (zEL44)
		West Linton	Deanfoot Road (zEL18)
		Whitsome	Waste Transfer Station (zEL24)
Local	Central	Hawick	Loch Park Road (zEL51)
		Kelso	Spylaw Road/Station Road (zEL205)
		Selkirk	Riverside 8 (BSELK003)
	Landward	Broughton	Former Station Yard (zEL43)
		Coldstream	Coldstream Workshops (zEL27)
		Swinton	Coldstream Road (zEL45)

* It is expected that this will become a Strategic High Amenity site through the period of the Local Development Plan.

Appendix 2 - Town and Country Planning (Use Classes) (Scotland) Order 1997

A GENERAL GUIDE TO USE CLASSES ORDER IN SCOTLAND

UCO 1997 note 2]	Description	Change Permitted [see
Class 1 Shops	Retail sale of goods, hairdresser, undertaker, travel & ticket agency, post office. Dry cleaner, launderette, cold food consumption off premises. Display of goods for sale, hiring out of domestic goods or articles, reception of goods to be washed, cleaned or repaired (where the sale, display or service is principally to visiting members of the public.	No permitted changes.
Non-classified [Sui Generis]	Sale or display of motor vehicles.	Permitted change to Class 1 [limited to floor area of 235 sq.m. or less]
	Amusement centre, taxi business, vehicle hire.	No permitted changes.
Class 2 Financial, Professional and other services	Financial, professional or any other services, including use as a betting office [which is appropriate to provide in a shopping area, principally for visiting members of the public].	Permitted change to Class 1
Class 3 & 2. Food & drink	Restaurant, cafe, snack bar [use for sale of food or drink on the premises].	Permitted change to Class 1
Non-classified [Sui Generis]	Public House [primary use sale of alcoholic liquor].	No permitted changes.
	Hot food takeaway.	Permitted change to Class 1
Class 4 Business [see note 3]	Office [other than that specified under Class 2] Research & development of products or processes Light industry.	Permitted change to Class 6 [limited to floor area of 235 sq.m. or less]
Class 5 General Industrial	General industry. [use for the carrying on of an industrial process other than one falling within the Class 4 [Business] definition]	Permitted change to Class 4 & 6. [Class 6 change limited to floor area of 235sqm or less]
Class 6 Storage or distribution	Storage or distribution.	Permitted change to Class 4
Class 7 Hotels & hostels	Hotel, boarding & guest house, hostel.	No permitted changes.
Class 8 Residential institutions	Residential school, college, training centre Residential accommodation with care, hospital, nursing home.	No permitted changes.
Class 9 Houses	House occupied by a single person, or a number living together as a family, or as a household of 5 persons or less. Limited use as a bed & breakfast or guesthouse.	No permitted changes.

Class 10 Non-residential institutions.	Creche, day nursery, day centre, provision of education Museum, exhibition hall, public library, display of art. Public worship, religious instruction, social activities of a religious body.	No permitted changes.
Class 11 Assembly & leisure	Cinema, concert hall, bingo hall, casino, dance hall, discoteque. Skating rink, swimming bath, gymnasium or for indoor sports or recreation not involving motorised vehicles or firearms.	No permitted changes.
Non-classified [Sui Generis]	Theatre. Motor vehicle or firearm sport.	No permitted changes.

Guidelines

1. Any change from one use class to another constitutes development and planning permission will normally be required. Where the existing and proposed use are within the same class does not constitute development and permission normally will not be required. NB the freedom to switch between certain use classes can be restricted by conditions imposed by the planning consent.
2. Any uses outwith the specified use classes are defined as non-classified Sui-Generis. Planning permission is required for any change of use involving a Sui Generis use.
3. A Class 4 Business use is that which can be carried on in a residential area without detriment to the amenity of the area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.
4. Notwithstanding the provisions of the 1997 Use Classes Order, the General Permitted Development Scotland Order 1992 defines certain changes between use classes considered to be permitted development which therefore do not require planning permission. This is subject to the satisfaction of certain criteria as set out in the Order and, as mentioned in Point 1, existing uses must be free of restrictive conditions
5. It should be noted that permitted change of use are 'ratchet' changes, i.e. they cannot be made in reverse.
6. This is of course a general guide, and for full details reference should be made to the Town and Country Planning (Use Classes) (Scotland) Order 1997 and the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, together with any subsequent amendments.

Appendix 3 – Local Development Plan Policy Review

Policy	Comments	Retain in Principle	Merge/ Streamline	Conclusion
Place Making and Design				
PMD1: Sustainability	<p>No issues identified.</p> <p>The Council's Land Use Strategy pilot scheme makes useful reference to a range of matters regarding rural land including e.g. better land management, improved protection, tourism opportunities, improved land drainage etc,. The LUS should be considered within the planning application process where relevant.</p>	Yes	-	<p>It is considered that the policy will be substantially retained.</p> <p>Reference to be made to the Land Use Strategy (LUS) within the introductory policy text.</p>
PMD2: Quality Standards	<p>The policy is quite detailed and is probably the most used policy. It is considered it operates well in practice.</p> <p>Changes were made to the policy by the Reporter as part of the Local Development Plan Examination.</p> <p>Policy text needs to be updated in relation to criteria a) and b) in order to ensure issues to be addressed fall within the remit of Development Management as opposed to other sections within the Council e.g Building Control.</p>	Yes	-	<p>Criteria a) and b) to be reviewed to ensure issues to be addressed fall within the remit of Development Management</p>
PMD3: Land Use Allocations	<p>No major issues identified.</p>	Yes	-	<p>It is considered that the policy will be substantially retained.</p>
PMD4: Development Outwith Development Boundaries	<p>No issues identified. Mostly used for affordable housing proposals.</p> <p>Within the second criteria, add a further bullet e) which makes reference to the development of the site being capable of achieving a satisfactory access.</p> <p>Introductory text should confirm this policy relates to proposals which are outwith but adjoin a development</p>	Yes	-	<p>Add in an additional bullet point e) within the second criteria to state '<i>is capable of achieving a satisfactory access</i>'.</p> <p>Within the first criteria, bullet a) remove the reference to 'Policy HD2'</p>

	boundary of a settlement within the LDP. Such proposals would not be judged under policy HD2 – Housing in the Countryside. Reference to policy HD2 should be removed from PMD4 policy criteria test.			
PMD5: Infill Development	No issues identified.	Yes	-	It is considered that the policy will be substantially retained.
Economic Development				
ED1: Protection of Business and Industrial Land	It is expected there will be a greater focus in the future on high quality business developments. Review of policy site hierarchy to support potential for more flexible approach to allow a range of other employment uses. Current policy hierarchy of categorising each site into one of 4no categories (strategic high amenity / strategic business / district / local) must be reviewed. Consideration should be given to further promote suitable complementary uses within business sites. These matters will be confirmed at the proposed Plan stage following further discussion and consideration of public responses to these options as stated within the MIR Policy text to be amended to accurately refer to potential complementary uses (e.g. part 1a)	Yes	-	Amendment to policy site hierarchy and a more flexible approach to allow a range of uses within allocated sites to be further reviewed Policy text to be amended to accurately refer to potential complementary uses (e.g. part 1a)
ED2: Employment Uses Outwith Business and Industrial Land	No issues identified	Yes	-	It is considered that the policy will be substantially retained.
ED3: Town Centres and Shopping Development	No issues identified. The town of Innerleithen to be added to text in second para of policy	Yes	-	It is considered that the policy will be substantially retained. The town of Innerleithen to be added to text in second para of policy
ED4: Core Activity Areas in Town Centres	Current policy allows flexibility of uses in instances where town centres are underperforming. However, with the role of town centres changing policy should again be reviewed. In order to encourage more town centre regeneration consideration of a	Yes	-	The MIR suggests a number of options as to how to help the regeneration, vitality and viability of town centres. Feedback from the consultation and further discussion will develop this policy into the new LDP.

	<p>more flexible approach should be examined to allow further uses within the core activity areas. It is likely a single policy will remain, but it will offer flexibility of uses to be considered taking on board the performance of the town in question at the point of time. Consideration should also be given to reducing the size of designated core activity areas and even removal if justified in an extreme case. Removal of developer contributions in some parts of town centre core activity areas could also be considered, although obviously this must be carefully weighed up against the much needed funding they provide towards required infrastructure / facilities etc.</p> <p>A pilot scheme is currently being operated in Hawick / Galashiels which will test some of these options in practice. On the cessation of the pilot scheme in a years time the conclusions can feed into the preparation of the new LDP, alongwith feedback from the MIR relating to these options. It must be noted that a balance must be reached in that an “anything goes” policy is likely to have longer term detrimental implications on town centre performance as a result of allowing uses which promote limited footfall and limited economic activity.</p>			
ED5: Regeneration	<p>This was a new policy added as part of the Local Development Plan.</p> <p>Policy to be updated to make reference to the Town Centre Regeneration Action Plan and opportunities for external funding.</p> <p>Table and map of regeneration opportunities to be removed as these are now out of date.</p>	Yes	-	<p>Policy to be updated to make reference to the Town Centre Regeneration Action Plan and opportunities for external funding.</p> <p>Table and map of regeneration opportunities to be removed as these are now out of date.</p>

ED6: Digital Connectivity	The promotion of improved digital connectivity remains a priority for the Council and this policy should be retained	Yes	-	It is considered that the policy will be substantially retained.
ED7: Business, Tourism and Leisure Development in the Countryside	<p>Covers a wide range of proposals but no significant issues have been identified.</p> <p>Policy should make reference to the requirement for the inclusion of supporting business and marketing plans.</p> <p>Implications of Brexit may lead to more applications for alternative diversification measures. Consequently policy should give more weight to considerations of the economic benefits of any applic to be tested under policy ED7.</p> <p>Cross reference should be made with Woodland Strategy and Policy IS1 – Protection of Existing Businesses.</p>	Yes	-	<p>Policy should confirm a requirement for the inclusion of business and marketing plans to be submitted in support of any relevant planning application.</p> <p>Policy should give more weight to the consideration of the economic benefits of any relevant planning application</p> <p>Policy should make a cross reference with Woodland Strategy and Policy IS1 – Protection of Existing Businesses.</p>
ED8: Caravan and Camping Sites	<p>It is considered that the policy will be substantially retained.</p> <p>There is an increase in applications for chalets, but there are fewer for caravans. Chalet reference should specifically be put into policy. A possible new title for this policy may be “Holiday Accommodation in the Countryside” which should include reference to chalets, caravans and camping. Reference should be made for the need for a supporting business case to be provided.</p> <p>Consideration for the requirement for the inclusion of a sequential test to be provided as there is an initial preference for developments to be close to settlements for sustainability, closeness to services, etc. If it is considered a satisfactory case is put forward for the chosen rural location the proposal could be supported</p>	Yes	-	<p>It is considered that the policy will be substantially retained with the title expanded upon to include reference to chalet developments.</p> <p>Consideration should be made to the requirement of producing a sequential test to confirm alternative options considered.</p> <p>Text should confirm that high standards of place-making and design should be applied to caravan proposals</p>

	<p>The first para of policy ED8 makes reference to ref to proposals “immediately outwith the dev boundary”. Text should confirm this relates to proposals on sites immediately adjoining development boundaries of settlements within the LDP. This would be relevant to the sequential test.</p> <p>Text should confirm that high standards of place-making and design should be applied to caravan proposals</p>			
ED9: Renewable Energy Development	<p>The Council produced a Supplementary Guidance on Renewable Energy which has recently been cleared by Scottish Ministers. This gives an up to date position on a wide range of matters relevant to the consideration of applications for renewable energy proposals. It is considered the SG and the updated Ironside Farrar Landscape Capacity and Cumulative Impact study will give sufficient guidance to help process applications for further wind turbine proposals</p> <p>Consideration of heat mapping and district heating to be developed and fitted into policy if sufficiently progressed</p>	Yes	-	It is considered that the policy will be substantially retained.
ED10: Protection of Prime Quality Agricultural Land and Carbon Rich Soils	No issues identified	Yes	-	It is considered that the policy will be substantially retained.
ED11: Safeguarding of Mineral Deposits	No issues identified	Yes	-	It is considered that the policy will be substantially retained.
ED12: Mineral and Coal Extraction	<p>It is considered that the policy will be substantially retained. A minor change to the wording of criterion d) in order to ensure that properties “within 500m of a local settlement OR those proposals which will adversely affect residential and other sensitive property ...”</p> <p>The Council aims to produce an</p>	Yes	-	It is considered that the policy will be substantially retained with a minor wording change as stated

	SPG on Minerals			
Housing Development				
HD1: Affordable and Special Needs Housing	<p>The policy works well in practice.</p> <p>Ministers announced More Homes Scotland (MHS), an overarching approach to support the increase in supply of homes across all tenures which incorporates a variety of existing and new initiatives to help deliver its target of over 50,000 affordable homes by 2021.</p> <p>There is Government funding available for the delivery of affordable homes, which at a local level means a significant increase in investment enabling the delivery of an ambitious housing programme in the Scottish Borders. There is uncertainty beyond the current Government regarding future funding however.</p> <p>The Strategic Housing Investment Plan (SHIP) is the key document for identifying strategic housing projects to assist in supporting the operational delivery of the programme.</p>	Yes	-	<p>It is considered that the policy will be substantially retained.</p> <p>Introductory text can make reference to the points identified</p>
HD2: Housing in the Countryside	<p>The policy works well in practice.</p> <p>Consideration given to minor wording of some criteria, to aid Development Management in the decision making process.</p> <p>MIR seeks opinion on possibility of allowing isolated housing in the countryside provided a number of matters are satisfied including appropriate setting, high quality of design and materials. This matter will be considered further following feedback to the MIR consultation</p>	Yes	-	<p>Minor updates to the wording of some criteria, where required, to aid Development Management in the decision making process.</p> <p>Feedback from MIR consultation on Housing in the Countryside to be considered</p>
HD3: Protection of	This policy is relevant to the	Yes	-	Policy text to be updated to make

Residential Amenity	consideration of applications for renewable energy developments.			reference that this policy is relevant to the consideration of applications for renewable energy developments.
HD4: Meeting the Housing Land Requirement/Further Housing Land Safeguarding	Policy HD4 was updated by the Reporter as part of the LDP Examination, to reflect the shortfall in housing land and the requirement for it to be delivered through Housing Supplementary Guidance. This has since been adopted. Policy update needed to remove the reference to the shortfall in housing units.	Yes	-	Minor update to remove the reference to the shortfall in housing land and requirement for Supplementary Guidance.
HD5: Care and Retirement Homes	No issues in practice. It is likely there will be a future increase in these types of applications and the policy is considered satisfactory to guide decisions	Yes	-	It is considered that the policy will be substantially retained.
Environmental Promotion and Protection				
EP1: International Nature Conservation Sites and Protected Species	No issues identified.	Yes	-	It is considered that the policy will be substantially retained.
EP2: National Nature Conservation and Protected Species	No issues identified.	Yes	-	It is considered that the policy will be substantially retained. Minor alteration to policy title, add 'Sites' after conservation.
EP3: Local Biodiversity	Reference to be made to the updated LBAP as Supplementary Guidance under EP 3 reflects national policy (Land Use Strategy and Scottish Biodiversity Strategy) adopting an ecosystem approach Policy EP3 to make reference to reflect good practice for Net Gain for biodiversity to enhance Green Networks (EP12), Greenspace (EP11) and Local Biodiversity Sites	Yes	-	Reference to be made to the updated LBAP as Supplementary Guidance under EP 3 reflects national policy (Land Use Strategy and Scottish Biodiversity Strategy) adopting an ecosystem approach Policy EP3 to make reference to reflect good practice for Net Gain for biodiversity to enhance Green Networks (EP12), Greenspace (EP11) and Local Biodiversity Sites
EP4: National Scenic Areas	No issues identified.	Yes	-	It is considered that the policy will be substantially retained.
EP5: Special Landscape Areas	No issues identified.	Yes	-	It is considered that the policy will be substantially retained.
EP6: Countryside Around Towns	No issues identified.	Yes	-	It is considered that the policy will be substantially retained.

EP7: Listed Buildings	<p>No issues in practice.</p> <p>The policy should give increased emphasis on the need for submission of Design Statements for applications for listed building consent or applications which affect the setting of a listed building. and make reference to more</p> <p>Enabling development is an opportunity to redevelop listed buildings on condition that the works are financed by a development which may otherwise not be approved, e.g. housing in the countryside. Legal Agreements would be applied to ensure profits from the housing are used to ensure implementation of the listed building refurbishment. The policy should make reference to the use and implementation of such enabling development</p>	Yes	-	Increased emphasis on the use of Design Statements and reference to be made to enabling development
EP8: Archaeology	Policy significantly revised in LDP1.	Yes	-	It is considered that the policy will be substantially retained.
EP9: Conservation Areas	The policy should give increased emphasis on the need for submission of Design Statements	Yes	-	<p>It is considered that the policy will be substantially retained.</p> <p>Increased emphasis on the requirement for Design Statements.</p>
EP10: Gardens and Designed Landscapes	Policy to make reference to be made to Peter McGowan Consultants study on Gardens and Designed landscapes	Yes	-	<p>It is considered that the policy will be substantially retained.</p> <p>Reference to Peter McGowan study.</p>
EP11: Protection of Greenspace	The policy was significantly altered within the adopted LDP 2016 where key green spaces were formally allocated and given strong protection. It is considered this policy is operating well in practice.	Yes	-	It is considered that the policy will be substantially retained.
EP12: Green Networks	This policy was introduced within the adopted LDP 2016 and seeks to safeguard and promote the use of green networks. It is considered this policy is operating well in practice.	Yes	-	It is considered that the policy will be substantially retained.

EP13: Trees, Woodlands and Hedgerows	No issues identified. The policy should include reference to the Regional Strategic Woodland Creation Project.	Yes	-	It is considered that the policy will be substantially retained. Include reference to the Regional Strategic Woodland Creation Project.
EP14: Coastline	No issues identified.	Yes	-	It is considered that the policy will be substantially retained.
EP15: Development Affecting the Water Environment	No issues identified.	Yes	-	It is considered that the policy will be substantially retained.
EP16: Air Quality	Although used infrequently, there are still scenarios where the policy has an important role to play, e.g. applications for quarrying and landfill. Consequently it should be retained as a standalone policy. Reference could be made in introductory text to low carbon / renewables having a detrimental impact on air quality eg: biomass, log burning stoves.	Yes	-	It is considered that the policy will be substantially retained. Reference to be made in introductory text to low carbon/renewables having a detrimental impact on air quality eg: biomass, log burning stoves.
Infrastructure and Standards				
IS1: Public Infrastructure and Local Service Provision	No issues	Yes	-	It is considered that the policy will be substantially retained.
IS2: Developer Contributions	The policy works well in practice and outlines a variety of scenarios where developer contributions could be required. Although in some instances some concerns are raised by applicants regarding identified developer contributions and the payments required on a case by case basis at the planning application stage, no issues have been identified regarding the policy itself.	Yes	-	It is considered that the policy will be substantially retained.
IS3: Developer Contributions Related to the Borders Railway	No issues identified.	Yes	-	It is considered that the policy will be substantially retained.
IS4: Transport Development and Infrastructure	Policy to be updated to refer to any new transport development or infrastructure projects			Policy to be updated to refer to any new transport development or infrastructure projects
IS5: Protection of Access Routes	No issues identified			The policy will be substantially retained
IS6: Road Adoption	The policy on adoptable Roads /	Yes	-	Appendix 3 to be amended to confirm

Standards	Private Access standards is confirmed in Appendix 3 of LDP. This should be amended to confirm that the threshold for road adoption will be increased from 4 housing units to 5			that the threshold for road adoption will be increased from 4 housing units to 5
IS7: Parking Provision and Standards	No issues identified	Yes	-	The policy will be substantially retained
IS8: Flooding	No issues identified. Supporting text update on progress on Council flood schemes	Yes	-	Supporting text update on progress on Council flood schemes
IS9: Waste Water Treatment Standards and Sustainable Urban Drainage	No issues identified. Draft Supplementary Guidance on SUDS will soon be consulted upon with reference to it within the policy	Yes	-	The policy will be substantially retained with reference to SG on SUDS
IS10: Waste Management Facilities	No issues identified. Supporting text update where required, e.g Easter Langlee waste transfer centre	Yes	-	Supporting text update where required, e.g Easter Langlee waste transfer centre
IS11: Hazardous Developments	Although used infrequently it is still a policy needed for guidance and reference in certain circumstances. The policy should be retained.	Yes	-	It is considered that the policy will be substantially retained.
IS12: Development Within Exclusion Zones	No issues identified. Updates to be confirmed regarding consultation zones and relevant bodies to be contacted	Yes	-	Updates to be confirmed regarding consultation zones and relevant bodies to be contacted.
IS13: Contaminated Land	Wording of final sentence of introductory text in para 1.1 to be confirmed with SNH Para 1.2 to be amended to make reference to “agricultural operations” as opposed to “agricultural practises” Reference to “unstable land” within para and policy IS13 to be reviewed as it is not considered relevant to contamination issues	Yes	-	It is considered that the policy will be substantially retained. Wording of final sentence of introductory text in para 1.1 to be confirmed with SNH Para 1.2 to be amended to make reference to “agricultural operations” as opposed to “agricultural practises” Reference to “unstable land” within para and policy IS13 to be reviewed as it is not considered relevant to contamination issues
IS14: Crematorium Provision	No issues identified.	Yes	-	It is considered that the policy will be substantially retained.
IS15: Radio	No issues identified.	Yes	-	It is considered that the policy will be

Telecommunications				substantially retained.
IS16: Advertisements	No issues identified.	Yes	-	It is considered that the policy will be substantially retained.
IS17: Education Safeguarding	No issues identified.	Yes	-	It is considered that the policy will be substantially retained.
New Policies				
Policy	Comments			
Cemeteries	Existing cemeteries are currently formally allocated within the LDP. However, it is proposed that these allocations are removed and replaced instead by a policy based approach which will give protection to existing cemetery sites and also lay down criteria to be addressed for applications for new cemetery proposals or extension to existing cemeteries.			
Dark Skies	The Council was approached by Newcastleton Community Council to consider the possibility of formulating the promotion and a related policy regarding dark skies. An area of woodland adjoining Keilder was suggested. The dark-sky movement seeks to reduce light pollution which in turn include an increased number of stars visible at night, reducing the effects of electric lighting, cutting down on energy use. The promotion of dark skies can help tourism. If this was to be pursued policy should presume against development proposals which produce levels of lighting which may impact on dark skies. Clearly there is a balance of ensuring sufficient levels of lighting where required in the interested of public safety. The promotion of dark skies requires to be investigated further and if it is considered to have some support and merit then an appropriate policy would be prepared.			

Appendix B:

Extracts of Site Assessment Database for all sites considered as part of the MIR process

Summary Table

Report 1: Preferred and Alternative Sites

Report 2: Excluded Sites

Report 3: Redevelopment Sites

Report 4: Sites to be Removed from LDP

Report 5: Sites to be Retained within LDP2

Report 6: Proposed Settlement Boundary

All sites considered – MIR Site Status

Settlement name	Site reference	MIR Site Status	Site name
Allanton	AALLA001	Excluded	West of Blackadder Drive
Allanton	AALLA002	Excluded	Land south of Allanton I
Allanton	AALLA003	Excluded	Land south of Allanton II
Ancrum	AANCR002	Alternative	Dick's Croft II
Auchencrow	AAUCH001	Excluded	Land to west of Auchencrow
Auchencrow	AAUCH002	Excluded	Land to east of Auchencrow
Auchencrow	AAUCH003	Excluded	Land to north of Auchencrow
Ayton	AAYTO004	Retain LDP Site	Land north of High Street
Birgham	ABIRG005	Excluded	Land south east of Treaty Park
Broughton	ABROU002	Excluded	South west of Dreva Road
Broughton	ABROU003	Excluded	Old Kirkyard Field
Broughton	ABROU004	Excluded	Village Park Site
Broughton	ABROU005	Excluded	Land adjacent to Broughton Cemetery
Burnmouth	ABURN005	Excluded	Land to west of Lyall Terrace
Cardrona	ACARD001	Excluded	South of B7062
Cardrona	SCARD002	Preferred	Land at Nether Horsburgh
Charlesfield	ACHAR004	Excluded	Charlesfield West II
Chesters	RC2B	Remove LDP Site	Roundabout Farm
Clovenfords	ACLOV004	Excluded	Land west of Bowland Road
Cockburnspath	ACOPA006	Excluded	Land west of Callander Place
Cockburnspath	MCOPA002	Excluded	Land opposite Dunglass Park
Coldingham	ACOLH005	Excluded	Land north west of Creel House
Coldingham	ACOLH006	Excluded	Land to west of Reston Road
Coldingham	ACOLH007	Excluded	Land to south east of Homefield Cottage
Coldingham	ACOLH008	Excluded	Land to south east of Law House
Coldstream	ACOLD012	Excluded	Land to south of Former Cottage Hospital
Coldstream	ACOLD013	Excluded	Hillview North II
Coldstream	ACOLD014	Alternative	Hillview North 1 (Phase 2)
Coldstream	BCS3A	Retain LDP Site	Guards Road
Crailing	ACRAI004	Alternative	Crailing Toll (Larger Site)
Darnick	ADARN003	Excluded	Bankhead
Darnick	ADARN005	Preferred	Land south of Darnlee
Denholm	ADENH006	Preferred	Land south east of Thorncroft
Dolphinton	ADOLP004	Preferred	Land to north of Dolphinton
Duns	ADUNS024	Excluded	Land North of Peelrig Farm
Duns	ADUNS027	Excluded	Land north of Preston Road
Duns	MDUNS003	Excluded	Land South of Earlsmeadow

Duns	MDUNS004	Excluded	South of Earlsmeadow
Duns	MDUNS005	Alternative	South of Earlsmeadow (Phase 1)
Earlston	EEA12B	Remove LDP Site	Earlston Glebe
Earlston	MEARL004	Excluded	Georgefield & East Turrford
Eckford	AECKF002	Alternative	Land at the Black Barn
Eckford	RECKF002	Excluded	Easter Wooden Steading
Eddleston	AEDDL006	Excluded	Temple Hill East
Eddleston	AEDDL007	Excluded	North of Bellfield II
Eddleston	AEDDL008	Alternative	Land West of Elibank Park
Eddleston	AEDDL009	Alternative	Land South of Cemetery
Eddleston	SEDDL001	Preferred	North of Bellfield II
Ednam	AEDNA011	Alternative	Cliftonhill (v)
Ednam	AEDNA012	Excluded	Land east of Keleden
Ednam	AEDNA013	Alternative	Land north of Primary School
Eildon	AEILD002	Retain LDP Site	West Eildon
Eshiels	MESHI001	Preferred	Land at Eshiels I
Eshiels	MESHI002	Preferred	Land at Eshiels II
Eyemouth	AEYEM001	Excluded	Land West of Eyemouth
Eyemouth	BEY1	Remove LDP Site	Barefoots
Eyemouth	MEYEM002	Excluded	Land to North West of Eyemouth
Eyemouth	REYEM007	Redevelopment	Former Town Hall
Galashiels	AGALA029	Alternative	Netherbarns
Galashiels	AGALA038	Excluded	Easter Langlee Mains II
Galashiels	AGALA039	Excluded	Land at Winston Road
Galashiels	BGALA005	Excluded	Easter Langlee Renewable Park
Galashiels	BGALA006	Preferred	Land at Winston Road I
Galashiels	EGL17B	Retain LDP Site	Buckholm Corner
Galashiels	EGL200	Retain LDP Site	North Ryehaugh
Galashiels	EGL32B	Retain LDP Site	Ryehaugh
Galashiels	EGL41	Retain LDP Site	Buckholm North
Galashiels	RGALA007	Excluded	St John's Manse
Gattonside	AGATT013	Excluded	Gateside Meadow/Castlefield
Gattonside	AGATT016	Excluded	Lower Gateside
Gattonside	EGT10B	Retain LDP Site	Orchard
Gordon	AGORD004	Preferred	Land at Eden Road
Gordon	AGORD005	Excluded	Land to west of Station Road
Grantshouse	AGRAN004	Preferred	Land north of Mansefield
Greenlaw	AGREE006	Retain LDP Site	Marchmont Road II
Greenlaw	AGREE008	Alternative	Halliburton Road
Greenlaw	AGREE009	Preferred	Poultry Farm
Greenlaw	BG200	Retain LDP Site	Marchmont Road
Greenlaw	BGREE005	Preferred	Land South of Edinburgh Road

Greenlaw	MGREE004	Excluded	Poultry Farm
Greenlaw	SBGRE001	Excluded	Greenlaw Development Boundary Amendment
Hawick	AHAWI019	Excluded	Land west of Crumhaugh House Hospital
Hawick	AHAWI024	Excluded	Former Stonefield Quarry
Hawick	AHAWI027	Preferred	Burnfoot (Phase 1)
Hawick	AHAWI028	Excluded	Land at West Lees
Hawick	AHAWI029	Excluded	Land at Appletreehall
Hawick	AHAWI030	Excluded	Land at Former Allotments, Braid Road
Hawick	BHAWI003	Preferred	Gala Law II
Hawick	BHAWI004	Preferred	Land to South of Burnhead
Hawick	RHA12B	Retain LDP Site	Summerfield 1
Hawick	RHA13B	Retain LDP Site	Summerfield 2
Hawick	RHAWI017	Redevelopment	Former Peter Scott Building
Hawick	RHAWI018	Redevelopment	Buccleuch Mill
Heiton	AHEIT003	Excluded	Sunlaws (Phase 2)
Heiton	RHE2B	Retain LDP Site	Heiton Mains
Heiton	RHE3B	Retain LDP Site	Ladyrig
Hutton	AHUTT003	Excluded	Land East of Hutton
Hutton	AHUTT004	Excluded	Land to South of Hutton
Innerleithen	AINNE004	Retain LDP Site	Kirklands/Willowbank II
Innerleithen	AINNE008	Excluded	South of Peebles Road
Innerleithen	AINNE009	Excluded	Kirklands II
Innerleithen	AINNE010	Excluded	Upper Kirklands
Innerleithen	MINNE002	Excluded	Traquair Road East
Innerleithen	MINNE003	Preferred	Land West of Innerleithen
Innerleithen	RINNE003	Excluded	St Ronans Terrace/Hall Street
Innerleithen	TI200	Retain LDP Site	Kirklands
Jedburgh	AJEDB017	Excluded	Land east of Howdenburn Court
Jedburgh	AJEDB018	Preferred	Land east of Howdenburn Court II
Jedburgh	MJEDB002	Excluded	Land east of Hartrigge Park
Jedburgh	RJ27D	Retain LDP Site	Wildcat Cleuch
Jedburgh	RJ2B	Retain LDP Site	Lochend
Jedburgh	RJ7B	Retain LDP Site	Annefield
Jedburgh	RJEDB003	Redevelopment	Howdenburn Primary School
Jedburgh	RJEDB004	Redevelopment	Parkside Primary School
Jedburgh	RJEDB005	Redevelopment	Former Tennis Court/Ski Slope
Jedburgh	RJEDB006	Redevelopment	Jedburgh Grammar School
Jedburgh	RJEDB007	Retain LDP Site	The Anna II
Kelso	AKELS024	Excluded	Land adjacent to Harrietfield Cottages

Kelso	AKELS029	Retain LDP Site	Nethershot (Phases 1 & 2)
Kelso	RKE12B	Retain LDP Site	Rosebank 2
Kirkhope (Nr Ettrickbridge)	RKIRK001	Excluded	Site at Old Kirkhope Steading
Lanton	ALANT002	Excluded	Land east of Lanton Village
Lauder	ALAUD008	Excluded	Maitland Park (Phase 2)
Lauder	RLAUD002	Retain LDP Site	Burnmill
Lilliesleaf	ELI6B	Retain LDP Site	Muselie Drive
Maxton	AMAXT003	Excluded	Land and buildings at East End Farm
Melrose	AMELR008	Excluded	Land at Dingleton Mains
Melrose	AMELR012	Excluded	Bleachfield
Melrose	AMELR013	Alternative	Harmony Hall Gardens
Midlem	AMIDL003	Excluded	Townhead
Midlem	AMIDL004	Excluded	West of Springfield
Morebattle	AMORE002	Excluded	Land west of Primary School
Nether Blainslie	ANETH002	Excluded	Nether Blainslie East
Newcastleton	ANEWC004	Excluded	North of Station House
Newcastleton	ANEWC012	Excluded	Land north of Copshaw Place
Newmill (Nr Hawick)	RNEWM001	Excluded	Site at Newmill Steading
Newstead	ANEWS005	Retain LDP Site	The Orchard
Newstead	ANEWS007	Excluded	Newstead East
Newstead	ANEWS008	Excluded	Newstead North I
Newtown St Boswells	ANEWT010	Retain LDP Site	Newtown Expansion III
Nisbet	ANISB002	Excluded	East of Nisbet
Oxnam	AOXNA002	Excluded	Land to west of Oxnam Road
Oxnam	SBOXN001	Not Applicable	Oxnam Development Boundary
Oxton	AOXTO009	Excluded	South west of Oxton
Oxton	AOXTO010	Preferred	Nether Howden
Peebles	APEEB038	Excluded	Langside Farm
Peebles	APEEB044	Retain LDP Site	Rosetta Road
Peebles	APEEB045	Excluded	Venlaw
Peebles	APEEB047	Excluded	South west of Edderston Road
Peebles	APEEB049	Excluded	South west of Whitehaugh
Peebles	APEEB052	Excluded	South west of Peebles
Peebles	APEEB053	Excluded	Rosetta Road II
Peebles	APEEB054	Excluded	East of Kittlegairy View
Peebles	APEEB055	Excluded	Standalane
Peebles	APEEB056	Preferred	Land South of Chapelhill Farm
Peebles	MPEEB006	Retain LDP Site	Rosetta Road Mixed Use
Peebles	SBPEE001	Excluded	Peebles Development Boundary Amendment
Peebles	SPEEB007	Excluded	Land East of Cademuir Hill

Peebles	SPEEB008	Preferred	Land West of Edderston Ridge
Peebles	SPEEB009	Preferred	East of Cademuir Hill
Preston	APRES004	Excluded	Land north east of Preston
Preston	APRES005	Excluded	Land north of Preston
Preston	zRO16	Remove LDP Site	Preston Farm
Reston	AREST005	Alternative	Land east of West Reston
Selkirk	ASELK030	Excluded	Land to west of Calton Cottage
Selkirk	ASELK031	Excluded	Land north of Bannerfield
Selkirk	ASELK032	Excluded	Philiphaugh Nursery
Selkirk	ASELK033	Retain LDP Site	Angles Field
Selkirk	ASELK040	Alternative	Philiphaugh Mill
Selkirk	ASELK042	Retain LDP Site	Philiphaugh Steading II
Selkirk	MSELK002	Retain LDP Site	Heather Mill
Selkirk	MSELK003	Excluded	Land west of Heather Mill
Selkirk	MSELK004	Excluded	Land and buildings at Whinfield Mill
Smailholm	ASMAI001	Excluded	Land adjacent to Village Hall
Smailholm	ASMAI002	Preferred	Land at West Third
Sprouston	RSP2B	Retain LDP Site	Church Field
St Abbs	ASTAB001	Excluded	Land to east of Northfield Farm Buildings
St Abbs	ASTAB002	Excluded	Land to west of St Abbs
St Abbs	ASTAB003	Excluded	Land to south of St Abbs
St Abbs	RSTAB001	Excluded	Northfield Farm Buildings
St Boswells	MSTBO001	Excluded	Land north west of Garage
St Boswells	RSTBO001	Excluded	Garage Site
Stichill	ASTIC003	Excluded	Land north west of Eildon View
Stow	ASTOW029	Excluded	West of Crunzie Burn
Swinton	ASWIN002	Excluded	Land north east of Main Street
Swinton	BSW2B	Retain LDP Site	Well Field
Tweedbank	MTWEE003	Excluded	Lowood II
West Linton	AWEST019	Excluded	North East of Robinsland Farm
West Linton	AWEST020	Excluded	Deanfoot Road
West Linton	AWEST021	Excluded	North of West Linton
West Linton	AWEST022	Excluded	The Loan
West Linton	BWEST003	Preferred	Deanfoot Road North
Westruther	AWESR002	Preferred	Edgar Road
Westruther	AWESR009	Excluded	Land to south east of Kirkpark
Westruther	AWESR010	Excluded	Land to north of Westruther
Westruther	AWESR011	Excluded	Land to south of Mansefield House
Westruther	AWESR012	Excluded	Land to north of Westertown
Westruther	BWESR001	Preferred	Land south west of Mansefield House
Whitsome	AWHIT003	Excluded	Herriot Bank Farm

Whitsome	AWHIT004	Excluded	Land at Whitsomehill
Yetholm	BYETH001	Excluded	NW of Deanfield Place
Yetholm	RY1B	Retain LDP Site	Deanfield Court

Report 1: Extract of Site Assessment Database - Preferred and Alternative Sites

Berwickshire HMA

Coldstream

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR status
ACOLD014	Hillview North 1 (Phase 2)	Coldstream	Rest of Borders	Housing	100	6.5	Alternative

Initial assessment

Floodrisk	SAC	SPA	SSSI	Ramsar
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

Initial assessment summary

The site does not fall within any international/national designations. The site is currently identified for longer term housing potential within the LDP. The site directly to the south was brought forward as part of the Housing SG (ACOLD011), for 100 units.

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. In addition, the surface water flood map indicates a potential flow path which can indicate a potential small watercourse. Review of Scottish Water information and historic maps does not indicate the presence of a small watercourse. This should be explored further during site investigations.

There is the potential that development on this site could increase the probability of flooding elsewhere. There is a surface water hazard within the site.

Foul drainage from the development must be connected to the existing SW foul sewer network. Std comments for SUDS.

SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is out with the fluvial (river) 1 in 200 year flood extents but there are small pockets of potential surface water impacts on the Eastern side of the site at a 1 in 200 year flood event.

I would have no objections on the grounds of flood risk. However, I would require that due to surface water risk and the capacity of the development that surface water flooding is considered and it is ensured that any water would be routed around the housing.

Background information

Minerals and coal	NNR	Prime Quality Agricultural Land	Current use/s	Planning history references
Not applicable	Not applicable	On/Adjacent to site	Greenfield	Local Development Plan: This forms part of an area identified for longer term housing (SCOLD001) Housing SG: The entire longer term site was considered (ACOLD009) and was not identified within the Housing SG Housing SG: Half of the currently proposed site was considered (ACOLD011) and allocated for housing within the Housing SG. It should be noted that (ACOLD013) is also under consideration as part of this process. (ACOLD013) includes the already allocated southern part of the site and omits a northern section of this site

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

Accessibility and sustainability summary

SBC ECOLOGY OFFICER: Low biodiversity impact. Site appears to be an arable field hedgerow and on part of the boundary. No obvious connectivity to River Tweed SAC/SSSI. Protect boundary features and mitigation for protected species potentially including badger and breeding birds. SEPA CAR construction site licence required.

GENERAL COMMENTS: The site is located to the north of Coldstream and the area directly to the south is already allocated for housing, as part of the Housing SG. Coldstream has adequate services and employment opportunities. The settlement is also relatively close to Berwick-Upon-Tweed and Kelso, which provide further opportunities. There is public transport which links Coldstream with Berwick-Upon-Tweed, where a railway station is present.

Local impact and integration assessment

Conservation area

Not applicable

Open space

Not applicable

Listed buildings

Not applicable

Scheduled Monument

Not applicable

Ancient woodland inventory

Not applicable

Archaeology

Adjacent to site

Garden and designed

Not applicable

Local impact and integration summary

HERITAGE AND DESIGN: No specific issues, need to consider a common approach to boundary treatments etc with the site to the south.

HISTORIC ENVIRONMENT SCOTLAND: Did not raise any concerns regarding the development of this site.

ARCHAEOLOGY: This response relates to the consultation for site (ACOLD013), which is also under consideration. There is some potential within the site, archaeological investigation may be required.

Landscape assessment

NSA

Not applicable

SLA

Not applicable

Over 200 metres?

Over 12 degree slope

Wild Land

Not applicable

Landscape summary

SCOTTISH NATURAL HERITAGE: Our previous advice on this site (in response to the Housing SG): '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 natural heritage mitigation and enhancement as part of any future site development'. Expanding on this earlier advice, we recommend that:

- New structure planting/ landscaping, should be planned to improve the setting of the site and to establish a framework for delivery of the remainder of the long-term safeguard site (SCOLD001);
- Existing shelter belts should be retained and enhanced with additional planting. Suitability of locating active travel routes along these linear features should also be considered due to their potential role in providing setting and shelter for users; and
- Open space should provide multiple benefits and be linked into wider habitat and active travel networks.

LANDSCAPE COMMENTS: Site has an arbitrary SW boundary not related to any landscape feature. It is effectively an extension of ACOLD13 and should not be developed until after ACOLD13 or it would be isolated and potentially intrusive. 20m wide structure planting belt is desirable along the NE and NW boundaries to form a new settlement edge to Coldstream. Otherwise no major concerns.

Planning and infrastructure assessment

Physical access/road capacity

Near a trunk road?

NETWORK MANAGER: No response received.

TRANSPORT SCOTLAND: Did not raise any objections to the proposal.

ROADS PLANNING OFFICER: Good 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; one via the existing industrial site served off the A6112 (though there is intervening land between the industrial development and this site) and another via Hill View. A further more minor link is possible via the westerly end of Priory Bank. Development of this site should not take place until such a time as the intervening area of land between the site and Hill View is developed. 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.

PASSNEGER TRANSPORT: No response received.

Right of way

Adjacent to site

TPOs

Not applicable

Contaminated land

Not applicable

Water supply

Yes

Sewerage

Yes

Gas Supply

Yes

Education provision

Good

Planning & infrastructure summary

DEVELOPMENT MANAGEMENT: No problem in principle with allocating this site. However, the current 2016 LDP shows the vast majority of this site as part of an existing allocation, and shows most of this site as a proposed structure landscaping area. The level of landscaping proposed did appear to me to be excessive. However, it was shown, and justifiable in part. The new allocation should still show/indicate some degree of landscaping to the boundary of the site, unless structure landscaping is no longer being indicated?

HOUSING STRATEGY: Did not raise any concerns regarding the development.

SCOTTISH WATER (WWTW): There is sufficient capacity at Coldstream WWTW. A Drainage Impact Assessment (DIA) is required to establish what impact, if any this development has on the existing network.

SCOTTISH WATER (WTW): There is sufficient capacity at Rawburn WTW. A Water Impact Assessment (WIA) is required to establish what impact, if any this development has on the existing network.

OUTDOOR ACCESS TEAM: Improved path/cycle links into town and the wider path network are recommended.

CONTAMINATED LAND: There is no evidence to indicate that this site is brownfield land or that its historic uses may present development constraints.

NEIGHBOURHOOD SERVICES: No response received.

ENVIRONMENTAL HEALTH: No response received.

PROJECTS TEAM: No response received. However, they were consulted on site (ACOLD013) which is also under consideration and raised no objections.

ECONOMIC DEVELOPMENT: I believe we previously responded to (ACOLD011) that the landscape separating strip between this site and the Coldstream Business Park should be split between the two sites rather than all be contained within the business park site to ensure sufficient separation, splitting the cost, and allowing this to be implemented early on, depending on which development commences first.

EDUCATION OFFICER: No issues.

NHS: No response received.

Overall assessment

MIR status

Alternative

Overall assessment

Acceptable

Site capacity

100

Conclusions

The site is currently identified as longer term housing land within the LDP (SCOLD001). The site immediately to the south was allocated for housing within the Housing SG (ACOLD011) for 100 units.

The site would integrate well into the settlement, respect the existing settlement pattern and would have good connectivity with the adjacent allocations. The site would represent a natural extension to the

existing settlement pattern of Coldstream. The site itself is well contained and development of the site will have little adverse impact upon the wider landscape. Further to consultation, the following constraints and mitigation were highlighted;

- Investigation of potential flood risk and surface water runoff and mitigation where required;
- The site is located within an area of Prime Quality Agricultural land;
- Site lies within the 'Lennel' SBC Designed Landscape;
- Protect and enhance existing boundary features (hedgerows and trees) where possible;
- Mitigation for protected species;
- Consideration given to a common approach in respect of the boundary treatments, with the allocated site to the south (ACOLD011). New structure planting/landscaping should be planned to improve the setting of the site and to establish a framework for delivery of the remainder of the longer term site (SCOLD001). Structure planting should be provided along the north east and south west boundaries, which would provide a settlement edge;
- Existing shelter belts should be retained and enhanced with additional planting;
- Open space should provide multiple benefits and be linked into the wider habitat and active travel networks;
- Potential archaeology within the site;
- There are 2 main vehicular links into this site, 1 via the existing industrial estate served off the A6112 and another via Hillview. Allowance should be made for future street connectivity;
- Drainage Impact Assessment required in respect of the water network capacity & Water Impact Assessment required, in respect of the waste network capacity; and
- Improved path/cycle links into the town and the wider path network are recommended.

Although the site to the south was recently allocated, it is considered that there are advantages to developing this site and the existing allocation (ACOLD011) as one. This would allow the development of the 2 sites to be considered together, in respect of any masterplanning/layout and connectivity, preventing the piecemeal development of the wider site. However, it is acknowledged that (ACOLD011) is a recent allocation for 100 units and there are also 3 existing housing allocations within Coldstream. Therefore, there is a question as to whether Coldstream needs an additional allocation for the LDP2 at this point in time. However, on balance taking into consideration the above comments regarding the 2 sites being considered together in terms of layout and connectivity, this site is proposed as an alternative option within the MIR.

Duns

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR status
MDUNS005	South of Earlismeadow (Phase 1)	Duns	Eastern	Mixed Use	100	9.4	Alternative

Initial assessment

Floodrisk	SAC	SPA	SSSI	Ramsar
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

Initial assessment summary

The site does not fall within any international/national designation constraint.

SEPA: We require an FRA which assesses the risk from the potentially culverted small watercourse which is identified as being located along the northern boundary. We do not support development over culverts that are to remain active. We would note that the OS Map identifies this area as boggy which may constrain development. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues at this site or immediately adjacent. This should be investigated further and it is recommended that contact is made with the flood prevention officer. There is the potential that development of this site could increase the probability of flooding elsewhere. There are also identified surface water hazard within the site.

Foul water must connect to the existing SW foul network however for a development of this scale it is likely that the foul network and STW will require upgrading. SW should confirm. There appears to be a marshy area in the northern corner of the site which may be drained to culverts under the site. Any such culverts should be removed as part of any development. Confirmation should be made that this is not a Groundwater Dependant Terrestrial Ecosystem.

SBC FLOOD AND COASTAL MANAGEMENT TEAM: The site is within the surface water 1 in 200 year flood extent. I would have no objection to the proposal on the grounds of flood risk. I would however ask that due to the size of the development that surface water flooding is considered and it is ensured that water would be routed around housing. DIA/SUDS.

Background information

Minerals and coal	NNR	Prime Quality Agricultural Land	Current use/s	Planning history references
Not applicable	Not applicable	On/Adjacent to site	Greenfield	Local Development Plan: (SDUNS001) - identified within the LDP as a potential longer term mixed use site Housing SG: (MDUNS005) - exact same site boundary considered as part of the Housing SG

Accessibility and sustainability assessment

Access to public transport	Access to employment	Access to services	Wider biodiversity impacts	Site aspect
Good	Good	Good	Moderate	Not applicable

Accessibility and sustainability summary

SBC ECOLOGY OFFICER: No response to date. However, the Ecology Officer was consulted on this site as part of the Housing SG and offered the following comments. '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). Moderate biodiversity impact'.

GENERAL COMMENTS: 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.

Local impact and integration assessment

Conservation area	Open space	Listed buildings	Scheduled Monument	Ancient woodland inventory	Archaeology	Garden and designed
Not applicable	Adjacent to site	Not applicable	Not applicable	Not applicable	On/adjacent to site	Not applicable

Local impact and integration summary

HERITAGE AND DESIGN: Boundary treatment, phasing and external colours will be important issues as well as physical and visual connections to Duns.

HISTORIC ENVIRONMENT SCOTLAND: Did not raise any concerns regarding development on this site.

ARCHAEOLOGY: There is cropmark evidence of an archaeological site within the LDP area. This increases the potential of the site overall. Archaeological investigation is likely. Preservation in situ of the known site is preferred.

Landscape assessment

NSA	SLA	Over 200 metres? <input type="checkbox"/>	Over 12 degree slope <input type="checkbox"/>	Wild Land
Not applicable	Not applicable			Not applicable

Landscape summary

SCOTTISH NATURAL HERITAGE: As part of the longer term safeguarded site (SDUNS001), this site should be subject to the same consideration. 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.

LANDSCAPE COMMENTS: Significant issue with this one because it includes a large area of semi natural wetland on the north side. This should be excluded and the boundary re-drawn, possibly with a small separate area of developable land by the Earlsmeadow garages.

No major concerns about developing the arable land to the south other than loss to agriculture but site is also isolated and would require significant road infrastructure which might also create environmental issues! If this area is to be developed then 'permeable' structure planting (i.e. planting with gaps for views) should be provided along the western boundary.

Planning and infrastructure assessment

Physical access/road capacity

Near a trunk road?

NETWORK MANAGER: Access to main road?

TRANSPORT SCOTLAND: Did not raise any concerns regarding the development of this site.

ROADS PLANNING OFFICER: This area is currently identified as an area for longer term development within the current Local Development Plan. I have no objection to this land being allocated for mixed use development, the 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 this development 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 a prerequisite for the development of this site.

PASSENGER TRANSPORT: Bus infrastructure required.

Right of way

On/adjacent to site

TPOs

Not applicable

Contaminated land

Not applicable

Water supply

Limited

Sewerage

Limited

Gas Supply

Yes

Education provision

Good

Planning & infrastructure summary

DEVELOPMENT MANAGEMENT: Logical direction of development given the recent housing developments in Duns, along with overlapping MDUNS003 and MDUNS005, would require master planning, to ascertain best areas for different uses, strong landscaping framework needed and would be appropriate.

HOUSING STRATEGY: Did not raise any concerns regarding the development of this site.

SCOTTISH WATER (WWTW): Duns WWTW has sufficient capacity and a Drainage Impact Assessment is required to establish what impact, if any this development has on the existing network.

SCOTTISH WATER (WTW): Rawburn WTW has sufficient capacity and a Water Impact Assessment is required to establish what impact, if any this development has on the existing network.

OUTDOOR ACCESS TEAM: 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. (2016 HSG Consultation).

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: No response received.

ENVIRONMENTAL HEALTH: No response received.

PROJECTS TEAM: Did not raise any concerns regarding the development of this site.

ECONOMIC DEVELOPMENT: We have no objections but would appreciate some clarification of what is proposed as mixed use, beyond the planned events space, and the location and area proposed for non-housing use.

EDUCATION OFFICER: No issues.

NHS: No response received.

Overall assessment**MIR status**

Alternative

Overall assessment

Acceptable

Site capacity

100

Conclusions

The site is currently identified within the LDP, as part of the longer term mixed use site (SDUNS001). The entire longer term mixed use site is also being considered as part of this process (MDUNS004) and (MDUNS003) which occupies an area to the west. It should be noted that all 3 of these sites were recently considered for inclusion within the Housing SG and none were taken forward as part of that process.

The site has good access to public services, employment and public transport. Furthermore, the site would result in minimal visual impact from the entrance to Duns. The site has good integration and connectivity with the existing settlement. The following constraints and mitigation would need to be considered as part of any development;

- Flood Risk Assessment would be required;
- There is an existing wetland area to the north east corner of the site, there would be a requirement to safeguard this;
- The Landscape Officer suggests removing the wetland area from any formal allocation;
- The site is located within an area of Prime Quality Agricultural land;
- Drainage Impact Assessment (WWTW) & Water Impact Assessment (WTW);
- Potential archaeology within the site and appropriate mitigation would be likely;
- Transport Assessment would be required;
- Structure planting and landscaping would be required in order to mitigate any visual impacts as a result of the development;
- There is a requirement for an events area to facilitate tourism events within this site and the larger mixed use longer term site;
- There is adequate access via the A6015 through the existing housing allocation (ADUNS023) and also a minor access through Station Avenue to the east. Access for this site would be required through the allocations (ADUNS023) and (ADUNS010);

- Minor drainage issues which would need to be addressed; and
- The development must respect the area of greenspace adjacent to the site, 'Duns Park'.

It is acknowledged that there are currently 330 established housing units within the Duns land supply (2017 HLA), 151 of these are considered to be effective, while the remainder are programmed post year 7. However, there is a lack of mixed use allocations currently within the LDP. Therefore, this has the potential to provide an opportunity for a mixture of uses within Duns. Taking the above into consideration, it is considered that this site should be included within the MIR as an alternative option, which could come forward if required. It should be noted that the site must accommodate an element of business land, this will be attached as a site requirement to any allocation. Should the site come forward, the southern part of the longer term mixed use site would be retained for future mixed use development.

Gordon

Site reference AGORD004	Site name Land at Eden Road	Settlement Gordon	RGA Rest of Borders	Proposed Use Housing	Indicative Capacity 25	Ha 1.5	MIR status Preferred
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Initial assessment

Floodrisk Not applicable	SAC Not applicable	SPA Not applicable	SSSI Not applicable	Ramsar Not applicable
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Initial assessment summary

The site does not fall within any identified International/National designation constraint.

SEPA: The site is next to Gordon STW. May be likely to give rise to odour issues. Foul water must connect to the existing SW foul network.

SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is out with both the fluvial and surface water 1 in 200 year flood extents. I would have no objection to this proposal on the grounds of flood risk. Due to the size of the development I'd recommend surface water runoff be considered.

Background information

Minerals and coal Not applicable	NNR Not applicable	Prime Quality Agricultural Land On/Adjacent to site	Current use/s Greenfield	Planning history references Local Plan: (BGO11D) - southern part of the site currently under consideration Housing SG: (AGORD004) - exact same site boundary as currently under consideration
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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
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Accessibility and sustainability summary

SBC ECOLOGY OFFICER: Site is improved grassland tree-lined boundary and drystone dykes on boundary. Protect boundary features and mitigation for protected species including breeding birds. Low biodiversity impact.

GENERAL COMMENTS: The site is located to the east of the settlement boundary and the proposed access is from Eden Road to the south. There is good access to public transport, employment and service within Gordon. These are limited within Gordon itself, however the site is well connected to the settlement and within walking distance of the local amenities within Gordon. Furthermore, Gordon is located close to Kelso (8 miles away), Earlston (6 miles away) and Duns (12 miles away), where there is a wider range of local services and employment opportunities available. Gordon has a bus service which runs to Berwick-Upon-Tweed and Galashiels.

Local impact and integration assessment

Conservation area

Not applicable

Open space

Adjacent to site

Listed buildings

Not applicable

Scheduled Monument

Not applicable

Ancient woodland inventory

Not applicable

Archaeology

Adjacent to site

Garden and designed

Not applicable

Local impact and integration summary

HERITAGE & DESIGN: Did not raise any concerns regarding the development of this site.

HISTORIC ENVIRONMENT SCOTLAND: Did not raise any concerns regarding the development of this site.

ARCHAEOLOGY: No known archaeological issues.

Landscape assessment

NSA

Not applicable

SLA

Not applicable

Over 200 metres?

Over 12 degree slope

Wild Land

Not applicable

Landscape summary

SCOTTISH NATURAL HERITAGE: No comment due to the size and location.

LANDSCAPE COMMENTS: The site links well with the village. Footpath connections required. Protect existing trees on verge/fence line. Adequate space between for access. Existing blocks of trees provide containment and backdrop for new houses. Additional tree planting and hedges within the site will assist in integrating the development into the location. 25no units with continuation of village streetscape along Eden Road. Protect street trees.

Planning and infrastructure assessment

Physical access/road capacity

Near a trunk road?

NETWORK MANAGER: New junction onto A6105 but should not be any issues.

TRANSPORT SCOTLAND: Did not raise any concerns regarding the development of the site.

ROADS PLANNING OFFICER: I have no objection to this land being zoned for housing. This is a logical extension to the settlement and would provide an opportunity for a strong street frontage onto the A6105 which would enhance the sense of arrival into the village and help reinforce the 30mph speed limit. The existing footway infrastructure will have to be extended along the frontage of the site to tie in with existing and any layout should allow for future street connectivity. A Transport Statement would be required.

PASSENGER TRANSPORT: Bus stop infrastructure required.

Right of way

Not applicable

TPOs

Not applicable

Contaminated land

Not applicable

Water supply

Yes

Sewerage

Limited

Gas Supply

No

Education provision

Good

Planning & infrastructure summary

DEVELOPMENT MANAGEMENT: Prime Quality Agricultural Land; if units are required in Gordon, this looks to be a strong site; we would need to be very careful with the frontage to the south; a hard edge, with housing onto pavement/roadside (no front gardens) would be desirable and landscaping to the north and particularly to the east would be needed.

HOUSING STRATEGY: Did not raise any concerns to the development of this site.

SCOTTISH WATER (WWTW): Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WWTW. Please note that there is an rising sewer within the site.

SCOTTISH WATER (WTW): Howden WTW has sufficient capacity and sufficient capacity in the network.

OUTDOOR ACCESS TEAM: Did not raise any concerns regarding the development of this site.

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: No response received.

NEIGHBOURHOOD SERVICES: No response received.

PROJECTS TEAM: Did not raise any concerns regarding the development of this site.

ECONOMIC DEVELOPMENT: Did not raise any concerns regarding the development of this site.

EDUCATION OFFICER: No capacity issues.

NHS: No response received.

Overall assessment

MIR status	Overall assessment	Site capacity
Preferred	Acceptable	25

Conclusions

This site was recently assessed as part of the Housing SG and was not taken forward for inclusion within the Housing SG, primarily as it was considered there were more appropriate sites options at that time. Only an initial stage 1 RAG assessment was undertaken as part of the Housing SG. However, the agent provided a supporting statement in response to the RAG assessment, since the Housing SG. Therefore, this has been taken into consideration and a full site assessment/consultation has been undertaken as part of the MIR process.

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Following consultation with key stakeholders, there are no insurmountable constraints for the development of this site. The site itself appears to be a logical extension to the settlement boundary and relates well to Gordon. Albeit careful consideration would need to be given to the treatment of the site boundaries and the frontage to the south onto the main road. Following consultation, the following constraints/mitigation were identified;

- The proximity to the Gordon Sewage Treatment Works;
- Foul water must connect to the existing foul network;
- Assessment of ecology impacts and provision of mitigation, as appropriate;
- Protection of existing boundary features, where possible, including existing trees on the verge/fence lines;
- Extension of existing footway infrastructure along the frontage of the site;
- Landscaping to assist in integrating the development into the location;
- A Transport Statement would be required;
- Early engagement with Scottish Water, in respect of the WWTW; and
- The site is located within Prime Quality Agricultural land.

The current LDP states that the preferred area for future expansion is to the east of Gordon, north of Eden Road and that development to the north of the settlement will be resisted. The site is also well related to Gordon itself. Overall, there are no insurmountable constraints to the development of this site for housing. In conclusion, taking the above into consideration, it is considered that the site should be put forward as a preferred option for housing within the MIR, for 25 units.

Grantshouse

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR status
AGRAN004	Land north of Mansefield	Grantshouse	Rest of Borders	Housing	8	0.4	Preferred

Initial assessment

Floodrisk	SAC	SPA	SSSI	Ramsar
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

Initial assessment summary

The site does not fall within any International/National designation constraint.

SEPA: Based on OS Map there is sufficient height difference between site and the Eye Water. Due to steep topography through the allocation site, consideration should be given to surface runoff issues to ensure adequate mitigation is implemented. Site will need careful design to ensure there is no increase in flood risk elsewhere and proposed housing is not affected by surface runoff.

There is the potential that development on this site could increase the probability of flooding elsewhere. A Surface Water Hazard has been identified within the site. Foul water must connect to the existing SW foul network.

SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is out with both the fluvial and surface water 1 in 200 year flood extents. I would have no objection to this proposal on the grounds of flood risk.

Background information

Minerals and coal	NNR	Prime Quality Agricultural Land	Current use/s	Planning history references
Not applicable	Not applicable	On/Adjacent to site	Greenfield	Local Plan: (BGH3), this site formed part of a much larger site which was considered Local Plan: (BGH16), this site formed part of a much larger site which was considered Local Development Plan: (AGRAN001), this site formed the corner of a site to the west Planning applications (12/01272/PPP): Erection of 12 dwellinghouses - refused planning consent. (11/01464/FUL): Construction of 15 turbines up to 100m in height. The proposed site is located within the site boundary for the approved wind farm development.

Accessibility and sustainability assessment

Access to public transport	Access to employment	Access to services	Wider biodiversity impacts	Site aspect
Limited	Limited	Limited	Minor	Not applicable

Accessibility and sustainability summary

SBC ECOLOGY OFFICER: Minor biodiversity risk. Site is arable field with hedgerow and tree-lined boundary. Protect boundary features and mitigation for protected species including breeding birds.

GENERAL COMMENTS: The site is located to the north of Grantshouse, to the north of Mansfield. Half of the site is located within the existing settlement boundary and is infill land, whereas the area to the west and north is outwith the settlement boundary. There is a bus stop located within Grantshouse, which connects to Edinburgh and Berwick-Upon-Tweed, however this provides limited service to other settlements within Berwickshire. There are limited public services and employment opportunities within Grantshouse itself, however there are opportunities within a number of nearby settlements although they may rely on car for access. Eyemouth is located 11 miles away, while Duns is located 9 miles away.

Local impact and integration assessment

Conservation area

Not applicable

Open space

Adjacent to site

Listed buildings

Not applicable

Scheduled Monument

Not applicable

Ancient woodland inventory

Not applicable

Archaeology

Not applicable

Garden and designed

Not applicable

Local impact and integration summary

HERITAGE & DESIGN: Did not raise any concerns regarding the development of this site.

HISTORIC ENVIRONMENT SCOTLAND: Did not raise any concerns regarding the development of the site.

ARCHAEOLOGY: No known archaeological interests.

Landscape assessment

NSA

Not applicable

SLA

Not applicable

Over 200 metres?

Over 12 degree slope

Wild Land

Not applicable

Landscape summary

SCOTTISH NATURAL HERITAGE: No comment due to the size and location.

LANDSCAPE COMMENTS: Based on desk assessment – no major constraints. Shape of allocation will dictate direct access off Mansfield street to each property as there is not enough room for an access road. Part of field at the north east corner will also be awkward to manage because of acute angle formed.

Planning and infrastructure assessment

Physical access/road capacity

NETWORK MANAGER: Did not raise any concerns regarding the proposed development.

TRANSPORT SCOTLAND: Did not raise any concerns regarding the proposed development.

ROADS PLANNING OFFICER: Grantshouse has no notable services/amenities to justify supporting any significant new development, but a modest scale of housing would be acceptable in principle. The public road along Mansfield is a cul-de-sac with extensive on-street parking restricting traffic flow and there is a significant level difference between the public road and the site. Direct access to the public road is acceptable in principle, but will be difficult to achieve engineering wise and any development will have to address traffic flow and site access issues imposed by existing on-street parking.

PASSENGER TRANSPORT: Did not raise any concerns regarding the proposed development.

Right of way

On site

TPOs

Not applicable

Contaminated land

Not applicable

Water supply

Yes

Sewerage

Yes

Gas Supply

No

Education provision

Good

Near a trunk road?

Planning & infrastructure summary

DEVELOPMENT MANAGEMENT: No response received.

HOUSING STRATEGY: Did not raise any concerns regarding the proposed development.

SCOTTISH WATER (WWTW): Early engagement with SW is recommended to discuss build out rates and to establish any potential investment at the WWTW and there is sufficient capacity in the network.

SCOTTISH WATER (WTW): Rawburn WTW has sufficient capacity and there is sufficient capacity in the network.

OUTDOOR ACCESS TEAM: Enhancement to Core Path 100 (Right of Way BB1) to the east would be recommended.

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: No response received.

NEIGHBOURHOOD SERVICES: No response received.

PROJECTS TEAM: Did not raise any concerns regarding the development of this site.

EDUCATION OFFICER: No issues.

NHS: No response received.

Overall assessment

MIR status

Preferred

Overall assessment

Acceptable

Site capacity

8

Conclusions

The proposal is for a housing allocation, with an indicative site capacity for 8 units. The site is located to the north of Grantshouse. Part of the site is already located within the settlement boundary for Grantshouse, the western and a small area to the north area outwith the settlement boundary. As a result, it is considered that the site relates well to the existing settlement boundary and the expansion to the west would be in a logical extension to the settlement boundary.

Following consultation, the following constraints and mitigation were identified;

- Any development must give consideration to potential surface water runoff within the site;
- The site is located within an area of Prime Quality Agricultural land;
- Protect the existing boundary features;
- Mitigation for protected species including breeding birds;
- The Roads Planning Officer has no objections to the proposal, however direct access to the public road is acceptable in principle, but will be difficult to achieve engineering wise and any development will have to address traffic flow and site access issues imposed by existing on-street parking; and
- Contact Scottish Water regarding WWTW capacity.

There is existing housing on the south side of Mansefield, therefore the proposal for housing would be compatible with the surrounding land uses. There are no insurmountable planning constraints which would prevent the development of this site. The part of the site which is currently included within the settlement boundary, appears to be quite small to allow any housing development with current parking/access standards. Therefore, by increasing the site to the north and west, this allows the site to be developed, whilst ensuring that there is sufficient space to accommodate a new access and parking for the development. Overall, the site is considered acceptable for a housing development. In conclusion, the site will be taken forward for inclusion within the MIR, with an indicative site capacity for 8 units.

Greenlaw

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR status
BGREE005	Land South of Edinburgh Road	Greenlaw	Rest of Borders	Employment	N/A	1.2	Preferred

Initial assessment

Floodrisk	SAC	SPA	SSSI	Ramsar
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

Initial assessment summary

The site is not located within any international/national designation constraint.

SEPA: Due to the steepness of the adjacent hill slopes we would also recommend that consideration is given to surface water runoff to ensure the site is not at risk of flooding and nearby development and infrastructure are not at increased risk of flooding.

There is a surface water hazard identified within the site.

Foul drainage from the site must be connected to the existing public foul sewer. Std comments for SUDS. Depending on the use of the proposed units there may be a requirement for permissions to be sought for certain activities from SEPA.

SBC COASTAL AND MANAGEMENT TEAM: This site is out with both the fluvial and surface water 1 in 200 year flood extents. I would have no objection to this proposal on the grounds of flood risk.

Background information

Minerals and coal	NNR	Prime Quality Agricultural Land	Current use/s	Planning history references
Not applicable	Not applicable	On/Adjacent to site	Greenfield	LDP: MGREE001 - The site is allocated for mixed use development within the current LDP. The site currently has an indicative site capacity for 6 units. LPA & LDP: BGREE003 - Part of the this site was considered for business use previously, however not allocated as such.

Accessibility and sustainability assessment

Access to public transport	Access to employment	Access to services	Wider biodiversity impacts	Site aspect
Limited	Limited	Limited	Minor	South

Accessibility and sustainability summary

SBC ECOLOGY OFFICER: Low biodiversity risk. Site appears to be an arable field with hedgerow and garden ground on part of the boundary. No obvious connectivity to River Tweed SAC/SSSI. Protect boundary features and mitigation for protected species potentially including badger and breeding birds.

GENERAL COMMENTS: The site lies to the south west of Greenlaw and is currently allocated for mixed use development (MGREE001) within the Local Development Plan. There are bus services within Greenlaw, providing buses to Galashiels and Berwick-Upon-Tweed, both of which have Railway connections. There are limited services located within Greenlaw itself 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 to the north. Duns, Eyemouth and Coldstream currently provide greater employment opportunities. Duns is located 7 miles away and Kelso is located 9 miles away. The site is within walking distance of the centre of Greenlaw and is located on the edge of the settlement, opposite an allocated housing site.

Local impact and integration assessment

Conservation area

Not applicable

Open space

Not applicable

Listed buildings

Not applicable

Scheduled Monument

Not applicable

Ancient woodland inventory

Not applicable

Archaeology

Not applicable

Garden and designed

Not applicable

Local impact and integration summary

HERITAGE & DESIGN: No comment on the proposed change of use.

HISTORIC ENVIRONMENT SCOTLAND: Did not raise any concerns regarding the development of this site.

ARCHAEOLOGY: No response received. However, the site is an existing mixed use allocation and there are currently no site requirements proposed for archaeology mitigation at present.

Landscape assessment

NSA

Not applicable

SLA

Not applicable

Over 200 metres?

Over 12 degree slope

Wild Land

Not applicable

Landscape summary

SCOTTISH NATURAL HERITAGE: This is a change of use of an existing allocation and we have no comment to make.

LANDSCAPE COMMENTS: Because of its very high visibility from the A6105 Earlston and the B6364 Kelso roads and from the A697 at the western gateway to Greenlaw, I would not be particularly comfortable with a housing allocation but I am very uneasy with the proposed allocation because of its potential to create highly visible 'industrial' character in an otherwise open rural area. There is little potential for effective screening too.

Planning and infrastructure assessment

Physical access/road capacity

NETWORK MANAGER: No response received.

TRANSPORT SCOTLAND: Did not raise any concerns regarding the development of this site.

ROADS PLANNING OFFICER: I have no objections in principle to this land being zoned for business and industrial development. The junction arrangement with the A697 will have to allow for future upgrading to a more substantial junction if and when the land to the south of this site is developed. Similarly the development layout will need to allow for future street connectivity with the adjacent land. All of this can be covered in a Transport Statement. The existing street lighting, footway and 30 mph speed limit will have to be extended out from the village as appropriate.

PASSENGER TRANSPORT: No response received.

Right of way

Not applicable

TPOs

Not applicable

Contaminated land

Not applicable

Water supply

Yes

Sewerage

Yes

Gas Supply

No

Education provision

Good

Near a trunk road?

Planning & infrastructure summary

DEVELOPMENT MANAGEMENT: No real problems with the proposed change from mixed use to employment use. Adjoining uses are primarily residential in character and proposed use may have unacceptable adverse impacts on residential amenity. Access would appear to be achievable. There is a wider history to this proposal, principally in that this was the subject of a planning application a few years ago in relation to a housing proposal that was ultimately refused – I can supply details if necessary. The success of the appeal re the poultry farm site on Marchmont Road, has reduced the land that might otherwise have gone forward for business use, so this one is probably now in a stronger position.

HOUSING STRATEGY: Did not raise any concerns regarding the development.

SCOTTISH WATER (WWTW): Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WWTW. Depending on the flow demand for this development, will determine if a Drainage Impact Assessment (DIA) is required.

SCOTTISH WATER (WTW): Sufficient capacity at Rawburn WTW. Please note there is an existing 180mm water main running through the North edge of site. Depending on flow demand for this development, will determine if a Water Impact Assessment (WIA) is required.

OUTDOOR ACCESS TEAM: Did not raise any concerns regarding the proposed development.

CONTAMINATED LAND: There is no evidence to indicate that this site is brownfield land or that its historic uses may present development constraints.

NEIGHBOURHOOD SERVICES: No response received.

ENVIRONMENTAL HEALTH: No response received.

PROJECTS TEAM: No response received.

ECONOMIC DEVELOPMENT: It would be helpful to know whether there are longer term plans for additional housing to the south and south east of this site, to ensure a shared access road could be constructed and designed, to also allow further expansion of this business site in a sensible and planned way.

EDUCATION OFFICER: n/a

Overall assessment

MIR status

Preferred

Overall assessment

Acceptable

Site capacity

N/A

Conclusions

The site is currently allocated for mixed use development, within the Local Development Plan. The site is located within the defined settlement boundary of Greenlaw and has an indicative site capacity for 6 units. The proposal currently under consideration is to change this to a business & industrial allocation. This would result in the removal of the indicative site capacity for 6 units. It is considered that the site is prominent from the entrance to Greenlaw from the west, however this can be mitigated through landscaping and planting. Following consultation on this site, the following constraints were identified;

- Consideration must be given to surface water runoff;
- Prime Quality Agricultural land;
- Protect and enhance existing boundary features;
- Assessment of ecology impacts and provision of mitigation, as appropriate;
- Potential Drainage Impact Assessment and Water Impact Assessment required;
- Transport Statement required; and
- Landscape Officer states the site is visible and would not be comfortable with such an allocation.

As part of the employment land working group, which feeds into the MIR process, a demand for business land within Greenlaw and the surrounding towns was identified. It is acknowledged that the site has an indicative site capacity for 6 units and this would be lost. However, there is a plentiful housing land supply currently within Greenlaw and via the housing options contained within the MIR. Furthermore, due to the restricted size of the site, it was considered that the site would be better developed for business and industrial purposes. It is important to have a business and industrial allocation site within the settlement, to provide opportunities to local people within the surrounding Greenlaw. Although the Landscape Officer does not support the allocation, it should be noted that the site is already allocated for mixed use development. It is considered that appropriate planting would provide screening. Therefore, taking the above into consideration, it is considered that the site will be included within the MIR as a preferred option.

Site reference AGREE008	Site name Halliburton Road	Settlement Greenlaw	RGA Rest of Borders	Proposed Use Housing	Indicative Capacity 40	Ha 3.4	MIR status Alternative
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Initial assessment

Floodrisk Not applicable	SAC Not applicable	SPA Not applicable	SSSI Not applicable	Ramsar Not applicable
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Initial assessment summary

The site does not fall within any International/National designation.

SEPA: Based on OS Map there is sufficient height difference between site and the Blackadder Water. Due to steep topography through the allocation site, consideration should be given to surface runoff issues to ensure adequate mitigation is implemented. Site will need careful design to ensure there is no increase in flood risk elsewhere and proposed housing is not affected by surface runoff. There is potential fluvial risk of flooding adjacent to the site. There is the potential that the development of this site could increase the probability of flooding elsewhere. There is a Surface Water Hazard within the site.

The foul water must connect to the existing SW foul network.

SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is out with both the fluvial and surface water 1 in 200 year flood extents. I would have no objection to this proposal on the grounds of flood risk. Due to the size of the development the applicant should consider surface water runoff, drainage and SUDS. Drainage Impact Assessment/SUDS.

Background information

Minerals and coal Not applicable	NNR Not applicable	Prime Quality Agricultural Land On/Adjacent to site	Current use/s Greenfield	Planning history references Local Plan: (BG10D) - smaller site under consideration Local Plan Amendment: (AGREE002) - same site as under consideration Local Plan Amendment: (SGREE003) - same site as under consideration Local Development Plan: (SGREE003) - same site as under consideration Local Development Plan: (MGREE002) - same site as under consideration Housing SG: (AGREE008) - same site as under consideration
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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
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Accessibility and sustainability summary

SBC ECOLOGY OFFICER: Low biodiversity impact. Site is arable field with hedgerow young plantation on boundary. Protect boundary features and mitigation for protected species including badger and breeding birds.

GENERAL COMMENTS: The site is located to the west of Greenlaw and is currently identified as a longer term housing site, within the Local Development Plan. There are bus services within Greenlaw, providing buses to Galashiels and Berwick-Upon-Tweed, both of which have Railway connections. 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. Duns is located 7 miles away and Kelso is located 9 miles away. The site is within walking distance of the centre of Greenlaw and is located off a quiet road leading out of the settlement.

Local impact and integration assessment

Conservation area	Open space	Listed buildings	Scheduled Monument	Ancient woodland inventory	Archaeology	Garden and designed
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Adjacent to site	Not applicable

Local impact and integration summary

HERITAGE & DESIGN: Did not raise any concerns regarding the development of this site.

HISTORIC ENVIRONMENT SCOTLAND: Did not raise any concerns regarding the development of this site.

ARCHAEOLOGY: There are no known implications, although the known site of a medieval and later farmstead lies immediately to the north. Some mitigation may be required.

Landscape assessment

NSA	SLA	Over 200 metres? <input type="checkbox"/>	Over 12 degree slope <input type="checkbox"/>	Wild Land
Not applicable	Not applicable			Not applicable

Landscape summary

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 safeguard (SGREE003). 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.

LANDSCAPE COMMENTS: No response received to date. However, the Landscape Officer was consulted on this site (AGREE008) as part of the Housing SG and offered the following comments. 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? <input type="checkbox"/>
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NETWORK MANAGER: Would need to extend existing 30mph limit.

TRANSPORT SCOTLAND: Did not raise any concerns regarding development of the site.

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. This can all be addressed in a supporting Transport Assessment.

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 traffic behind right turn traffic for Halliburton Road does not impact unduly on right turn traffic for Wester Row (A6105) and vice versa. 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.

PASSENGER TRANSPORT: Did not raise any concerns regarding the development of this site.

Right of way

Adjacent to site

TPOs

Not applicable

Contaminated land

Not applicable

Water supply

Yes

Sewerage

Yes

Gas Supply

No

Education provision

Good

Planning & infrastructure summary

DEVELOPMENT MANAGEMENT: Did not raise any concerns regarding the development of this site.

HOUSING STRATEGY: Did not raise any concerns regarding the development of this site.

SCOTTISH WATER (WWTW): Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WWTW. Further investigation such as Drainage Impact Assessment (DIA) may be required to establish what impact, if any this development has on the existing network.

SCOTTISH WATER (WTW): Howden WTW has sufficient capacity and sufficient capacity in the network.

OUTDOOR ACCESS TEAM: Potential opportunity to improve pedestrian/cycle access into the village. Enhancement to existing path network would also be recommended. (2016 HSG Consultation).

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: No response received.

NEIGHBOURHOOD SERVICES: No response received.

PROJECTS TEAM: Did not raise any concerns regarding the development of the site.

ECONOMIC DEVELOPMENT: Did not raise any concerns regarding the development of the site.

EDUCATION OFFICER: No issues.

NHS: No response received.

Overall assessment**MIR status**

Alternative

Overall assessment

Acceptable

Site capacity

40

Conclusions

The site is currently identified as a longer term housing site within the LDP, therefore acceptable for housing. The site is close to the centre of Greenlaw and if sensitively designed would integrate well 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. 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. Overall, there are no insurmountable planning constraints which would prevent development on this site. Through the consultation process, 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;
- The site is located within an area of Prime Quality Agricultural land;
- 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;
- Drainage Impact Assessment may be required in respect of WWTW;
- Protect and enhance existing boundary features;
- Assessment of ecology impacts and mitigation where appropriate;
- 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; and
- 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. There is already a large amount of un-developed established housing land supply within Greenlaw, totalling 113 units in the 2017 HLA, including 3 housing allocations (AGREE004, AGREE006 and BG200), although it is questionable how well these are being

advertised and promoted. Taking into consideration that there are no insurmountable constraints on this site, the site can be considered as a further alternative option for housing within the MIR.

Site reference AGREE009	Site name Poultry Farm	Settlement Greenlaw	RGA Rest of Borders	Proposed Use Housing	Indicative Capacity 38	Ha 2.3	MIR status Preferred
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Initial assessment

Floodrisk Not applicable	SAC Not applicable	SPA Not applicable	SSSI Not applicable	Ramsar Not applicable
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Initial assessment summary

The site does not fall within any international/national designations.

SEPA: Should planning application differ from what was previously agreed we would require an FRA which assesses the risk from the Blackadder Water which flows to the south of the site. In addition there is a small watercourse which flows along the eastern perimeter of the site. There are bridges/culverts along the small watercourse which could potentially exacerbate flooding. Surface water runoff from the nearby hills may be an issue. May require mitigation measures during design stage.

This site is next door to the Greenlaw STW. This may give rise to odour issues.

There is the potential that development of this site could increase the probability of flooding elsewhere. Surface Water Hazard identified within the site. Foul waste must connect to SW foul network.

SBC FLOOD AND COASTAL MANAGEMENT TEAM: The southern boundary of the site is at risk of flooding from the Blackadder Water at a 1 in 200 year flood event. The Officer would require that a Flood Risk Assessment is undertaken for this site.

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Background information

Minerals and coal Not applicable	NNR Not applicable	Prime Quality Agricultural Land On/Adjacent to site	Current use/s Brownfield	Planning history references Planning application (16/01360/PPP) for residential development was refused planning consent in 2017. There remains an outstanding appeal with the DPEA for this application at the time of the site assessment. Housing SG: The site was considered for housing (AGREE007) and not included LDP: The site was considered for housing (AGREE007) and not included LDP2: The site is also being considered for mixed use development (MGREE004) as part of the MIR process
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Accessibility and sustainability assessment

Access to public transport Good	Access to employment Limited	Access to services Good	Wider biodiversity impacts Moderate	Site aspect South
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Accessibility and sustainability summary

ECOLOGY OFFICER: The Ecology Officer did not respond to the consultation as part of the current MIR. However, the Officer provided comments for (MGREE004) which is also under consideration as part

of the MIR process. The Officer provided the following comments; 'Moderate biodiversity impact. Site includes poultry sheds and improved grassland, tall ruderal and scrub habitat. On the southern boundary within SEPA 1 in 200 year indicative flood risk area. Potential connectivity to River Tweed SAC via drains. Protect boundary features and mitigation for protected species potentially including bats, otter (EPS), badger and breeding birds. Mitigation to ensure no significant effect on River Tweed SAC/SSSI. See also Planning Application 16/01360/PPP'.

GENERAL COMMENTS: The site is located to the east of Greenlaw and is located outwith the settlement boundary. The land is currently brownfield and the site is a series of former poultry units. There are bus services within Greenlaw, providing buses to Galashiels and Berwick-Upon-Tweed, both of which have Railway connections. 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. Duns is located 7 miles away and Kelso is located 9 miles away. The site is within walking distance of the centre of Greenlaw and is located off a quiet road leading out of the settlement.

Local impact and integration assessment

Conservation area	Open space	Listed buildings	Scheduled Monument	Ancient woodland inventory	Archaeology	Garden and designed
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

Local impact and integration summary

HERITAGE AND DESIGN: No specific comment.

HISTORIC ENVIRONMENT SCOTLAND: Did not raise any objections.

ARCHAEOLOGY: There is low potential within the site.

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Landscape assessment

NSA	SLA	Over 200 metres? <input type="checkbox"/>	Over 12 degree slope <input type="checkbox"/>	Wild Land
Not applicable	Not applicable			Not applicable

Landscape summary

SCOTTISH NATURAL HERITAGE: No comment due to the location.

LANDSCAPE COMMENTS: The Landscape Officer did not respond to this site, however provided a response for (MGREE004) also under consideration and offered the following comments: 'This site could accommodate some level of mixed business and industrial use although would be equally good site for residential development. Perhaps the western end should be developed for housing and eastern half/third developed for small scale industrial use. The existing road and residential to the west preclude large scale business or industrial use'.

Planning and infrastructure assessment

Physical access/road capacity

Near a trunk road?

NETWORK MANAGER: May impact on location of 30 mph limit. Also need to consider existing access onto A697.

TRANSPORT SCOTLAND: Did not raise any objections to the proposed development.

ROADS PLANNING OFFICER: No objections in principle to this land being zoned for housing. Numerous access points are achievable along the northern boundary of the site. The existing public road will need widened to accommodate two-way traffic flow. Footways and street lighting infrastructure will also be required as part of the improvement works to the public road. A Transport Statement will be required.

PASSENGER TRANSPORT: No comment.

Right of way

Adjacent to site

TPOs

Not applicable

Contaminated land

On/adjacent to site

Water supply

Yes

Sewerage

Yes

Gas Supply

No

Education provision

Good

Planning & infrastructure summary

DEVELOPMENT MANAGEMENT: The site has a complex history, and I note the appeal pending a decision. The refusal was on the basis of the unacceptability of the unallocated site, which was positioned beyond the development boundary. My own view, setting aside the timing of any application or appeal, and looking solely at the merits of the site in isolation, as a possible allocation, is that the site itself could acceptably accommodate residential development at some stage in the future.

HOUSING STRATEGY: Did not raise any objections.

SCOTTISH WATER (WWTW): Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WWTW. Further investigation such as a Drainage Impact Assessment (DIA) may be required to establish what impact, if any this development has on the existing network.

SCOTTISH WATER (WTW): Rawburn WTW has sufficient capacity. A Water Impact Assessment (WIA) or Flow and Pressure test will be required to establish what impact, if any this development has on the existing network.

OUTDOOR ACCESS OFFICER: Potential to improve access to disused railway.

CONTAMINATED LAND: The site is developed with a poultry farm. The site is brownfield and its former use may present development constraints.

ENVIRONMENTAL HEALTH: No response received.

NEIGHBOURHOOD SERVICES: No response received.

PROJECTS TEAM: No objections.

ECONOMIC DEVELOPMENT: This is a large allocation; it already has a business use on it and is close to the sewage works. Whilst we know little about the site history and servicing information, perhaps the eastern part of the site, which is flat, may be appropriate for employment use and consider the site is allocated for mixed use, if the appeal is approved.

EDUCATION OFFICER: No issues.

NHS: No response received.

Overall assessment**MIR status**

Preferred

Overall assessment

Acceptable

Site capacity

38

Conclusions

The site was previously considered for housing as part of the Housing SG (AGREE007), however was not included within the Finalised Housing SG. The site was submitted for mixed use development, as part of the LDP2 MIR process (MGREE004). Further to this, a planning application (16/01360/PPP) was refused planning consent for housing in 2017 and subsequently granted at appeal. This site was originally coded as (RGREE001) and consulted on, however was changed to site code (AGREE009) throughout the process. Therefore, the consultation responses may refer to (RGREE001).

The site is directly adjacent to the existing settlement boundary therefore the site provides a logical extension to Greenlaw and would integrate well with the existing settlement. There are no insurmountable planning constraints regarding the development of this site. The site is brownfield land currently disused poultry units and the re-use of the site would be a benefit. However, through the consultation process, the following constraints were identified;

- Flood Risk Assessment is required for any development on this site;
- The site is located within an area of Prime Quality Agricultural land;
- Potential connectivity to River Tweed SAC/SSSI;
- Protect boundary features;
- Mitigation for protected species;
- Potential for archaeology within the site;
- Transport Statement required;
- A number of access points are achievable along the northern boundary of the site;
- Potential for contamination, given the brownfield nature of the site;
- Early engagement with Scottish Water to ascertain whether a Drainage Impact Assessment in respect of WWTW; and

- Water Impact Assessment required, in respect of WTW.

The current proposal put forward by the land owner is for a residential development, with an indicative site capacity for 38 units. As stated above there are no insurmountable planning constraints to the development of this site. Furthermore, planning consent has been granted on appeal for housing on this site. Therefore, the principle of housing on this site has been established through the planning consent and the proposal will be included within the MIR as a preferred option for housing, with an indicative site capacity for 38 units. It is noted that the planning consent is only PPP with no specified capacity.

Reston

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR status
AREST005	Land east of West Reston	Reston	Eastern	Housing	5	0.4	Alternative

Initial assessment

Floodrisk	SAC	SPA	SSSI	Ramsar
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

Initial assessment summary

The site does not fall within any International/National designation constraints.

SEPA: Sufficient height difference between the site and the Eye Water and lade. There is potential fluvial flood risk adjacent to the site.

Foul water must be connected to the existing sewer network. SW should confirm any capacity issues.

SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is out with both the fluvial and surface water 1 in 200 year flood extents. I would have no objection to this proposal on the grounds of flood risk.

Background information

Minerals and coal	NNR	Prime Quality Agricultural Land	Current use/s	Planning history references
Not applicable	Not applicable	Not applicable	Greenfield	Local Plan: (BR10D) - formed part of a much larger site which was considered Housing SG: (AREST002) - formed part of a much larger site which was considered

Accessibility and sustainability assessment

Access to public transport	Access to employment	Access to services	Wider biodiversity impacts	Site aspect
Good	Limited	Good	Minor	Not applicable

Accessibility and sustainability summary

SBC ECOLOGY OFFICER: Site is an arable field with field margins, broad-leaved trees on eastern boundary. Possible connectivity with Eye water via surface water run-off. Protect boundary features and mitigation for protected species including breeding birds and protect waterbodies.

GENERAL COMMENTS: The site has good access to the few local services provided within the settlement and the services located within Eyemouth nearby. It has good access to the public transport network and limited access to employment in Eyemouth and Berwick-Upon-Tweed.

Local impact and integration assessment

Conservation area

Not applicable

Open space

Not applicable

Listed buildings

Not applicable

Scheduled Monument

Not applicable

Ancient woodland inventory

Not applicable

Archaeology

On/adjacent to site

Garden and designed

Not applicable

Local impact and integration summary

HERITAGE & DESIGN: Did not raise any concerns regarding the development of this site.

HISTORIC ENVIRONMENT SCOTLAND: Did not raise any concerns regarding the development of this site.

ARCHAEOLOGY: The site is within a field of high archaeological potential. Investigation will be required.

Landscape assessment

NSA

Not applicable

SLA

Not applicable

Over 200 metres?

Over 12 degree slope

Wild Land

Not applicable

Landscape summary

SCOTTISH NATURAL HERITAGE: No comment, existing allocation.

LANDSCAPE COMMENTS: No constraints identified but site shape bears no relation to existing site features and is simply a diagonal strip within an existing arable field. It appears to be an extension to the existing allocation at BR5 although it does not exactly match? Recommend coordination with BR5 and allocation of a 10m planting strip along the north east (i.e. Mill House) boundary to retain separation from the existing track and provide, potentially some screening and shelter from the north east.

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Planning and infrastructure assessment

Physical access/road capacity

NETWORK MANAGER: Did not raise any concerns regarding the development of this site.

TRANSPORT SCOTLAND: Did not raise any concerns regarding the development of this site.

ROADS PLANNING OFFICER: I have no objection to the extension to the existing allocation BR5 to include this land.

PASSENGER TRANSPORT: I have no objection to the extension to the existing allocation BR5 to include this land.

Near a trunk road?

Right of way

Not applicable

TPOs

Not applicable

Contaminated land

Not applicable

Water supply

Yes

Sewerage

Yes

Gas Supply

No

Education provision

Good

Planning & infrastructure summary

DEVELOPMENT MANAGEMENT: No response received.

HOUSING STRATEGY: I have no objection to the extension to the existing allocation BR5 to include this land.

SCOTTISH WATER (WWTW): Reston WWTW has sufficient capacity and sufficient capacity in the network. Note that there are sewers slightly within site boundary.

SCOTTISH WATER (WTW): Rawburn WTW has sufficient capacity and sufficient capacity in the network.

OUTDOOR ACCESS OFFICER: I have no objection to the extension to the existing allocation BR5 to include this land.

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: No response received.
NEIGHBOURHOOD SERVICES: No response received.
PROJECTS TEAM: I have no objection to the extension to the existing allocation BR5 to include this land.
ECONOMIC DEVELOPMENT: Did not raise any concerns regarding the development of this site.
EDUCATION OFFICER: No issues.
NHS: No response received.

Overall assessment

MIR status	Overall assessment	Site capacity
Alternative	Acceptable	5

Conclusions

This proposal is for 5 housing units, which would effectively extend the existing housing allocation (BR5) to the west. The proposal would allow an additional 25 metres to the existing housing allocation (BR5) which would allow an improved layout for development. There are 3 existing housing allocations within Reston, contained within the LDP, these are (BR5 for 20 units; BR6 for 16 units and AREST004 for 38 units). The latter was most recently taken forward as part of the Housing SG in November 2017. There is an additional area for longer term housing identified within the LDP (SREST001). Furthermore there is an allocated mixed use allocation (MREST001) within the LDP, with an indicative capacity for 100 units. It is considered that there is sufficient un-developed land available within Reston including the recent allocation for 38 units (AREST004) as part of the Housing SG. However, notwithstanding that, the proposal intends to allow the expansion of an existing housing allocation, to better the proposed layout.

Further to the site assessment, the site does not have any insurmountable constraints to development. It should be noted that the following constraints were highlighted throughout the site assessment and would require suitable mitigation measures;

- Potential fluvial flooding risk adjacent to the site;
- Protect existing boundary features;
- Protect existing species including breeding birds and protected waterbodies; and
- There is potential archaeology within the site.

The development of this site would respect the existing settlement pattern, landscape setting and would not be highly visible from any of the approach roads. Therefore, taking the above into consideration, it is considered acceptable in this instance to recommend the inclusion of the site within the MIR for an additional 5 units. This would aid the delivery of the adjacent housing allocation (BR5), in line with the comments from the land owner.

Westruther

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR status
BWESR001	Land south west of Mansefield House	Westruther	Rest of Borders	Employment	N/A	0.8	Preferred

Initial assessment

Floodrisk	SAC	SPA	SSSI	Ramsar
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

Initial assessment summary

The site is not located within any International/National designation constraint.

SEPA: We require an FRA which assesses the risk from the small watercourse adjacent to the site. Site is relatively flat and hydrology would appear complicated at site. Consideration should be given to bridge and culvert structures 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. There is the potential that the development of this site could increase the probability of flooding elsewhere. There is a Surface Water Hazard identified within the site.

Foul water must connect to the existing SW foul network. There appears to be a drain partially culverted running along the northern boundary of the site. This should be protected and de-culverted if possible.

SBC FLOOD AND COASTAL MANAGEMENT TEAM: The site is out with both the fluvial and surface water 1 in 200 year flood extents. I would have no objection to this proposal on the grounds of flood risk

Background information

Minerals and coal	NNR	Prime Quality Agricultural Land	Current use/s	Planning history references
Not applicable	Not applicable	Not applicable	Brownfield	No planning application history. Local Plan: (BWE1) - this site formed part of a much larger site considered Local Plan: (BWE6) - this site formed a corner of a site previously considered LDP: (MWESR001) - this site formed part of a much larger site considered

Accessibility and sustainability assessment

Access to public transport	Access to employment	Access to services	Wider biodiversity impacts	Site aspect
Limited	Limited	Limited	Minor	Not applicable

Accessibility and sustainability summary

SBC ECOLOGY OFFICER: Low biodiversity risk. Site appears to be rank improved with two metal roofed barns and broad-leaved trees on boundary. Protect boundary features and mitigation for protected

species including breeding birds.

GENERAL COMMENTS: The site is located to the west of Westruther. There is limited public transport available within Westruther, however there is a local regular bus service to Duns. Therefore, car usage would likely be higher within Westruther. In terms of access to services and employment, these are currently limited within Westruther itself. Duns is located 11 miles away, where a greater selection of services and employment opportunities are available. Lauder is located 8 miles away and Coldstream 17 miles away.

Local impact and integration assessment

Conservation area

Not applicable

Open space

Not applicable

Listed buildings

Not applicable

Scheduled Monument

Not applicable

Ancient woodland inventory

Not applicable

Archaeology

Not applicable

Garden and designed

Not applicable

Local impact and integration summary

HERITAGE & DESIGN: Appears in part to be brown field land, appears to have some potential for redevelopment.

HISTORIC ENVIRONMENT SCOTLAND: Did not raise any concerns regarding development on this site.

ARCHAEOLOGY: There is some archaeological potential within undisturbed areas of the site, but as it has been built on this potential is low. Some form of mitigation may be required.

Landscape assessment

NSA

Not applicable

SLA

Not applicable

Over 200 metres?

Over 12 degree slope

Wild Land

Not applicable

Landscape summary

SCOTTISH NATURAL HERITAGE: No comment due to the size and location.

LANDSCAPE COMMENTS: It is not clear that an adequate access road can be provided to this site without significant impacts on narrow village roads and roadside trees and hedges and potential loss of amenity to associated housing, both existing and proposed. Business use also implies potential need for screening some of which is currently provided by trees in AWESR011 which may be removed?

Planning and infrastructure assessment

Physical access/road capacity

NETWORK MANAGER: Did not raise any concerns regarding the development of this site.

TRANSPORT SCOTLAND: Did not raise any concerns regarding the development of this site.

ROADS PLANNING OFFICER: I would observe on the 5 Westruther sites served by the road past the school collectively. These are Sites: AWESR002; AWESR010; AWESR011; AWESR012; and BWESR001. The standard of the road leading to these sites from the B6456 past the school is certainly not of a standard suitable for serving all of this development. I am happy to support some development, but the scale should be respectful of the village setting and the limitations of the road. Residential development should primarily front onto and focus on the main service road leading to the sites from the village centre and to a lesser extent Edgar Road. Employment land can be behind and to the west of any residential development and I would not expect any uses which would be HGV intensive. There is a real opportunity for creating a village street feel on the existing public road adjacent to Sites 002, 010 & 011. A strong street frontage will be required as will carriageway widening and footway provision. Existing drainage and street lighting infrastructure will likely need to be adjusted to suit. Development should also front onto Edgar Road and a footway will be required on the north side of Edgar Road as will proper vehicle turning provision for Edgar Road traffic. Provision for vehicles passing needs to be improved on the existing public road on the stretch adjacent to and west of the school. Consideration should be given to defining a pedestrian strip in the road between the school and the village pub. A Transport Assessment, or at least a Transport Statement, would be required to address accessibility and sustainable transport.

PASSENGER TRANSPORT: Did not raise any concerns regarding development on this site.

Near a trunk road?

Right of way

Not applicable

TPOs

Not applicable

Contaminated land

On/adjacent to site

Water supply

Limited

Sewerage

Limited

Gas Supply

No

Education provision**Planning & infrastructure summary**

DEVELOPMENT MANAGEMENT: Questioned whether there is demand for such an allocation, who was proposing the allocation, is there an intended occupier.

SCOTTISH WATER (WWTW): Early engagement with SW is recommended to discuss build out rates and to establish any potential investment at the WWTW. There is a sewer within the site. There is sufficient capacity in the network.

SCOTTISH WATER (WTW): Howden WTW has sufficient capacity. A flow and pressure test is required to establish what impact, if any this development has on the existing network.

OUTDOOR ACCESS TEAM: Did not raise any concerns regarding the development of this site.

CONTAMINATED LAND: The site appears to have formed part of a site developed with structures understood to be associated with commercial poultry rearing. The site is brownfield land and its former use may present development constraints.

ENVIRONMENTAL HEALTH: No response received.

NEIGHBOURHOOD SERVICES: No response received.

PROJECTS TEAM: Did not raise any concerns regarding the development of this site.

ECONOMIC DEVELOPMENT: We believe small settlements, such as Westruther, can benefit from a small allocation of employment/business land for a mix of uses. The site appears to be currently, or previously, used for poultry production so has an existing business use. Any redevelopment may have a need to investigate improvements to the road network, which is not ideal for a more intense use, but this perhaps could be tied to any housing land approval on, say, the adjacent AWESR010, 011 or 002 housing allocations.

Overall assessment**MIR status**

Preferred

Overall assessment

Acceptable

Site capacity

N/A

Conclusions

The site was submitted for consideration, as part of the 'Call for Sites' process, for a business and industrial allocation. The land is brownfield and was previously used for game rearing/sheds. Westruther has limited access to public transport, employment and services. However, there is a local regular bus service to Duns. Duns is located 11 miles away, where a greater selection of services and employment opportunities are available. There are currently no business and industrial allocations within Westruther. Further to the site assessment, the following constraints were highlighted, however are acceptable subject to appropriate mitigation measures;

- Flood Risk Assessment is required, to ascertain the flood risk from the small watercourse adjacent to the site;
- There is potential for breeding birds and protected species within the site;
- Existing boundary features should be protected, where possible;
- The site is brownfield land, therefore potential contamination may be present;
- Early engagement with Scottish Water regarding the WWTW and WTW network capacities; and
- Potential archaeology within this site.

Further to the above, the Roads Planning Officer advised that a Transport Statement would be required for any development and raised no objections regarding the proposal.

There are currently no business and industrial allocations within Westruther. Economic Development stated in their response that small settlements, such as Westruther, can benefit from a small allocation of employment/business land for mix of uses. There are no insurmountable constraints to the development of this site for business and industrial land. Furthermore, the allocation of such a use on brownfield land is considered to be a more sustainable approach, in comparison to allocating a greenfield site. In conclusion, the site will be taken forward for inclusion within the MIR as a preferred option for business and industrial land, subject to site requirements.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR status
AWESR002	Edgar Road	Westruther	Rest of Borders	Housing	10	0.4	Preferred

Initial assessment

Floodrisk	SAC	SPA	SSSI	Ramsar
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

Initial assessment summary

The site is not located within any International/National designation constraints.

SEPA: We require an FRA which assesses the risk from the small watercourse adjacent to the site. Site is relatively flat and hydrology would appear complicated at site. Consideration should be given to bridge and culvert structures 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. Potential development of allocation could increase the probability of flooding elsewhere. There is a Surface Water Hazard identified within the site.

Foul water must connect to the existing SW foul network.

SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is out with both the fluvial and surface water 1 in 200 year flood extents. I would have no objection to this proposal on the grounds of flood risk.

Background information

Minerals and coal	NNR	Prime Quality Agricultural Land	Current use/s	Planning history references
Not applicable	Not applicable	Not applicable	Greenfield	<p>07/01957/OUT: Erection of 6 affordable houses (refused consent)</p> <p>14/01324/PPP: Demolition of derelict building and erection of dwellinghouse (approved) extant planning consent until June 2018. No detailed planning consent submitted to date.</p> <p>15/00576/AGN: Formation of agricultural access track (No objection)</p> <p>Local Plan: (BEW2), part of a much larger site which was considered</p> <p>Local Plan: (BEW9), a smaller corner of the current site under consideration</p> <p>LDP: (AWESR007), smaller part of the site currently under consideration</p> <p>LPA: (AWESR002), exact same site as currently under consideration</p>

Accessibility and sustainability assessment

Access to public transport	Access to employment	Access to services	Wider biodiversity impacts	Site aspect
Limited	Limited	Limited	Moderate	Not applicable

Accessibility and sustainability summary

SBC ECOLOGY OFFICER: Site appears to be improved grassland with tree and hedgerow on the boundary. Existing stone-built, slate-roofed built structure has some potential to support bats (EPS) and

breeding birds. Protect boundary features and mitigation for protected species including potentially bats (EPS) and breeding birds

GENERAL COMMENTS: The site is located to the north of Westruther. There is limited public transport available within Westruther, however there is a local regular bus to Duns. Therefore, car usage would likely be higher within Westruther. In terms of access to services and employment, these are currently limited within Westruther itself. Duns is located 11 miles away, where a greater selection of services and employment opportunities are available. Lauder is only 8 miles away and Coldstream 17 miles away.

Local impact and integration assessment

Conservation area	Open space	Listed buildings	Scheduled Monument	Ancient woodland inventory	Archaeology	Garden and designed
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Adjacent to site	Not applicable

Local impact and integration summary

HERITAGE & DESIGN: Some potential for redevelopment.

HISTORIC ENVIRONMENT SCOTLAND: Did not raise any concerns regarding the development of this site.

ARCHAEOLOGY: While there are no known archaeological sites within the proposed LDP area, there are a number of records for prehistoric features in the surrounding area. Additionally, the site is within an area where evidence of medieval settlement is a possibility. A requirement for evaluation is likely.

Landscape assessment

NSA	SLA	Over 200 metres? <input type="checkbox"/>	Over 12 degree slope <input type="checkbox"/>	Wild Land
Not applicable	Not applicable			Not applicable

Landscape summary

SCOTTISH NATURAL HERITAGE: No comment due to the size and location.

LANDSCAPE COMMENTS: No major constraints identified but mature beech tree on southern, boundary beside Edgar Road looks worthy of retention (either by identifying in site brief or by TPO?). Also mature hedge along west boundary should be retained to give some separation between housing and the road.

Planning and infrastructure assessment

Physical access/road capacity

Near a trunk road?

NETWORK MANAGER: Did not raise any concerns regarding the development of the site.

TRANSPORT SCOTLAND: Did not raise any concerns regarding the development of the site.

ROADS PLANNING OFFICER: I would observe on the 5 Westruther sites served by the road past the school collectively. These are Sites: AWESR002; AWESR010; AWESR011; AWESR012; and BWESR001. The standard of the road leading to these sites from the B6456 past the school is certainly not of a standard suitable for serving all of this development. I am happy to support some development, but the scale should be respectful of the village setting and the limitations of the road. Residential development should primarily front onto and focus on the main service road leading to the sites from the village centre and to a lesser extent Edgar Road. Employment land can be behind and to the west of any residential development and I would not expect any uses which would be HGV intensive. There is a real opportunity for creating a village street feel on the existing public road adjacent to Sites 002, 010 & 011. A strong street frontage will be required as will carriageway widening and footway provision. Existing drainage and street lighting infrastructure will likely need to be adjusted to suit. Development should also front onto Edgar Road and a footway will be required on the north side of Edgar Road as will proper vehicle turning provision for Edgar Road traffic. Provision for vehicles passing needs to be improved on the existing public road on the stretch adjacent to and west of the school. Consideration should be given to defining a pedestrian strip in the road between the school and the village pub. A Transport Assessment, or at least a Transport Statement, would be required to address accessibility and sustainable transport.

PASSENGER TRANSPORT: Did not raise any concerns regarding the development of this site.

Right of way	TPOs	Contaminated land	Water supply	Sewerage	Gas Supply	Education provision
Adjacent to site	Not applicable	Not applicable	Yes	Yes	No	Good

Planning & infrastructure summary

DEVELOPMENT MANAGEMENT: Could work well; mature trees to the south of the site should be accommodated and clarification on the access point.

HOUSING STRATEGY: Did not raise any concerns.

SCOTTISH WATER (WWTW): Early engagement with SW is recommended to discuss build out rates and to establish any potential investment at the WWTW. It should be noted that there is a sewer within the site. Sufficient capacity in the network.

SCOTTISH WATER (WTW): Howden WTW has sufficient capacity. A flow and pressure test is required to establish what impact, if any this development has on the existing network.

OUTDOOR ACCESS TEAM: Potential to improve local path network.

CONTAMINATED LAND: The site appears to have remained undeveloped with the exception of apparent residential dwellings to the south of the subject site. There is no evidence to indicate that this site is brownfield land or that its historic uses may present development constraints.

NEIGHBOURHOOD SERVICES: No response received.

ENVIRONMENTAL HEALTH: No response received.

PROJECTS TEAM: Did not raise any concerns regarding the development of this site.

EDUCATION OFFICER: Did not raise any concerns regarding the development of this site.

NHS: No response received.

Overall assessment

MIR status	Overall assessment	Site capacity
Preferred	Acceptable	10

Conclusions

The site was submitted for consideration, as part of the 'Call for Sites' process, for a housing allocation of 10 units. Westruther has limited access to public transport, employment and services. However, there is a local regular bus service to Duns. Therefore, car usage would likely be higher within Westruther. Duns is located 11 miles away, where a greater selection of services and employment opportunities are available. Further to the site assessment, the following constraints were highlighted, however are acceptable subject to appropriate mitigation measures;

- Flood Risk Assessment is required, to ascertain the flood risk from the small watercourse adjacent to the site;
- There is potential for breeding birds and protected species within the site;
- Existing boundary features should be protected;
- Early engagement with Scottish Water regarding the WWTW and WTW network capacities;
- Potential archaeology within this site; and
- Mature beech tree on southern boundary and mature hedge along west boundary should be retained.

Further to the above, the Roads Planning Officer advised that a Transport Statement would be required for any development. Potential access would be from Edgar Road and/or from the minor road to the west. There is an opportunity to enhance turning, parking and pedestrian connectivity along Edgar Road.

There is currently 1 allocation for housing within Westruther for 5 units. Taking the above into consideration and the fact there are no insurmountable constraints to the development of housing on this site, it is considered that the proposal would provide an opportunity for an additional housing site. This would provide a range of housing opportunities within smaller settlements, such as Westruther. Therefore, the site will be included within the MIR as a preferred option for housing. It should be noted that there are a number of other housing allocations proposed by the landowner. However, it is considered that (AWESR002) would be sufficient for the LDP2 period, along with the proposed business & industrial site, also put forward by the landowner (BWESR001). Together they provide housing and employment opportunities within a smaller settlement within the Berwickshire area.

Central HMA

Ancrum

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR status
AANCR002	Dick's Croft II	Ancrum	Central	Housing	60	3.2	Alternative

Initial assessment

Floodrisk	SAC	SPA	SSSI	Ramsar
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

Initial assessment summary

There are no initial constraints on the site which would preclude it from being developed.

FLOOD AND COASTAL MANAGEMENT TEAM: This site is outwith both the fluvial and surface water 1 in 200 year flood extents. I would have no objection to this proposal on the grounds of flood risk. I would, however, ask that due to the size of the development that surface water flooding is considered and it is ensured that any water would be routed around the housing.

SEPA: Due to steep topography adjacent/ through the allocation site, consideration should be given to surface runoff issues to ensure adequate mitigation is implemented. Site will need careful design to ensure there is no increase in flood risk elsewhere and the proposed development is not affected by surface runoff. There is a surface water hazard identified within the site.

Background information

Minerals and coal	NNR	Prime Quality Agricultural Land	Current use/s	Planning history references
Not applicable	Not applicable	On site	Greenfield	There is no relevant planning history on the site. It should be noted that this site was considered as an 'alternative' option as part of the Draft Housing Supplementary Guidance and further to public consultation, the site was included within the Finalised SG on Housing. The site was later excluded from the adopted Housing SG 2017.

Accessibility and sustainability assessment

Access to public transport	Access to employment	Access to services	Wider biodiversity impacts	Site aspect
Good	Limited	Good	Minor	South-west

Accessibility and sustainability summary

ECOLOGY OFFICER: Low impact biodiversity risk. Site is improved pasture with hedgerow, trees and garden ground on boundary. No obvious connectivity to River Tweed SAC (Ale Water). Protect trees and boundary features and mitigation for protected species including breeding birds.

GENERAL COMMENTS: There are local village services in Ancrum. These include a primary school, bar, shop and post office, and local facilities including village hall, church, and bowling club. Other services and employment opportunities are located four miles away in Jedburgh. Four bus routes serve the village: 20 - Hawick - Jedburgh; 51 - Jedburgh - Edinburgh; 68 - Jedburgh - Galashiels.

Local impact and integration assessment

Conservation area	Open space	Listed buildings	Scheduled Monument	Ancient woodland inventory	Archaeology	Garden and designed
Adjacent to site	Not applicable	Not applicable	Not applicable	Not applicable	Adjacent to site	Not applicable

Local impact and integration summary

ARCHAEOLOGY: In an area of archaeological potential. May require evaluation.

HERITAGE & DESIGN: Lies just outwith the conservation area, development of the site should take account of the potential impact on the conservation area.

HES: No comments.

NHS: No comments received.

GENERAL COMMENTS: The site is currently a pasture field surrounded by hedgerows, with some deciduous trees to the north-west. C class roads envelop the site on its northern, eastern, and southern boundaries and would provide access, although widening would be required. It is located just south of the village primary school and just west of a very recent housing development which has taken quite some time to develop and has provided a relatively substantial increase in the size of the village. Given Ancrum's size and character, another allocation - particularly of 60 units - would have a substantial cumulative impact.

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Landscape assessment

NSA	SLA	Over 200 metres? <input type="checkbox"/>	Over 12 degree slope <input type="checkbox"/>	Wild Land
Not applicable	On site			Not applicable

Landscape summary

LANDSCAPE COMMENTS: Relatively straight forward site for development without any major issues to be addressed. 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 (see plan) 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: From our response of 03 August 2016: This site lies outwith the current settlement boundary as shown in the LDP and is within a Special Landscape Area. 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. Subject to the conclusions of any detailed capacity assessment we would advise that any proposed allocation in this location should be supported by a site development brief.

GENERAL COMMENTS: The site is affected by significant sloping and the northern half of the site would have a significant visual impact, in terms of views from the south and west, given its prominent position. Development would most likely required the widening of the C road running north-south on the western approach to Ancrum, this would also require the removal of hedgerows which currently provide a landscape buffer to the west of the village. This development would add to the very recent western expansion of Ancrum, and in landscape terms would have a detrimental cumulative impact.

Planning and infrastructure assessment

Physical access/road capacity

Near a trunk road?

NETWORK MANAGER: Will impact on existing 30 mph limit.

PASSENGER TRANSPORT: No comments.

ROADS PLANNING TEAM: This site has been looked at previously and I have no objections in principle to this land being allocated for housing. The majority of traffic would access the site via South Myrescroft but the pinch point in the road at the north corner would require to be looked at in more detail in terms of localised widening to accommodate the increase in pedestrian footfall and vehicular movements. The existing roads bounding the site will need to be widened to cater for two way traffic flow and to provide 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 adjacent 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. A Transport Assessment will be required for the site.

TRANSPORT SCOTLAND: No concerns regarding the development of this site.

Right of way

Adjacent to site

TPOs

Not applicable

Contaminated land

Not applicable

Water supply

Yes

Sewerage

Yes

Gas Supply

Yes

Education provision

Good

Planning & infrastructure summary

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.

COUNTRYSIDE ACCESS TEAM: Connectivity footways are required to the school, village centres and path to Ale Water to the south of the site. Pedestrian linkage to the footpath along the north western edge of the new Myrescroft development should also be incorporated.

HOUSING STRATEGY: Eildon Housing Association 'potential pipeline' site for 12 houses

EDUCATION: No issues.

SCOTTISH WATER - Waste: Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WwTW. Sufficient capacity in the network. Water: Robertson WTW has sufficient capacity. A Water Impact Assessment will be required to establish what impact, if any this development has on the existing network.

SEPA: Foul must connect to the existing SW foul network. It is likely that for a development of this size and upgrade may be required to the existing STW. SW should confirm.

GENERAL COMMENTS: Road widening would likely require the loss of hedgrows which at present provide quite a solid western boundary to the village. Would have an appreciable impact on the setting of the village.

Overall assessment

MIR status

Alternative

Overall assessment

Acceptable

Site capacity

60

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 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.

Scottish Water has confirmed that there is sufficient capacity. SG assessment raises the possibility that land will be required to safeguard for education provision, implying an education capacity problem.

While there are no absolute constraints, given the issue of cumulative impact on the character of the village, the site should only be included in the MIR as an 'alternative' site. At this point in time the village should be given time to adapt to the relatively recent large scale development of Myrescroft although the site may be included in a future Local Development Plan. For these reasons, the site has been identified only as an alternative if required.

Crailing

Site reference ACRAI004	Site name Crailing Toll (Larger Site)	Settlement Crailing	RGA Central	Proposed Use Housing	Indicative Capacity 5	Ha 1.2	MIR status Alternative
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Initial assessment

Floodrisk Not applicable	SAC Not applicable	SPA Not applicable	SSSI Not applicable	Ramsar Not applicable
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Initial assessment summary

There are no major issues at this initial assessment stage. Part of this site is allocated within the Consolidated Local Plan.

FLOOD AND COASTAL MANAGEMENT TEAM: This site lies out with the fluvial and surface water 1 in 200 year flood extent. I would have no objections to this development on the grounds of flood risk.

SEPA: We require an FRA which assesses the risk from the small watercourse which would appear to be culverted either through or immediately adjacent to the site. We do not support development over culverts that are to remain active.

Background information

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Minerals and coal Not applicable	NNR Not applicable	Prime Quality Agricultural Land On site	Current use/s Greenfield	Planning history references 99/00897/OUT - Erection of a dwellinghouse (Refused) The site was considered through the process of the Housing SG 2017 but was rejected (ACRAI004).
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Accessibility and sustainability assessment

Access to public transport Limited	Access to employment Limited	Access to services Limited	Wider biodiversity impacts Moderate	Site aspect South-west
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Accessibility and sustainability summary

ECOLOGY OFFICER: Moderate biodiversity risk. Site is improved pasture with some mature broad-leaved trees and garden ground on boundary. Potential connectivity with the River Tweed SAC (Oxnam water) via drain. Mitigation to ensure no significant effect on River Tweed SAC (Oxnam water). Protect boundary trees and features and mitigation for protected species including bats and breeding birds.

GENERAL COMMENTS: Crailing is a hamlet with a limited bus service. It relies on nearby Jedburgh for services. Mitigation measures would be required to prevent any impact on the River Tweed SAC.

Local impact and integration assessment

Conservation area

Not applicable

Open space

Not applicable

Listed buildings

Not applicable

Scheduled Monument

Not applicable

Ancient woodland inventory

Not applicable

Archaeology

Not applicable

Garden and designed

Not applicable

Local impact and integration summary

ARCHAEOLOGY: The site formerly contained a farm steading and is at the edge of the medieval village. Archaeological evaluation is required.

HERITAGE & DESIGN: No specific comment

HES: No comments.

GENERAL COMMENTS: Site is relatively large in relation to the existing settlement and there remains an undeveloped allocated site in the existing LDP.

Landscape assessment

NSA

Not applicable

SLA

Not applicable

Over 200 metres?

Over 12 degree slope

Wild Land

Not applicable

Landscape summary

LANDSCAPE ARCHITECT: The site would benefit from some landscape structure planting along the south eastern boundary to help screen road and reduce road noise from site. Care will be needed to ensure structure planting does not shade development in the longer term.

SNH: No comment due to size and location of the site.

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Planning and infrastructure assessment

Physical access/road capacity

NETWORK MANAGER: Additional properties will add to traffic using existing less-than-ideal junction with A698. Visibility out is okay but fast section of road and potential for nose to tail shunts for right-turning traffic as no dedicated right turn lane.

PASSENGER TRANSPORT: No comments.

ROADS PLANNING TEAM: I have no objections to this site being developed for housing although access would have to be via the adjacent approved site (ACRAI001) and not directly off the A698.

Near a trunk road?

Right of way

Not applicable

TPOs

Not applicable

Contaminated land

Not applicable

Water supply

Yes

Sewerage

No

Gas Supply

No

Education provision

Average

Planning & infrastructure summary

CONTAMINATED LAND: An area of the site appears to have been previously developed with agricultural buildings. The site is brownfield land and its former use may present development constraints.

COUNTRYSIDE ACCESS TEAM: Connecting pathways/pavements between the East and West of the site requested for options for pedestrian access around the village.

EDUCATION: No issues.

NHS: No comments received.

SCOTTISH WATER - Waste: No waste infrastructure in the area. Water: Robertson WTW has sufficient capacity. Sufficient capacity in the network

SEPA: There is no SW foul sewer network in this location. Consideration should be given to first time sewerage for this village to include the existing and proposed development site. Failing that private drainage would need to be provided with discharge to the Oxnam water (as opposed to the small burn). There may be a culvert running through or close to the site boundary - opportunities should be taken to de-culvert.

Overall assessment

MIR status	Overall assessment	Site capacity
Alternative	Acceptable	5

Conclusions

There are no specific issues which would rule out development. There is a reliance on septic tanks in Crailing. SEPA have stated that consideration should be given to first time sewerage for this village to include the existing and proposed development site. If a WWT connection was not provided, SEPA have stated that overflow would have to be diverted to Oxnam Water not the small burn nearby. SEPA have not objected, either have Scottish Water, but there would be a need to ensure no impact on the River Tweed SAC (the Oxnam Water is covered by the SAC).

Crailing has the existing undeveloped allocated housing site for 5 units which forms part of this site. The landowner has stated that the additional allocation would make the existing site more marketable. However, no specific information has been provided to support this. Moreover, the scale of any allocation needs to be carefully considered with attention to the size of the existing settlement. It is considered that this site should have an indicative capacity of 5 units.

(The site was originally plotted as ACRAI003. Part of ACRAI003 is already allocated as ACRAI001 for 5 units. The site boundaries were therefore reduced and a new code was created - ACRAI004).

Darnick

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR status
ADARN005	Land south of Darnlee	Darnick	Central	Housing	10	0.8	Preferred

Initial assessment

Floodrisk	SAC	SPA	SSSI	Ramsar
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

Initial assessment summary

FLOOD AND COASTAL MANAGEMENT TEAM: This site is outwith both the fluvial and surface water 1 in 200 year flood extents. Would have no objection to this proposal on the grounds of flood risk.

SEPA: No comments in respect of flood risk.

Background information

Minerals and coal	NNR	Prime Quality Agricultural Land	Current use/s	Planning history references
Not applicable	Not applicable	Not applicable	Greenfield	No planning application history.

Accessibility and sustainability assessment

Access to public transport	Access to employment	Access to services	Wider biodiversity impacts	Site aspect
Good	Good	Good	Moderate	Not applicable

Accessibility and sustainability summary

ECOLOGY OFFICER: Biodiversity Risk: Moderate impact. Site is improved pasture with mature broad-leaved trees on boundary/within site. Potential for EPS (bats). No obvious connectivity with the River Tweed SAC/SSSI. Protect boundary trees and features and mitigation for protected species including bats and breeding birds.

Local impact and integration assessment

Conservation area	Open space	Listed buildings	Scheduled Monument	Ancient woodland inventory	Archaeology	Garden and designed
On site	On site	Adjacent to site	Not applicable	Not applicable	On site	Not applicable

Local impact and integration summary

ARCHAEOLOGY OFFICER: The site is within the Inventory Battlefield of Darnick. Mitigation is likely. Consideration of impacts to the setting of the battlefield is needed.

HERITAGE AND DESIGN OFFICER: The site is to the south of Darnlee, a category B listed building and lies within the Darnick conservation area. Whilst there may be some scope for a very small scale, well designed development on the southern boundary, it is considered that development of all of the proposed site would have an adverse impact on the setting of Darnlee and adversely impact on the character and appearance of the conservation area.

HISTORIC ENVIRONMENT SCOTLAND: No comments.

Landscape assessment

NSA

On site

SLA

Not applicable

Over 200 metres?

Over 12 degree slope

Wild Land

Not applicable

Landscape summary

LANDSCAPE ARCHITECT: 10-12 units given constraint of existing trees on site.

Scottish Natural Heritage: Wish to ensure that if this site is to be allocated within and adjacent to the NSA that a site brief is produced to identify the key natural heritage assets of the site to be protected and the key opportunities for the integration of green infrastructure within future development. The majority of the site lies within the Eildon & Leaderfoot Hills NSA. The site also forms an important context for, and a gateway to, Darnick. Its location within the NSA means that high standard design will be required. Key issues for a site brief are likely to include:

- Retention of key boundary features, including the existing wall and fence, woodland along the western boundary and mature trees along southern and eastern boundaries;
- Integration of the site with Broomilees Road, maintaining landscape character and sense of scale and place of this area with dwellings relating to both the parkland and the street.

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Planning and infrastructure assessment

Physical access/road capacity

NETWORK MANAGER: New junction required off existing Broomlees Road.

Near a trunk road?

PASSENGER TRANSPORT: No comments.

ROADS PLANNING: Not opposed in principle to this land being allocated for residential development. The site stacks up well in terms of sustainable transport with good opportunities for pedestrian and cycle connectivity with Melrose and Galashiels. The site is well served by public transport with a bus service close at hand and railway station nearby. Vehicular access is possible off the main road into Darnick on the east side of the site, but there is an issue to be addressed here as part of any development. The stretch of road here is used extensively for on-street parking for the village. Any road junction in this location would not work safely with this on-street parking remaining as junction visibility splay standards would not be met. Displacement parking would have to be provided in the site. Alternatively, it may be possible to upgrade the existing access serving Darnlee as a means of serving the site and introducing some lay-by parking in the main road. A supplementary vehicular access is also possible off Broomlees and this would help with street connectivity. This would entail widening Broomlees Road between the mature trees and may offer scope for a one-way traffic system over the initial narrow length of Broomlees Road. Strong street frontages are recommended and allowance for future street connectivity would be required. A Transport Statement can address the issues raised.

TRANSPORT SCOTLAND: No comments.

Right of way

Adjacent to site

TPOs

Not applicable

Contaminated land

Not applicable

Water supply

Yes

Sewerage

Yes

Gas Supply

Yes

Education provision

Good

Planning & infrastructure summary

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.

COUNTRYSIDE ACCESS TEAM: Safe route for non-vehicular access would be strongly advised from this site to existing pavements and, therefore, the core path network.

DEVELOPMENT MANAGEMENT: Attractive area of parkland within the village associated with the Listed Building, within the Conservation Area; Archaeological/battlefield implications; Potential impact on trees; Need structure planting/buffer between site and Listed Building; Some limited development of a high quality may be appropriate.

EDUCATION: No objections.

NHS: No comments received.

SCOTTISH WATER: Howden WTW has sufficient capacity. A Flow and Pressure test is likely to be required to establish what impact, if any this development has on the existing network. Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WwTW. A Drainage Impact Assessment (DIA) is required.

SEPA: Foul water must connect to the existing Scottish Water foul network.

Overall assessment

MIR status	Overall assessment	Site capacity
Preferred	Acceptable	10

Conclusions

The site is considered to represent a suitable infill development within the settlement of Darnick.

The existing woodland belt along the western boundary of the site as well as specimen trees along the southern boundary would require to be retained where possible. The developable area of the site would be established by the route protection areas of existing trees. Consideration would require to be given to how best to create separation along the northern boundary of the site to ensure the integrity of the setting of Darnlee is maintained.

Existing boundary features (including the existing stone wall and fencing) would require to be retained as much as possible.

On-street parking is currently an issue on Abbotsford Road. Main access would be from Abbotsford Road with a potential link into Broomilees Road which in turn may result in localised improvements. This would require to be addressed through any development of this site.

Any development would require to be of a high quality in order to safeguard the character and setting of the conservation area, the B listed Darnlee and the Inventory Battlefield. The relationship of development with the parkland and the street would require to be well considered. Due to the sensitivity of the site, it is considered that a Planning Brief would be required.

There is undeveloped land to the west of the site which may, in the future, offer an opportunity for future development. Access from the site in question would therefore require to be considered along with improvements to Broomilees Road as suggested by the Roads Officer.

Denholm

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR status
ADENH006	Land south east of Thorncroft	Denholm	Central	Housing	12	0.6	Preferred

Initial assessment

Floodrisk	SAC	SPA	SSSI	Ramsar
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

Initial assessment summary

FLOOD AND COASTAL MANAGEMENT TEAM: This site is outwith both the fluvial and surface water 1 in 200 year flood extents. However, there is a ditch running through the grounds that has come close to flooding property in the past. This has, to our knowledge, not spilled onto this field but would still require a Flood Risk Assessment to show the risk to this development. At present, SBC Flood Team are considering work such as culverting this ditch.

SEPA: Require an FRA which assesses the risk from the small watercourses which flow along the boundary of the site. These watercourses then enter a FPS which will require careful consideration to ensure there is no increase in flood risk due to site development. The study undertaken by JBA indicates that part of the site is at risk of flooding but it does not appear to fully modelled the adjacent watercourse. Consideration will need to be given to any culverts/ bridges which may exacerbate flood risk. Site may be constrained due to flood risk. Due to steep topography through the allocation site, consideration should be given to surface runoff issues to ensure adequate mitigation is implemented. Site will need careful design to ensure there is no increase in flood risk elsewhere and proposed housing is not affected by surface runoff.

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Background information

Minerals and coal	NNR	Prime Quality Agricultural Land	Current use/s	Planning history references
Not applicable	Not applicable	Not applicable	Combination	No relevant planning application history.

Accessibility and sustainability assessment

Access to public transport	Access to employment	Access to services	Wider biodiversity impacts	Site aspect
Good	Good	Good	Moderate	Not applicable

Accessibility and sustainability summary

ECOLOGY OFFICER: Biodiversity Risk: Moderate impact. Site is improved pasture with hedgerow and trees on boundary. Potential for EPS (bats) and breeding birds to use built structures within the site. No obvious connectivity with the River Tweed SAC/SSSI. Protect boundary trees and features and mitigation for protected species including bats and breeding birds.

Local impact and integration assessment

Conservation area

Not applicable

Open space

Not applicable

Listed buildings

Not applicable

Scheduled Monument

Not applicable

Ancient woodland inventory

Not applicable

Archaeology

Not applicable

Garden and designed

Not applicable

Local impact and integration summary

ARCHAEOLOGY OFFICER: There are no known archaeological issues.

HERITAGE AND DESIGN OFFICER: No comments.

HISTORIC ENVIRONMENT SCOTLAND: No comments.

Landscape assessment

NSA

Not applicable

SLA

Adjacent to site

Over 200 metres?

Over 12 degree slope

Wild Land

Not applicable

Landscape summary

LANDSCAPE ARCHITECT: 10 – 12no taking account narrowness of site and RPAs of adjacent field boundary trees.

SCOTTISH NATURAL HERITAGE: No comment due to size and location.

Planning and infrastructure assessment

Physical access/road capacity

NETWORK MANAGEMENT: Creation of a new junction onto the A698.

PASSENGER TRANSPORT: Consider relocation of bus stop, provision of shelter.

ROADS PLANNING: Not opposed to development on this site. Access via the A698 will require the demolition of some existing outbuildings, but satisfactory access can be achieved. An acceptable revised parking arrangement would be required for the existing dwellinghouse (Thorncroft). The linear nature of the site limits potential internal street connectivity; however there may be the possibility of a link to Ruberslaw Road via the vacant plot within that development. This would require 3rd party discussions. If this site is allocated, any site layout would have to allow for future links to the land along the eastern boundary. The existing infrastructure along the A698 would have to be extended into the development site.

TRANSPORT SCOTLAND: No comments.

Near a trunk road?

Right of way

Not applicable

TPOs

Not applicable

Contaminated land

On site

Water supply

Yes

Sewerage

Yes

Gas Supply

No

Education provision

Good

Planning & infrastructure summary

CONTAMINATED LAND OFFICER: An area of the site appears to have been previously developed with buildings, possibly of commercial/ industrial use. The site is brownfield land and its former use may present development constraints.

COUNTRYSIDE ACCESS TEAM: If possible a pedestrian link to Ruberslaw Road would allow pedestrian access to Core path 01 avoiding the A698.

EDUCATION: No objections.

NHS: No comments received.

SCOTTISH WATER: Roberton WTW has sufficient capacity. There is a 6" water main running across the South side of the site. There is also a 4" water main north of site. Sufficient capacity in the network. Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WwTW. There is a foul and surface water sewers running through the middle of the site. Sufficient capacity in the network for foul only connection.

Overall assessment

MIR status	Overall assessment	Site capacity
Preferred	Acceptable	12

Conclusions

The site is considered to offer an appropriate opportunity for infill development within the settlement boundary of Denholm. Consideration will require to be given to the residential amenity of existing properties within the immediate vicinity. The Roads Officer has confirmed that an acceptable access is achievable from the A698, this would require removal of some existing outbuildings. These would require investigation for potential contamination.

The Council's Flood and Coastal Management Team and the Scottish Environment Protection Agency have requested that a Flood Risk Assessment be undertaken in relation to a ditch running through the grounds that has come close to flooding property in the past. Consideration is currently being given to culverting this ditch. The site would require careful design to ensure there is no increase in flood risk elsewhere and the proposed housing is not affected by surface runoff.

Eckford

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR status
AECKF002	Land at the Black Barn	Eckford	Central	Housing	10	1.1	Alternative

Initial assessment

Floodrisk	SAC	SPA	SSSI	Ramsar
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

Initial assessment summary

There are no initial constraints on the site which would preclude it from being developed.

FLOOD AND COASTAL MANAGEMENT TEAM: This site is out with both the fluvial and surface water 1 in 200 year flood extents. I would have no objection to this proposal on the grounds of flood risk.

SEPA: Review of OS Map indicates a potentially culverted watercourse along the eastern boundary of the site. We would recommend that this is investigated as part of an FRA. We do not support development over culverts that are to remain active.

Background information

Minerals and coal	NNR	Prime Quality Agricultural Land	Current use/s	Planning history references
Not applicable	Not applicable	On site	Buildings	97/00580/OUT - Residential development 97/00617/COU - Change of use of land from agriculture to garden ground

Accessibility and sustainability assessment

Access to public transport	Access to employment	Access to services	Wider biodiversity impacts	Site aspect
Poor	Poor	Poor	Moderate	Not applicable

Accessibility and sustainability summary

ECOLOGICAL OFFICER: Biodiversity Risk: Moderate impact. Site appears to be arable field and improved pasture with hedgerow on boundary and trees and scrub within site. Possible potential for EPS (bats) and breeding birds to use built structures within the site. No obvious connectivity with the River Tweed SAC/SSSI. Protect boundary features and trees, mitigation for protected species including bats and breeding birds

GENERAL COMMENTS: The site is located on the south-eastern edge of the small village of Eckford. In terms of accessibility it scores poorly. There are no key services in Eckford.

Local impact and integration assessment

Conservation area

Adjacent to site

Open space

Not applicable

Listed buildings

Not applicable

Scheduled Monument

Not applicable

Ancient woodland inventory

Not applicable

Archaeology

Not applicable

Garden and designed

Not applicable

Local impact and integration summary

ARCHAEOLOGY: There are no known archaeological issues. However, the site is in close proximity to the known location of medieval Eckford and some evidence for this may exist in the site. Also, the existing building is on the site of an early 19th century farmstead evidence of which may also exist. Mitigation may be required.

HERITAGE & DESIGN: No specific comment.

HES: No comments.

Landscape assessment

NSA

Not applicable

SLA

Not applicable

Over 200 metres?

Over 12 degree slope

Wild Land

Not applicable

Landscape summary

LANDSCAPE ARCHITECT: Given the existing density and pattern of development in Eckford, capacity is likely to be 6-8 units. To alleviate the restricted nature of the existing access track, an additional strip of the field alongside the established woodland strip next to the access track could be included in the site and planted up with trees. This would allow the removal of the existing tree belt. Any removal of hedges on either side of the track should be replaced outwith the visibility splays.

SNH: No comment due to size and location.

Planning and infrastructure assessment

Physical access/road capacity

NETWORK MANAGER: No comments.

PASSENGER TRANSPORT: No comments.

ROADS PLANNING TEAM: I am not opposed in principle to this land being allocated for housing. The main road through the village already benefits from street lighting provision, but lacks provision for pedestrians. If this site is to be allocated for housing then footway provision between the site access and the crossroads in the village at 'Tower Cottage' should be a consideration. A length of road side hedging is likely to have to be removed in order to achieve suitable junction visibility.

Right of way

Not applicable

TPOs

Not applicable

Contaminated land

Not applicable

Water supply

Yes

Sewerage

No

Gas Supply

No

Education provision

Average

Planning & infrastructure summary

CONTAMINATED LAND: An area of the site appears to have been previously developed with a building, possibly of commercial/ industrial use. The site is brownfield land and its former use may present development constraints.

COUNTRYSIDE ACCESS TEAM: Connecting path suitable for walkers cyclists from road through site and on to North East corner of site to allow future link for footpath network to link site to Loaning local path network. Section of wide verge required at entrance of site into the public road for pedestrian use.

DEVELOPMENT MANAGEMENT: History of refusal and appeal, 97/00580/OUT. Suggest a development brief is required. Again private waste water systems are currently being used in development boundary, 17/00032/FUL.

EDUCATION: No comments.

NHS: No comments received.

SCOTTISH WATER - Waste: No sewers within the area. Water: Roberton WTW has sufficient capacity. A Flow and Pressure test is required to establish what impact, if any this development has on the existing network

SEPA: Foul water must connect to the existing SW foul network. This may require to be upgraded to accommodate this development.

Overall assessment

MIR status	Overall assessment	Site capacity
Alternative	Acceptable	10

Conclusions

The proposal involves the demolition of an agricultural barn/shed currently situated outside the settlement and its replacement with housing. In addition to this, housing would be allocated on fields that currently surround the shed and the village. The landowner's proposal suggests a new settlement boundary enveloping the site with 5+ houses to be developed. Technically the site could accommodate up to 10 units. The site is partly enveloped by existing buildings to the north, west, and south. There are no absolute constraints ruling out development. However, Eckford is a village without basic services. There is no WWT available, so private sewerage would be required. It is a very small village and development of the whole site, although small, would still be relatively significant.

This site should not be preferred for development but could be included only as an alternative site should a higher level of housing land be required as per SESPlan.

Ednam

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR status
AEDNA011	Cliftonhill (v)	Ednam	Rest of Borders	Housing	15	1.3	Alternative

Initial assessment

Floodrisk	SAC	SPA	SSSI	Ramsar
1:200	Not applicable	Not applicable	Not applicable	Not applicable

Initial assessment summary

There are no initial constraints on the site which would preclude it from being developed.

FLOOD AND COASTAL MANAGEMENT TEAM: This site is out with both the fluvial and surface water 1 in 200 year flood extents. I would have no objection to this proposal on the grounds of flood risk.

SEPA: We require an FRA which assesses the risk from the small watercourse which flows adjacent to the site and enters the Eden Water. 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 and steep topography indicates that there may be flooding issues at this site or immediately adjacent. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Site will need careful design to ensure there is no increase in flood risk elsewhere and proposed housing is not affected by surface runoff.

Note: Surface water flood map is offset from burn suggesting an error within the flood map.

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Background information

Minerals and coal	NNR	Prime Quality Agricultural Land	Current use/s	Planning history references
Not applicable	Not applicable	On site	Greenfield	99/00957/OUT - Residential Development Refused, Appeal Dismissed. 01/00782/OUT - Residential Development Refused. 04/02140/OUT - Residential Development Refused.
				Site has been considered as part of previous LDP processes (site NE of War Memorial). The Reporter concluded that once the allocated site (AEDNA002) is fully developed "the preferred area for future period of this Local Plan (2011), if required, will be to the east side of the village".

Accessibility and sustainability assessment

Access to public transport	Access to employment	Access to services	Wider biodiversity impacts	Site aspect
Limited	Limited	Limited	Moderate	Not applicable

Accessibility and sustainability summary

ECOLOGY OFFICER: Moderate biodiversity risk. Site an arable field with lowland mixed deciduous woodland and hedgerow on boundary. Potential connectivity with the River Tweed SAC via drainage to the Eden water. Mitigation to ensure no significant effect on River Tweed SAC. Mitigation for protected species including bats, badger and breeding birds.

SNH: No comments received

GENERAL COMMENTS: The site is located in the centre of Ednam, close to the crossroads and the bus shelter. Ednam has a bus service to Kelso and Berwick and is only 2.5 miles from Kelso. The site slopes towards the crossroads but sits higher than the centre of the village. The village has a post office, village hall and a primary school. Mitigation would be required to prevent any impacts on Eden water.

Local impact and integration assessment

Conservation area	Open space	Listed buildings	Scheduled Monument	Ancient woodland inventory	Archaeology	Garden and designed
Not applicable	Not applicable	Adjacent to site	On/adjacent to site	Not applicable	On/adjacent to site	Not applicable

Local impact and integration summary

ARCHAEOLOGY: Historic mapping (General Roy 1750s, Stobie 1770) shows this area as containing the earlier village core to the east of the burn. Mitigation is likely.

HERITAGE & DESIGN: No comments received

HES: No comments.

GENERAL COMMENTS: The site is located close to the centre of the small village. Boundary is provided to the south by heavy hedgrows which run along the road towards Milburn. There is heavy vegetation on the western border which separates the site from the village on this side. The northern section of the site would take development up the Duns road in quite a prominent position and in quite a linear form. The Old Smiddy is a C listed building, but any impact would be low. Archaeological interests in the southern half of the site which would required mitigation.

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Landscape assessment

NSA	SLA	Over 200 metres? <input type="checkbox"/>	Over 12 degree slope <input type="checkbox"/>	Wild Land
Not applicable	Not applicable			Not applicable

Landscape summary

LANDSCAPE ARCHITECT: No fundamental concerns but eastern boundary looks very arbitrary and does not relate to any features on the ground. One consequence of that is that the northern end is so narrow that it is probably undevelopable. It would be desirable to retain all the existing woodland that is outside the site on the west side and this implies a buffer zone of at least 10m along that side. This will affect the developable area. Presumably access would have to come off the SW corner which would affect the amenity of the Ednam to Cliftonhill road and would need to avoid impacting on the War Memorial and the Old Smithy opposite which is all quite tight and awkward.

SNH: No comment due to size and location.

General comments: This is quite a large site but the landscape impact is relatively limited. The site is partly screened by heavy hedgrows and vegetation on the west and south sides. The south-western part of the site slopes steadily towards the crossroads and this reduces landscape impact on a large portion of the site. However, roads requirements for widening of the C-class road on the south of the site might significantly reduce the hedgerow/vegetation on the south side of the site.

Planning and infrastructure assessment

Physical access/road capacity	Near a trunk road? <input type="checkbox"/>
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PASSENGER TRANSPORT: No comments.

NETWORK MANAGER: Access off single track road and then junction with limited visibility onto B Class Road.

ROADS PLANNING SERVICE: I am able to support this site for residential development on the basis of provision of suitable pedestrian and street lighting connectivity with the rest of the village and the carriageway of the minor public road to the south being widened to 5.5m. Frontage development along the minor public road is highly desirable; however this will require significant engineering works given the difference in level. It should be noted that the shape of the site under consideration does not bode well in terms of a potential layout; however a link through to Eden Park should be considered which would benefit the site. A strip of housing adjacent to the existing public road may be more in-keeping with the form of the village and the lie of the land.

Right of way

Not applicable

TPOs

Not applicable

Contaminated land

Not applicable

Water supply

Yes

Sewerage

Yes

Gas Supply

Yes

Education provision

Planning & infrastructure summary

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.

COUNTRYSIDE ACCESS TEAM: No comment.

DEVELOPMENT MANAGEMENT: Potential coalescence of Cliftonhill and Ednam.

EDUCATION: No issues.

NHS: No comments received.

SCOTTISH WATER - Waste: Kelso WwTW has sufficient capacity. Sufficient capacity in the network. Water: Robertson WTW has sufficient capacity. Sufficient capacity in the network.

SEPA: Foul water must connect to the existing SW foul network. The pump station at Ednam may require to be upgraded to account for the proposed developments. SW should confirm.

OVERALL SUMMARY: No major planning and infrastructure constraints. However, there are roads issues on this site. The road to the south is a single track road, which will require widening, and there are visibility issues on the B-road (Duns Road). Each of these could be resolved.

Overall assessment

MIR status

Alternative

Overall assessment

Acceptable

Site capacity

15

Conclusions

If this site was to be allocated, it would be important to incorporate landscaping to resist further development to the north east and coalescence with Milburn and Cliftonhill Farm. The minor road to the south of the site requires widening for access. This will mean a reduction in the hedgerow screening. Level differences from the site to the minor road means major engineering required in order to achieve desirable development frontage along the southern section of the site, avoiding a layout that turns its back on the village. That said, as much of the hedgerow as possible would need to be retained on the southern boundary. On balance appears a more complex site to bring up to appropriate roads access standards than others.

There are no significant constraints affecting the site although there is already an allocated site in this small village and it is considered there are better options available. The site could be considered as an 'alternative' in the MIR.

Site reference AEDNA013	Site name Land north of Primary School	Settlement Ednam	RGA Rest of Borders	Proposed Use Housing	Indicative Capacity 20	Ha 1.4	MIR status Alternative
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Initial assessment

Floodrisk Not applicable	SAC Not applicable	SPA Not applicable	SSSI Not applicable	Ramsar Not applicable
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Initial assessment summary

There are no initial constraints on the site which would preclude it from being developed.

SEPA: No detailed comments on flood risk.

FLOOD AND COASTAL MANAGEMENT TEAM: This site is outwith both the fluvial and surface water 1 in 200 year flood extents. I would have no objection to this proposal on the grounds of flood risk. Due to the size of the development I would recommend surface water runoff be considered.

Background information

Page 196	Minerals and coal Not applicable	NNR Not applicable	Prime Quality Agricultural Land On site	Current use/s Greenfield	Planning history references 01/00782/OUT - Residential development (refused) 04/02140/OUT - Residential development (refused) 99/00957/OUT - Residential development (refused)
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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
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Accessibility and sustainability summary

ECOLOGY OFFICER: Biodiversity Risk: Low impact. Site is an arable field with hedgerow, garden ground and amenity ground on boundary. No obvious connectivity with the River Tweed SAC. Protect boundary features and mitigation for protected species including breeding birds.

GENERAL COMMENTS: Ednam has a bus service to Kelso and Berwick and is only 2.5 miles from Kelso. The village does have a post office, village hall and a primary school. The site has low impact in terms of biodiversity risk. There is already an existing allocation in Ednam.

Local impact and integration assessment

Conservation area Not applicable	Open space Adjacent to site	Listed buildings Not applicable	Scheduled Monument Not applicable	Ancient woodland inventory Not applicable	Archaeology Not applicable	Garden and designed Not applicable
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Local impact and integration summary

HERITAGE & DESIGN: Site lies on the approach to the village form Ednam; boundary treatments and connections (both physical and visual) to the settlement will be important issues.

ARCHAEOLOGY: There are no known archaeological issues.

HES: No comments.

Landscape assessment

NSA

Not applicable

SLA

Not applicable

Over 200 metres?

Over 12 degree slope

Wild Land

Not applicable

Landscape summary

LANDSCAPE ARCHITECT: 20-25no houses, if density of adjacent Eden Park was reflected in any proposed development.(and if additional land was included to ensure required structure planting was achievable. A belt of structure planting to the north boundary would create shelter from northerly winds and act as visual containment.

SNH: We recommend that if this site is to be allocated that a site brief is produced to identify the key natural heritage assets of the site to be protected and the key opportunities for the integration of green infrastructure within future development. Our advice on this site is based on prior knowledge and desktop assessment using GIS and streetview. We may provide further advice based on a site visit if the potential allocation is carried forward. The current settlement statement in LDP1 states that further expansion of Ednam would be to the north and east. This potential allocation conforms to those placemaking considerations. However, a site brief is still required if potential adverse effects on setting and character of the existing settlement are to be avoided through the promotion of a design led planning approach.

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Planning and infrastructure assessment

Physical access/road capacity

Near a trunk road?

NETWORK MANAGER: Impact on existing 30 mph limit if new access onto B Road. Access off Stichill Road less of an impact but will increase volume through more restricted section of village.

PASSENGER TRANSPORT: Possible bus stop infrastructure.

ROADS PLANNING OFFICER: I am able to recommend in favour of this land being allocated for development. The street lighting and footway infrastructure in the village will have to be extended along the main road as appropriate and a modest extension of the 30 mph speed limit is likely to be required. Access should be taken from both the B6461 and the minor public road to the south west to allow a connected street network to develop. A strong street frontage onto the B6461 will create a sense of arrival from the north and will help justify a shifting of the 30 mph speed limit. Depending on the scale of development a Transport Statement may be required.

Right of way

Not applicable

TPOs

Not applicable

Contaminated land

Not applicable

Water supply

Yes

Sewerage

Yes

Gas Supply

Yes

Education provision

Planning & infrastructure summary

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.

COUNTRYSIDE ACCESS TEAM: No comment.

EDUCATION: No issues.

NHS: No comments received.

SCOTTISH WATER - Waste: Kelso WwTW has sufficient capacity. Sufficient capacity in the network. Water: Robertson WTW has sufficient capacity. A Water Impact Assessment is required to establish what impact, if any this development has on the existing network.

SEPA: Foul water must connect to the existing SW foul network. The pump station at Ednam may require to be upgraded to account for the proposed developments. SW should confirm.

Overall assessment

MIR status	Overall assessment	Site capacity
Alternative	Acceptable	20

Conclusions

The proposed site is capable of being developed. There are no restrictions that rule out development. This site is in quite a prominent position to the north of the settlement, on slightly raised ground, overlooking Ednam. It could be integrated with the settlement with appropriate layout and design, connectivity, and boundary treatment. Could be considered as an 'alternative site in the MIR' as it is considered there are more preferable site options.

Galashiels

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR status
BGALA006	Land at Winston Road I	Galashiels	Central	Employment	N/A	2.5	Preferred

Initial assessment

Floodrisk	SAC	SPA	SSSI	Ramsar
Not applicable	Adjacent to site	Not applicable	Adjacent to site	Not applicable

Initial assessment summary

FLOOD AND COASTAL MANAGEMENT TEAM: The site is not shown to be at flood risk within the SEPA 1 in 200 year flood map. Small areas of the site are anticipated to be affected by surface water runoff and this site is relatively steep so it would be expected that the applicant shows how this would be mitigated.

SEPA: SEPA have post flood survey levels for nearby area after the 2005 flood event. A flood level of 92.86mAOD recorded 30m downstream of bridge on right bank. SEPA require a 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.

Background information

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Minerals and coal	NNR	Prime Quality Agricultural Land	Current use/s	Planning history references
Not applicable	Not applicable	Not applicable	Brownfield	There are no planning applications of interest. The site was considered through the process of the Housing SG 2017 (RGALA003 & RGALA005) but was excluded.

Accessibility and sustainability assessment

Access to public transport	Access to employment	Access to services	Wider biodiversity impacts	Site aspect
Good	Good	Good	Moderate	South

Accessibility and sustainability summary

ECOLOGICAL OFFICER: Biodiversity Risk: Moderate impact. Site consists of sheds/ abattoir and areas of scrub and tall ruderal vegetation. Potential for EPS (bats) and breeding birds to use built structures within the site. Potential connectivity with the adjacent River Tweed SAC/SSSI via drainage. Mitigation to ensure no significant effect on River Tweed SAC. Mitigation for protected species including bats, badger and breeding birds.

SNH: SNH responded and advised the following; From previous response of 03 August 2016, for allocation references RGALA003 and RGALA005: 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 our website: <http://www.snh.gov.uk/protecting-scotlands-nature/protected-species/your-responsibilities/developers-and-builders/>.

Local impact and integration assessment

Conservation area

Not applicable

Open space

Not applicable

Listed buildings

Adjacent to site

Scheduled Monument

Not applicable

Ancient woodland inventory

Not applicable

Archaeology

Not applicable

Garden and designed

Not applicable

Local impact and integration summary

ARCHAEOLOGY OFFICER: There are no known archaeological issues.

HERITAGE AND DESIGN OFFICER: Brownfield land in part, appears to have some potential for redevelopment.

HES: No comments.

Landscape assessment

NSA

Not applicable

SLA

Not applicable

Over 200 metres?

Over 12 degree slope

Wild Land

Not applicable

Landscape summary

LANDSCAPE ARCHITECT: No comments received although the following comments were received during the process of the Housing SG which remain relevant:

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. (The abattoir has now been demolished from the site).

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Planning and infrastructure assessment

Physical access/road capacity

NETWORK MANAGER: Need to consider impact on existing road network, particularly junction of Winston Road and Melrose Road.

PASSENGER TRANSPORT: No comment.

ROADS PLANNING: 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 a strong 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.

TRANSPORT SCOTLAND: No comment.

Near a trunk road?

Right of way

Not applicable

TPOs

Not applicable

Contaminated land

On site

Water supply

Yes

Sewerage

Yes

Gas Supply

Yes

Education provision

Good

Planning & infrastructure summary

CONTAMINATED LAND OFFICER: The site was quarried and subsequently used as a refuse tip. Part of the site was developed as an Abattoir. The site is brownfield land and its former use may present development constraints.

COUNTRYSIDE ACCESS TEAM: Non-vehicular access to existing pavements required.

DEVELOPMENT MANAGEMENT: To some extent, it is a more comfortable fit to have this site designated for industrial use, given its closest neighbours to north and south and past abattoir use. The same flooding/ecological constraints would apply. Impacts on residents opposite would need accounted for, however, if both land uses are to avoid conflict.

ECONOMIC DEVELOPMENT: Whilst this is generally an existing employment land site, its redevelopment to modern standards may be economically challenging due to the apparent problems with the site - o/h power lines, potential contamination, demolition costs, remediation of tip, etc. However, if no other employment land can be identified in the town, this may well be an important allocation.

HEALTH AND SAFETY EXECUTIVE: Require to be consulted.

NHS: No comments received.

SCOTTISH WATER: Howden WTW has sufficient capacity. A Water Impact Assessment is required to establish what impact, if any this development has on the existing network. "Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the Wtw. Note there is a surface water sewer running through the site.

SEPA: Foul must connect to SW foul network. The site is close to the River Tweed however is elevated above river level. Care should be taken not to damage the river banking as part of any development. This site is located immediately adjacent to the Gala STW (CAR and WML licence). Odour is likely to be problematic from the STW. A suitable buffer should be provided in line with SPP requirements between the licensed sites and the proposed development. This is likely to impact the developable area available.

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Overall assessment**MIR status**

Preferred

Overall assessment

Acceptable

Site capacity

N/A

Conclusions

Given the former uses which occupied the site, namely an abattoir and refuse site it is considered that the principle of the use of this site for business and industrial development is acceptable in principle. The residential amenity of the neighbouring residential properties must be considered, however, it is noted that alternative uses to those that existed previously can only offer an improvement. There are limited business and industrial sites in Galashiels and it is considered that this site, albeit with constraints, brings an opportunity forward. It might be possible on the potentially contaminated parts of the site that a use could be implemented that would require minimal groundworks required. Given the nature of this proposed allocation and the identified constraints, including O/H powerlines, odour from sewage works, potential contamination, it is not considered that this site is suitable to accommodate an element of housing.

A Flood Risk Assessment would be required and 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 reference AGALA029	Site name Netherbarns	Settlement Galashiels	RGA Central	Proposed Use Housing	Indicative Capacity 45	Ha 7.3	MIR status Alternative
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Initial assessment

Floodrisk Not applicable	SAC Adjacent to site	SPA Not applicable	SSSI Adjacent to site	Ramsar Not applicable
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Initial assessment summary

FLOOD AND COASTAL MANAGEMENT TEAM: The site is not shown to be at flood risk within the SEPA 1 in 200 year flood map. Small areas of the site are anticipated to be affected by surface water runoff and this site is relatively steep so would expect the applicant to consider this as well as drainage and SUDS.

SEPA: Require an FRA which assesses the risk from the River Tweed. Review of the surface water 1 in 200 year flood map and steep topography nearby 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 will need careful design to ensure there is no increase in flood risk elsewhere and proposed housing is not affected by surface runoff.

Background information

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Minerals and coal Not applicable	NNR Not applicable	Prime Quality Agricultural Land Not applicable	Current use/s Greenfield	Planning history references 04/00706/FUL - Erection of seventy nine dwellinghouse (refused by the Scottish Ministers after they had called it in). This site was considered during the Local Plan Inquiry 2006 (EGL2B) and at the recent Local Development Plan Examination 2016 . The Reporter's recommendation at both was for the site to be removed from the Local Plan/LDP.
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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
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Accessibility and sustainability summary

ECOLOGY OFFICER: 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 field 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

Open space

Not applicable

Listed buildings

Adjacent to site

Scheduled Monument

Not applicable

Ancient woodland inventory

Not applicable

Archaeology

Not applicable

Garden and designed

Adjacent to site

Local impact and integration summary

ARCHAEOLOGY OFFICER: There are no known archaeological issues.

HERITAGE AND DESIGN OFFICER: Previously commented on the potential of this site back in 2016. This site lies opposite category A listed Abbotsford House but is screened in part by existing trees along the riverside and the former railway line and is set down below the level of the A7 and more recent housing development. The key issue is to avoid having an adverse impact on the setting of Abbotsford House. There is potentially some scope for limited development on this site, which may require the reinforcement of the planting to the east. Careful attention would be needed to the external colours of any development to minimise its impact.

HES: Setting of LB15104 Abbotsford House and GDL00001 Abbotsford House. Content with the principle of development for 45 units here, on the basis that site development will be brought forward via a masterplan which will ensure that the detail of scale and detailed views analysis, amongst other things, can be considered. HES 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. HES note that further information has been provided in relation to landscape and visuals since the Housing SG, and recommend that if this site is considered to be a reasonable alternative, these should be made available to inform the Main Issues Report consultation and assessment.

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

Over 200 metres?

Over 12 degree slope

Wild Land

Not applicable

Landscape summary

LANDSCAPE ARCHITECT: This site has previously been discounted as suitable for development given its proximity to and potential impact on Abbotsford Designed Landscape which is regarded as of national importance. Potential adverse impacts on views from the DL are a major constraint. However, retention of existing (TPO) tree cover will provide a reasonable degree of mitigation (although not entirely in winter). The Landscape Architect previously stated that 'the most sensitive development scenario would be to restrict new development to the lower SE parts of the site avoiding the higher areas which cannot be effectively screened from the DL, at least until further planting has been established.' The recently submitted Landscape and Visual Appraisal in support of the site being allocated suggests with photomontages that the upper field and part of the lower field of the site are suitable for development, given the screening from the intervening trees. Before allocating the site we should require further visual assessment carried out in the winter months to test the conclusions of the recent appraisal. The supporting information lacks any assessment of the tree resource - a Tree Survey and Arboricultural Impact Assessment should be part of the information provided to support the allocation and to establish a realistic 'developable area'. It is clear if this site is allocated the protected trees along the south eastern boundary will be critical in protecting the core area of Abbotsford Designed Landscape from visual intrusion and a long term retention and management programme will have to be an intrinsic part of any such allocation. Any development at this location on the edge of site would have to take into consideration SPG 'Placemaking and Design' to establish the correct built form and density.

On receipt of further photo montages from the Agent, the Landscape Architect made the following comments: The Year 15 photomontages show less visibility of existing and proposed housing than the year 1 photomontages, as additional evergreen tree planting is proposed on site. Any gaps that develop in the existing mature tree screen will open up views to the existing and proposed housing opposite. It will be crucial that:

1. The existing mature tree belt is retained and regenerated.
2. Additional screen tree planting along the SW boundary of the site is additional to the existing tree belt.

SNH: This site lies outwith the current settlement boundary as shown in the LDP. SNH 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. SNH is 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?

NETWORK MANAGER: No comments.

PASSENGER TRANSPORT: No comments.

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 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, particularly at the junction with the A7/Kingsknowe Drive. 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. The design of any development would have to take significant cognisance of pedestrians and cyclists including external links with the surrounding infrastructure. All matters considered, supportive of the principle of development on this site from a transport perspective.

TRANSPORT SCOTLAND: AGALA029 / 38 / 39 or 06 – The potential cumulative impact of these 3 housing sites, which total 559 units, or 2 housing sites and a business and industry development, would be required to be determined with appropriate and deliverable mitigation measures identified for the trunk road network.

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Right of way

Adjacent to site

TPOs

Not applicable

Contaminated land

Adjacent to site

Water supply

Yes

Sewerage

Yes

Gas Supply

Yes

Education provision

Good

Planning & infrastructure summary

CONTAMINATED LAND OFFICER: The site appears to have remained largely undeveloped throughout the map extracts reviewed with the exception of railway running lines along the eastern boundary. The site is brownfield land and its former use may present development constraints.

COUNTRYSIDE ACCESS: Connecting paths to core path 189 (Southern Upland Way) and existing pavements required.

DEVELOPMENT MANAGEMENT: There are positive elements in the landscape framework/design concept. Sections through the site would be helpful to better understand topographical relationships, particularly the lower area of housing which may appear somewhat detached from the higher section. I would query the value/purpose of the open space that would remain (it appears more left over than an integral space within the residential development, and perhaps may benefit from more substantial woodland creation). I would also query the capacity to develop what remains and still provide the level of tree protection and new tree cover. There is also potentially a general lack of connectivity within the development that the linear form of layout would lead to. I would also voice concern that PD rights be removed from the development, which would be akin to applying a Conservation Area level of regulation which I would suggest would be unnecessary. If the layout has the right landscape containment; is of appropriate scale, form, palette; and based on public fronts/private backs and designing streets concepts, then this additional tier of control should not be necessary, or at least should be minimised. Overall, a well-designed development, with good levels of landscaping at its heart, can be devised, but I think the current proposals here will require more detailed scrutiny and further thought.

EDUCATION: Extension or new school may need to be considered.

NHS: No comments received.

SCOTTISH WATER: Howden WTW has sufficient capacity. A Water Impact Assessment is required to establish what impact, if any this development has on the existing network. Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WwTW.

SEPA: Foul water must connect to the existing SW foul network.

Overall assessment

MIR status	Overall assessment	Site capacity
Alternative	Acceptable	45

Conclusions

This site has a detailed planning history and has previously been removed from the LDP following Examination by Reporters. This has primarily been in relation to perceived detrimental impacts on the setting and views from Abbotsford House. When considering sites which have been submitted via the call for sites process, which have a detailed planning history, consideration must be given as to any proposed new mitigation matters which have been submitted as part of the proposal. In this instance the plans confirm further screening of the site would be carried out. These proposals confirm the site will not be visible from Abbotsford House during the Summer months and in the Winter months (when Abbotsford House is closed to the public) photomontages have shown that only fleeting views of very small parts of the site could be seen, but proposed housing (i.e. this would be a low density development of 45 units) would not be located within these visible locations. The site is well screened from the A7 and does not interfere at all with any views towards Abbotsford House. The Blueprint for the Railway requires the Council to maximise economic benefits along the railway corridor and finding housing land in Galashiels is a major element of that requirement. Finding housing land in Galashiels is a major challenge given a number of constraints within the town in terms of for example access, flood risk and topography. Officers continue to feel this site remains the best option for new development in the town. It is fully acknowledged that Abbotsford House will continue to have a key role in attracting tourists to the central Scottish Borders and any proposal which is considered to prejudice this position must be thoroughly investigated. However, it is considered any impacts from Abbotsford House will be negligible and the proposal can be incorporated within the MIR for public opinion.

Hawick

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR status
BHAWI003	Gala Law II	Hawick	Central	Employment	N/A	0.6	Preferred

Initial assessment

Floodrisk	SAC	SPA	SSSI	Ramsar
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

Initial assessment summary

FLOOD AND COASTAL MANAGEMENT TEAM: This site is outwith both the fluvial and surface water 1 in 200 year flood extents. No objection to this proposal on the grounds of flood risk.

SEPA: Due to steep topography through the allocation site, consideration should be given to surface runoff issues to ensure adequate mitigation is implemented. Site will need careful design to ensure there is no increase in flood risk elsewhere and proposed housing is not affected by surface runoff.

Background information

Minerals and coal	NNR	Prime Quality Agricultural Land	Current use/s	Planning history references
Not applicable	Not applicable	Not applicable	Greenfield	There is no history of planning applications. The site is currently allocated within the LDP 2016 as part of a mixed use site (MHAWI001).

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Accessibility and sustainability assessment

Access to public transport	Access to employment	Access to services	Wider biodiversity impacts	Site aspect
Good	Good	Good	Moderate	Not applicable

Accessibility and sustainability summary

ECOLOGY OFFICER: Biodiversity Risk: Moderate impact. Site appears to be dense scrub, poor semi-improved grassland and mature broadleaf trees/ garden ground. No obvious connectivity to River Tweed SAC/SSSI. Protect boundary features and mitigation for protected species potentially including bats, badger and breeding birds (0.64ha)

Local impact and integration assessment

Conservation area	Open space	Listed buildings	Scheduled Monument	Ancient woodland inventory	Archaeology	Garden and designed
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Adjacent to site	Not applicable

Local impact and integration summary

ARCHAEOLOGY OFFICER: Advised verbally that there is potential for archaeology within the site. Archaeology evaluation/mitigation required.

HERITAGE AND DESIGN OFFICER: No comments.

HES: No comments.

Landscape assessment

NSA

Not applicable

SLA

Not applicable

Over 200 metres?

Over 12 degree slope

Wild Land

Not applicable

Landscape summary

LANDSCAPE ARCHITECT: Site is visually well contained and access is good so no issues in principle. The mature trees at the south western end of the site have an important screening function and might be better protected by removing that area from the allocation (unless separately covered in a site development brief)? There could be issues in relation to tree protection / developable area where the site adjoins mature woodland on the south east boundary also.

Planning and infrastructure assessment

Physical access/road capacity

Near a trunk road?

ROADS OFFICER: No objections to the allocation of this land for business and industrial use. It is noted that the land is currently zoned for mixed use development. This site will essentially be an extension to the existing business and industrial units at Gala Law. As such the existing infrastructure will need to be extended to incorporate this site. Any development of this land must not preclude access to the remainder of the mixed use site (MHAWI001). A Transport Statement will be required.

TRANSPORT SCOTLAND: No objections.

Right of way

On/adjacent to site

TPOs

Adjacent to site

Contaminated land

On/adjacent to site

Water supply

Limited

Sewerage

Yes

Gas Supply

Yes

Education provision

Good

Planning & infrastructure summary

CONTAMINATED LAND OFFICER: The site appears to have been utilised as land associated with Galalaw Farm and includes a sheepwash. The site is brownfield land and its use may present development constraints.

COUNTRYSIDE ACCESS TEAM: Track HAWI/GL003/1 forms part of the path network in this area and therefore a pavement or other access route providing non-vehicular access along the North edge of the site is required.

DEVELOPMENT MANAGEMENT: Excepting the need for attention to trees, this would be a logical extension to the existing business/industrial land provision within the area.

ECONOMIC DEVELOPMENT: The northern site boundary of this allocation needs to be amended and reduced by around 2-3m. The plot was reduced and a new fence erected to allow a vehicular and pedestrian right of access through to additional land to the west. In addition, the SW corner of the site should also be included as it is defined by the boundary ownership with the private house.

EDUCATION: No comments.

HOUSING STRATEGY: No objections.

SEPA: Foul drainage from the development must be connected to the existing SW foul sewer network. Standard comments for SUDS. Depending on the use of the proposed units there may be a requirement for permissions to be sought for certain activities from SEPA.

SCOTTISH WATER: Robertson WTW has sufficient capacity. Please note there is an existing 180mm water main running through the middle of the site. Depending on flow demand for this development, will determine if a Water Impact assessment is required. Hawick WwTW has sufficient capacity. Please note there is existing foul and surface water sewers running along the North of site. Depending on the flow demand for this development, will determine if a Drainage Impact assessment is required.

Overall assessment

MIR status	Overall assessment	Site capacity
Preferred	Acceptable	N/A

Conclusions

The Council's Economic Development Section has highlighted a need for sufficient employment land in Hawick. This is particularly pertinent at this time as funding is available in the forthcoming years from the South of Scotland Economic Partnership as a forerunner to a regional enterprise agency being launched in 2020. Economic Development identified this site as a possibility. The land is currently allocated for mixed use purposes (part of MHAWI001), however, the site represents a logical extension of the existing business and industrial land to the west.

The following issues would require to be addressed during the process of an planning application:

- Consideration is required to be given to surface water
- Protect boundary features and mitigation for protected species potentially including bats, badger and breeding birds
- Existing trees to be protected and retained
- A Transport Statement is required. Development must not preclude access to site MHAWI001.
- Potential contamination to be investigated and mitigated
- Footpath link along the northern edge of site is required
- Water and Drainage Impact Assessments may be required
- A water main runs through the middle of the site
- Archaeology evaluation/mitigation required

Overall, it is considered that given the location of this site immediately adjacent to the existing business and industrial site that this site is appropriate for consideration through the Main Issues Report.

Site reference BHAWI004	Site name Land to South of Burnhead	Settlement Hawick	RGA Central	Proposed Use Employment	Indicative Capacity N/A	Ha 5.1	MIR status Preferred
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Initial assessment

Floodrisk 1:200	SAC Not applicable	SPA Not applicable	SSSI Not applicable	Ramsar Not applicable
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Initial assessment summary

FLOOD AND COASTAL MANAGEMENT TEAM: This site is outwith both the fluvial (river) 1 in 200 year flood extents but there is a very small pocket of potential surface water impacts on the North Western side of the site at a 1 in 200 year flood event. No objections on the grounds of flood risk. However, would ask that due to surface water risk and the size of the development that surface water flooding is considered and it is ensured that any water would be routed around the housing.

SEPA: There does appear to be a surface water/ combined drains through the site but no evidence of a culverted watercourse can be found. Due to steep topography through the allocation site, consideration should be given to surface runoff issues to ensure adequate mitigation is implemented. Site will need careful design to ensure there is no increase in flood risk elsewhere and proposed housing is not affected by surface runoff.

Background information

Minerals and coal Not applicable	NNR Not applicable	Prime Quality Agricultural Land Not applicable	Current use/s Greenfield	Planning history references There is no planning application history for this site. The site was assessed as part of the Local Plan Amendment for housing (AHAWI004).
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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
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Accessibility and sustainability summary

ECOLOGY OFFICER: Biodiversity Risk: Moderate impact. Site appears to be an arable field with hedgerow, garden ground and mature broadleaf trees on part of boundary. No obvious connectivity to River Tweed SAC/SSSI. Protect boundary features and mitigation for protected species potentially including bats, badger and breeding birds. SEPA CAR construction site licence required (site >4ha) (5.08ha).

Local impact and integration assessment

Conservation area Not applicable	Open space Adjacent to site	Listed buildings Adjacent to site	Scheduled Monument Not applicable	Ancient woodland inventory Not applicable	Archaeology On/adjacent to site	Garden and designed Not applicable
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Local impact and integration summary

ARCHAEOLOGY OFFICER: Advised verbally that there is potential for archaeology within the site. Archaeology evaluation/mitigation required.

HERITAGE AND DESIGN OFFICER: As previously flagged, the site lies close to Burnhead Tower, a category B listed tower house. The proposed development may have an impact on its setting, especially if larger buildings are proposed but this can probably be addressed through mitigation.

HES: No comments.

Landscape assessment

NSA

Not applicable

SLA

On/adjacent to site

Over 200 metres?

Over 12 degree slope

Wild Land

Not applicable

Landscape summary

LANDSCAPE ARCHITECT: Site is included within the Teviot Valleys SLA. It is also highly visible from the A7 Galalaw roundabout close to the direction of view towards Rubers Law. This makes it very sensitive to visual intrusion and does not suggest industrial use. Well-designed housing with ample structure planting would be a more acceptable option.

SCOTTISH NATURAL HERITAGE: We note that a planning brief in the form of Supplementary Guidance is proposed for nearby allocations at BHAWI001 and BHAWI002. The principles established in this planning brief, such as integrating site planning with other allocations and infrastructure should also apply to this site, ensuring green network connections between allocations and existing areas. This is a prominent site for large scale buildings of the type likely for business/industrial use. The rolling topography perhaps does not easily lend itself to the proposed use. Therefore, development of it could have significant landscape and visual impacts, experienced particularly on the important approach to Hawick from the north. The challenging nature of the site suggests it would benefit from a strategic approach to development layout and landscape mitigation. Design approaches which could reduce impacts include guidance on scale and massing of buildings in prominent positions on the site, the colour and detailing of external appearance and measures needed to provide a landscape framework / green network connections.

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Planning and infrastructure assessment

Physical access/road capacity

Near a trunk road?

ROADS PLANNING TEAM: Vehicular access to this site is easily achievable from the B6359 (Lilliesleaf road). The Roads Officer is therefore able to support the proposal for a Business and Industrial allocation for the land. The B6359, beyond the Henderson Road junction, will have to be upgraded in terms of width, footway provision and street lighting and a 30mph speed limit is likely to be required. The site can fully integrate with the existing residential streets to the south by way of possible links to Boonraw Road, Galalaw Road and Burnhead Road. A Transport Statement will be required.

TRANSPORT SCOTLAND: No objections.

Right of way

Not applicable

TPOs

Not applicable

Contaminated land

Not applicable

Water supply

Yes

Sewerage

Yes

Gas Supply

Yes

Education provision

Good

Planning & infrastructure summary

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.

COUNTRYSIDE ACCESS TEAM: Track HAWI/GL003/1 forms part of the path network in this area and therefore a pavement or other access route providing non-vehicular access along the North edge of the site is required. Opportunity to create better pedestrian/cycling access along the B6359 and also to provide connectivity to the A7 and the rest of Burnfoot and the wider path network.

DEVELOPMENT MANAGEMENT: This site would be suitable for housing or business and industrial land. It is perhaps unfortunate that the identified housing allocation to the west would essentially end up

sandwiched between two industrial areas. This site – BHAWI004 – also appears to be a relatively contained site.

ECONOMIC DEVELOPMENT: No objections.

EDUCATION: No comments.

SEPA: Foul drainage from the development must be connected to the existing SW foul sewer network. Std comments for SUDS. Depending on the use of the proposed units there may be a requirement for permissions to be sought for certain activities from SEPA.

SCOTTISH WATER: Roberton WTW has sufficient capacity. Please note there is an existing 180mm water main running through the middle of the site. Depending on flow demand for this development, will determine if a Water Impact assessment is required. Hawick WwTW has sufficient capacity. Please note there is existing foul and surface water sewers running along the North of site. Depending on the flow demand for this development, will determine if a Drainage Impact assessment is required.

HOUSING STRATEGY: No objections.

Overall assessment

MIR status	Overall assessment	Site capacity
Preferred	Acceptable	N/A

Conclusions

The Council's Economic Development Section has highlighted a need for sufficient employment land in Hawick. This is particularly pertinent at this time as funding is available in the forthcoming years from the South of Scotland Economic Partnership as a forerunner to a regional enterprise agency being launched in 2020. Economic Development identified this site as a possibility. Whilst there are concerns relating to the location of the site within the Teviot Valleys SLA, the site is only just within the boundary and it is not considered that the development of the site, with mitigation and high quality design, would have a detrimental impact upon the SLA. The following issues would require to be addressed during the process of an planning application:

- A Planning Brief has been suggested by SNH.
- Issues relating to surface water would require to be addressed.
- Ecological impacts require to be considered with appropriate mitigation where appropriate.
- Burnhead Tower, a category B listed building to the north of the site, must be safeguarded. Mitigation to safeguard the setting is required.
- A Transport Statement is required.
- Improved connectivity is required.
- A Drainage Impact Assessment may be required.

Site reference AHAWI027	Site name Burnfoot (Phase 1)	Settlement Hawick	RGA Central	Proposed Use Housing	Indicative Capacity 60	Ha 5.0	MIR status Preferred
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Initial assessment

Floodrisk 1:100	SAC Not applicable	SPA Not applicable	SSSI Not applicable	Ramsar Not applicable
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Initial assessment summary

FLOOD AND COASTAL MANAGEMENT TEAM: This site is outwith the fluvial (river) 1 in 200 year flood extents but there are small pockets of potential surface water impacts on the South Eastern side of the site at a 1 in 200 year flood event. No objections on the grounds of flood risk. However, would require that due to surface water risk and the capacity of the development that surface water flooding is considered and it is ensured that any water would be routed around the housing.

SEPA: Historic maps shows a watercourse flowing through the middle of the site which may now be culverted. SEPA 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. Due to the steepness of the adjacent hill slopes SEPA would also recommend that consideration is given to surface water runoff to ensure the site is not at risk of flooding and nearby development and infrastructure are not at increased risk of flooding.

Background information

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Minerals and coal Not applicable	NNR Not applicable	Prime Quality Agricultural Land Not applicable	Current use/s Greenfield	Planning history references No planning application history. The site was previously considered for a housing allocation within the process of the Housing SG 2017 and is currently shown as a longer term housing site within the LDP 2016.
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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
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Accessibility and sustainability summary

ECOLOGY OFFICER: Biodiversity Risk: Low impact. Site appears to be an arable field with rank semi-improved grassland / marshy grassland in south-west part of site, scrub and hedgerow and trees on part of the boundary. No obvious connectivity to River Tweed SAC/SSSI. Protect boundary features and mitigation for protected species potentially including bats (EPS), badger and breeding birds. SEPA CAR construction site licence required (site >4ha) (4.95ha)

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

Open space

Adjacent to site

Listed buildings

Adjacent to site

Scheduled Monument

Not applicable

Ancient woodland inventory

Not applicable

Archaeology

Not applicable

Garden and designed

Not applicable

Local impact and integration summary

ARCHAEOLOGY OFFICER: Advised verbally that there is potential for archaeology within the site. Archaeology evaluation/mitigation required.

HERITAGE AND DESIGN OFFICER: No listed building or conservation area issues. Appears to be a sensible opportunity filling in the low ground between the Retail Park and the existing residential area. The roofscape will be important as it will be viewed from the higher level of the A7.

HES: No comments.

Landscape assessment

NSA

Not applicable

SLA

Adjacent to site

Over 200 metres?

Over 12 degree slope

Wild Land

Not applicable

Landscape summary

LANDSCAPE ARCHITECT: 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.

SCOTTISH NATURAL HERITAGE: SNH's previous advice on this site (in response to the Housing SG): 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, SNH would strongly advocate a site brief for this site. SNH maintain this position. In addition, SNH highlight the potential for adverse landscape and visual impacts relating to possible intrusion of development on the wider views currently gained towards the hills on this key approach into Hawick. If this site was to be allocated we would advise that close attention should be paid to the settlement edge and to maintaining key views. Providing green infrastructure connections and suitable densities of development on less sensitive parts of the site should be also be considered.

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Planning and infrastructure assessment

Physical access/road capacity

Near a trunk road?

ROADS PLANNING TEAM: 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 be 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.

TRANSPORT SCOTLAND: 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.

Right of way

Not applicable

TPOs

Not applicable

Contaminated land

On site

Water supply

Yes

Sewerage

Yes

Gas Supply

Yes

Education provision

Good

Planning & infrastructure summary

CONTAMINATED LAND OFFICER: 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.

COUNTRYSIDE ACCESS TEAM: Track HAWI/GL003/1 forms part of the path network in this area and therefore a pavement or other access route providing non-vehicular access along the North edge of the site is required. Opportunity to create better pedestrian/cycling access along the B6359 and also to provide connectivity to the A7 and the rest of Burnfoot and the wider path network

DEVELOPMENT MANAGEMENT: The landscaping of the boundary of this site would be highly significant given its presence within a 'gateway' approach to Hawick on the A7. The development of this land would appear liable to set off a drift towards the NE in the land between the two roads.

ECONOMIC DEVELOPMENT: Some landscape separation may be required as a development condition between this site and allocation BHAWI001.

EDUCATION: No comments.

HOUSING STRATEGY: No objections.

NHS: No comments received.

SEPA: Foul drainage from the development must be connected to the existing SW foul sewer network. Standard comments for SUDS.

Overall assessment**MIR status**

Preferred

Overall assessment

Acceptable

Site capacity

60

Conclusions

This site is currently identified as having longer term housing potential in the LDP. Although the site sits outwith the Hawick LDP boundary it is effectively encircled by the town 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.

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. Archaeology evaluation/mitigation required.

In summary, there are no constraints to development and the site should be included within the MIR.

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.

Jedburgh

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR status
AJEDB018	Land east of Howdenburn Court II	Jedburgh	Central	Housing	20	1.2	Preferred

Initial assessment

Floodrisk	SAC	SPA	SSSI	Ramsar
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

Initial assessment summary

There are no initial constraints on the site which would preclude it from being developed.

FLOOD AND COASTAL MANAGEMENT TEAM: This site is outwith both the fluvial and surface water 1 in 200 year flood extents. I would have no objection to this proposal on the grounds of flood risk. Due to the size of the development I'd recommend surface water runoff be considered.

SEPA: Review of the surface water 1 in 200 year flood map shows that there may be flooding issues in this area. This should be investigated further and it is recommended that contact is made with the flood prevention officer.

Background information

Minerals and coal	NNR	Prime Quality Agricultural Land	Current use/s	Planning history references
Not applicable	Not applicable	Not applicable	Greenfield	There is no relevant planning history on the site.

Accessibility and sustainability assessment

Access to public transport	Access to employment	Access to services	Wider biodiversity impacts	Site aspect
Good	Good	Good	Minor	South

Accessibility and sustainability summary

ECOLOGY OFFICER: Biodiversity Risk: Low impact. Site appears to be rank neutral grassland with areas of scrub and remnant hedgerow and garden ground on the boundary. No obvious connectivity with River Tweed SAC/SSSI. Protect boundary features and mitigation for protected species including breeding birds

GENERAL COMMENTS: The site is located to the east of Howdenburn Court. It is approximately 500m east of Jedburgh town centre (direct measurement) where a range of local services, bus connections to the wider region, and employment opportunities exist. It is located within walking distance of the Hartrigge Park industrial area. Biodiversity impact is low.

Local impact and integration assessment

Conservation area

Not applicable

Open space

On site/adjacent to

Listed buildings

Adjacent to site

Scheduled Monument

Not applicable

Ancient woodland inventory

Not applicable

Archaeology

Adjacent to site

Garden and designed

Not applicable

Local impact and integration summary

ARCHAEOLOGY OFFICER: There are no known archaeological issues.

HERITAGE & DESIGN OFFICER: From a built heritage perspective, there are designations either within or close to this site.

HES: Robust application of national and appropriate local policies should be able to mitigate any potential adverse impacts on heritage assets, and do not have any specific comments to offer. For those sites which are considered to be preferred or reasonable alternatives for allocation in LDP2, the environmental assessment should consider the likely effects and identify site specific mitigation where negative effects are identified.

GENERAL COMMENTS: Allocating this site could improve the integration and deliverability of existing LDP allocations. For this reason it would be a good idea to add this section to the overall development area at the east of Jedburgh. However, any allocation would have to integrate with, rather than necessarily be prioritised over, the existing allocations.

Landscape assessment

NSA

Not applicable

SLA

Not applicable

Over 200 metres?

Over 12 degree slope

Wild Land

Not applicable

Landscape summary

LANDSCAPE ARCHITECT: The extended northern part of the site has a width and depth that would allow development. Reflecting the density of adjacent housing to south and west this part of the site might accommodated up to 20 houses/ apartments.

SNH: Site appears to be infill between existing housing at Howdenburn Court and allocation RJ2B. The adopted Planning Brief for Lochend identifies pedestrian links between RJ2B and Howdenburn Court. These links should be designed into any allocation at AJEDB018. Design and landscape principles set out in the Planning Brief should be applied to this site.

Planning and infrastructure assessment

Physical access/road capacity

NETWORK MANAGER: No comments.

PASSENGER TRANSPORT: No comments received.

ROADS PLANNING TEAM: As always, the capacity of Oxnam Road to take additional traffic, without alternative access means, is a matter of concern. That said, this area of land is relatively small and effectively represents a missing link between the existing housing and the housing allocations RJ30B and RJ2B. I am therefore able to support this proposal however given the geometry of the site; it would be better served as part of/in conjunction with the adjoining sites rather than a stand-alone site. Pedestrian and cycle linkage would be required with Howden Park and Howdenburn Court.

Right of way

Adjacent to site

TPOs

Not applicable

Contaminated land

Water supply

Yes

Sewerage

Yes

Gas Supply

Yes

Education provision

Average

Planning & infrastructure summary

CONTAMINATED LAND OFFICER: An area of the site appears to extend into a former refuse tip, the site also houses a former quarry which appears to have been infilled. The site is brownfield land and its former use may present development constraints

COUNTRYSIDE ACCESS TEAM: Path link to housing development for non-vehicular access. To paths and roads in current application 16/01587/FUL to south to allow continued use of right of way BR259. Also non-vehicular path link to recreational ground to North of area.

EDUCATION: No comments.

HOUSING STRATEGY: No comment - SHIP 2018 shows that there is development, by Eildon Housing Association at Howdenburn Dr programmed for 2019-2020.

NHS: No comments received.

SCOTTISH WATER: Roberton WTW has sufficient capacity as does the water network. Jedburgh WwTW has sufficient capacity as does the waste network for foul only flows.

SEPA: Foul must connect to SW foul sewer network.

Overall assessment

MIR status	Overall assessment	Site capacity
Preferred	Acceptable	20

Conclusions

There are no constraints that rule out development. The site is currently disused agricultural land/scrubland with desire lines/ unadopted paths crossing it. The site would have to be considered within the wider supplementary planning guidance for the development of adjoining allocated housing sites ref RJ30B and RJ2B. Vehicular access to the site would be required from one or both of these sites. The developer states that access/permeability will be greatly enhanced by the allocation, but this is debatable as the site is already used informally for movement around the area and for recreation.

The following issues will require to be considered:

- Surface water run-off would require to be considered
- Protect boundary features and mitigation for protected species including breeding birds
- Contamination requires to be investigated
- Path link to housing development for non-vehicular access. To paths and roads in current application 16/01587/FUL to south to allow continued use of right of way BR259. Also non-vehicular path link to recreational ground to North of area.
- The site would be better served as part of/in conjunction with the adjoining sites rather than a stand-alone site. Pedestrian and cycle linkage would be required with Howden Park and Howdenburn Court.

Melrose

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR status
AMELR013	Harmony Hall Gardens	Melrose	Central	Housing	20	0.8	Alternative

Initial assessment

Floodrisk	SAC	SPA	SSSI	Ramsar
1:200	Not applicable	Not applicable	Not applicable	Not applicable

Initial assessment summary

FLOOD AND COASTAL MANAGEMENT: A portion of this site it within SEPA's 1 in 200 year flood map of the River Tweed. A Flood Risk Assessment would require to be undertaken.

SEPA: Require an FRA which assesses the risk from the River Tweed. There was previously a mill lade which flowed along the northern boundary which will also require consideration.

Background information

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Minerals and coal	NNR	Prime Quality Agricultural Land	Current use/s	Planning history references
Not applicable	Not applicable	Not applicable	Greenfield	10/00158/LBC - Alterations to wall to widen access and erection of gates - Withdrawn 10/00159/FUL - Alterations to wall to widen access and erection of gates - Approved subject to conditions and informative

Accessibility and sustainability assessment

Access to public transport	Access to employment	Access to services	Wider biodiversity impacts	Site aspect
Good	Good	Good	Moderate	Not applicable

Accessibility and sustainability summary

ECOLOGY OFFICER: Biodiversity Risk: Moderate impact. Site appears to be improved grassland,(old orchard?) and garden ground, mature broad-leaved trees and stone wall on the boundary. Stone built, slate –roofed building within site potential for bats (EPS) and breeding birds. Some potential connectivity to River Tweed SAC/SSSI via run off to burn/lade to east. Mitigation to ensure no significant effect on River Tweed SAC. Protect boundary features and mitigation for protected species including bats (EPS) and breeding birds.

Local impact and integration assessment

Conservation area	Open space	Listed buildings	Scheduled Monument	Ancient woodland inventory	Archaeology	Garden and designed
On site	Not applicable	On/adjacent to site	On/adjacent to site	Not applicable	On/adjacent to site	Not applicable

Local impact and integration summary

ARCHAEOLOGY OFFICER: The eastern 1/3 of the site is within the Melrose Abbey Scheduled Monument Area. Any development proposals would need to satisfy HES requirements and Policy EP8. The western 2/3 are within an area of high archaeological potential because of the proximity to the SM, and discoveries previously made nearby. Proposals outside the SM would require archaeological evaluation. All proposals would need to respect the setting of the SM.

HERITAGE AND DESIGN OFFICER: Lies within Melrose conservation area and close to the category B listed Harmony House and the category C listed former stables and St Marys School. There may be some scope for small scale redevelopment within the site, but any development will need to be kept low in height and respect the character of the conservation area.

HES: Development of this site, which is partially within SM90124 Melrose Abbey would raise issues of national significance. The eastern and northern edges of the proposed development site overlap into, and directly adjoin parts of the scheduled monument. No development directly affecting (i.e. within the boundary of) the scheduled monument would be permitted. Consequently, any development of this site would need to avoid the monument entirely and retain it in an appropriate setting. HES consider that the proposed level of development would be likely to affect the setting of the monument. Additionally, there are significant known unscheduled archaeological remains in the area and development of this site would be likely to encounter unscheduled archaeological remains. The Council's archaeological adviser should be consulted for further advice on this.

SCOTTISH NATURAL HERITAGE: The site lies within the Eildon & Leaderfoot Hills NSA. While well contained, the site makes an important contribution to the character of St Mary's Road. The boundary wall, mature trees and orchard combine to give a strong sense of place. SNH have concerns regarding the allocation of the site as shown in the shapefiles provided with this consultation. Our advice is that the western, slightly elevated, area of orchard should be retained and enhanced through the creation of a new orchard around the remaining trees. Other existing assets such as the boundary wall on the south edge and the mature beeches on the north edge should also be retained for their contribution to sense of place. Promoting higher density of development within the remainder of the site could create a development that is in keeping with the wider area, establishing a place that could be adaptable for all stages of life and which is well connected to the town centre. SNH would wish to ensure that if this site is to be allocated within the NSA that a site brief is produced to identify the key natural heritage assets of the site to be protected and the key opportunities for the integration of green infrastructure within future development. Modification to the proposed extent of the allocation would avoid or reduce likely natural heritage impacts.

Landscape assessment

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NSA

On/adjacent to site

SLA

Not applicable

Over 200 metres?

Over 12 degree slope

Wild Land

Not applicable

Landscape summary

LANDSCAPE ARCHITECT: A mix of house types, from detached / semi-detached to terraced/ courtyard developments but limited to 1½ storeys to reflect the style and scale of surrounding residential properties and buildings. It is important that the 'genius loci' is retained and enhanced by a high quality development with attention to building pattern and detail.

GENERAL COMMENTS: The site is constrained within the Development and Landscape Capacity Study (March 2007) which states that the site is within the 'Level Fields' character area which is limited by the contribution it makes to the historic setting of the Abbey and other nearby buildings, and to the setting of the River Tweed, which is characterised by its lack of immediate development.

Planning and infrastructure assessment

Physical access/road capacity

Near a trunk road?

NETWORK MANAGER: Existing roads infrastructure not ideal in this area.

PASSENGER TRANSPORT: No comments.

ROADS PLANNING TEAM: No objections to the principle of housing on this site, however, there are some issues to resolve: The carriageway in St Mary's Road is only around 4.5m wide, with a roadside wall on the north side, so that two-way traffic flow is very difficult. Furthermore, the wall is of a height that it would not afford safe junction visibility for any new junctions unless it was lowered or set back. A solution could be to lower the wall in height and to form at least two new junctions which would double up as passing opportunities. Some concerns regarding the pedestrian network surrounding the site. The existing route to the town centre via Abbey Street is particularly narrow in parts and arrangements for pedestrians at the junction of St Mary's Road with Abbey Street are poor. The site serves as a

pedestrian way between the private school and the sports fields as well as a pedestrian way between Melrose and Gattonside any development on the site would need to respect this and incorporate such movement. A Transport Statement can address all of the issues raised.

TRANSPORT SCOTLAND: No comments.

Right of way

Not applicable

TPOs

On/adjacent to sit

Contaminated land

Not applicable

Water supply

Yes

Sewerage

Yes

Gas Supply

Yes

Education provision

Good

Planning & infrastructure summary

CONTAMINATED LAND OFFICER: The site appears to have been developed as a residential property with associated garden ground. There is no evidence to indicate that this site is brownfield land or that its historic uses may present development constraints.

COUNTRYSIDE ACCESS TEAM: No comments.

DEVELOPMENT MANAGEMENT: Appears to be a logical addition within the development boundary but is an attractive area of parkland. A high quality, low density development would be required as the site is within the Conservation Area. Archaeological/Scheduled Ancient Monument implications. Potential impact on the setting of the Listed Building. Access along St Mary's Road may be a problem.

EDUCATION: No objections.

NHS: No comments received.

SCOTTISH WATER: Howden WTW has sufficient capacity. A Flow and Pressure test is required to establish what impact, if any this development has on the existing network. Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WwTW. Surface water sewer just within site boundary.

SEPA: Foul water must connect to the existing SW foul network. It appears that the mill lade may be culverted through this development site. Opportunities should be taken to de-culvert this as part of any development.

Overall assessment

MIR status

Alternative

Overall assessment

Acceptable

Site capacity

20

Conclusions

There are clearly sensitive issues which require to be addressed such as the location of the site within the Conservation Area and its proximity to listed buildings. The eastern third of the site is within the Melrose Abbey Scheduled Monument Area and would be excluded from development. Furthermore, archaeological remains are likely within the remainder of the site which would require investigation. It is likely an acceptable access on the western part of the site could be formed with minimal disturbance to the existing walls. It is considered that the development of this sensitive site would be acceptable in principle subject to the following:

- A Flood Risk Assessment is required which should take cognisance of a mill lade which previously flowed along the northern boundary and the River Tweed.
- Retain and protect the existing boundary features and trees, where possible
- Assessment of ecology impacts and provision of mitigation, as appropriate
- Mitigation required to ensure no significant adverse effects upon integrity of River Tweed Special Area of Conservation
- Archaeological assessment (including archaeological evaluation) is required, with any associated mitigation as identified
- Development must respect the setting of the Scheduled Monument. No development within the Melrose Abbey Scheduled Monument (SM90124) would be permitted
- The design and layout of the site should take account of the Conservation Area, the setting of the Scheduled Monuments and trees on/adjacent to the site

- Access to the site should be in a location which results in the least disruption to the existing stone wall along the southern boundary of the site. A Transport Statement would be required
 - Existing trees/hedging within and on the boundaries of the site must be retained and protected
 - In order to safeguard the character of the Conservation Area and adjacent listed buildings, dwellinghouses should be restricted to single storey.
-

Selkirk

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR status
ASELK040	Philiphaugh Mill	Selkirk	Central	Housing	19	1.7	Alternative

Initial assessment

Floodrisk	SAC	SPA	SSSI	Ramsar
1:200	Adjacent to site	Not applicable	Adjacent to site	Not applicable

Initial assessment summary

FLOOD AND COASTAL MANAGEMENT TEAM: Dependent on SEPA's building behind defences stance.

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 require that this site is removed from the Local Development Plan.

SEPA previously required the removal of this site during the LDP consultation process in February 2014 and July 2016. Prior to the 2008 Local Plan, SEPA had indicated that the site was unsuitable for residential development. Therefore, SEPA has always had a consistent view regarding this site. SEPA attended a meeting with Scottish Borders Council representatives in November 2015 to discuss the Scottish Government Reporter findings. The Reporter had agreed with SEPA and recommended removal of this allocation. The 2013 Proposed Plan which was adopted in May 2016, included the Philiphaugh Mill redevelopment site, which was contrary to SEPA's and the Scottish Governments Reporter's recommendations. The previous Proposed Plan made no mention of flood risk within the Site Requirements. The Site Requirements did state that "The Redevelopment opportunity at Philiphaugh Mill is for housing use". As part of the November 2015 meeting, SBC pointed out that for the site at Philiphaugh Mill (then Zro200) SEPA could have objected to the housing part of the proposal rather than ask for the removal of the site. The allocation is consistently being promoted as housing and as such the council have not altered the land use.

Review of the SEPA Flood Map shows that the entire site boundary of ASELK040 lies entirely within the estimated 1 in 200 year functional floodplain of the Etrick Water. In addition, there is a mill lade which flows through the site which poses an additional flood risk to the site.

The Etrick Water has a well documented history of flooding. It is also well documented that the site flooded on the 31st of October 1977 in the book "Troubled Waters – Recalling the Floods of '77". "At the top of Etrickhaugh Road, Kendal Fish Farm was flooded out and subsequently many thousands of rainbow trout were released into the river. The following day was a boom time for the local anglers". "Many houses in Etrickhaugh Road, opposite Selkirk RFC, had to be abandoned and the only escape route for one unfortunate man trapped upstairs in the rugby club premises was via a rowing boat! A short distance away, the swollen waters meant the loss of 70,000 rainbow trout from Kendal Fish Farm, valued at £20,000." Philip Edgar, the former manager at Kendal Fish Farm is quoted as saying "A couple of thousand fish were lost from the farm. It was mainly the big fish that got washed away into people's gardens and the rugby pitch – they were everywhere". The site is also within the flood envelope of the 1977 flood as produced by Crouch & Hogg on behalf of Borders Regional Council.

SEPA acknowledge that the Selkirk Flood Prevention Scheme will reduce the risk of flooding to Selkirk, including to site ASELK040 Philiphaugh Mill. However, the primary purpose of a flood protection scheme is to protect existing development from flooding rather than facilitate new development.

The latest development planning/ management guidance published by SEPA (<https://www.sepa.org.uk/media/162837/lups-bp-gu2a-land-use-planning-background-paper-on-flood-risk.pdf>) on development behind defences clearly states that a precautionary approach should be taken to proposed allocations in areas protected by a flood protection scheme. 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.

Scottish Planning Policy (paragraph 263) states that in medium to high risk areas (greater than 0.5% annual probability of coastal or watercourse flooding); “May be suitable for residential, institutional, commercial and industrial 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 measure in a current flood risk management plan.” We consider this site to be within a sparsely developed area and based on the risk framework, these areas are generally not suitable for additional development unless a location is essential for operational reasons.

In summary, the housing allocation for 19 units is in a sparsely developed area and as the proposed development would be an increase in sensitivity from commercial to residential. 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. However, SEPA would be supportive of redevelopment of the site for a similar commercial use.

Background information

Minerals and coal	NNR	Prime Quality Agricultural Land	Current use/s	Planning history references
Not applicable	Not applicable	Not applicable	Brownfield	There is no planning application history relating to the site. The site has previously been allocated within the Consolidated Local Plan 2011 as a redevelopment opportunity (zRO200).

Accessibility and sustainability assessment

Access to public transport	Access to employment	Access to services	Wider biodiversity impacts	Site aspect
Good	Good	Good	Moderate	Not applicable

Accessibility and sustainability summary

ECOLOGICAL OFFICER: 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.

Local impact and integration assessment

Conservation area	Open space	Listed buildings	Scheduled Monument	Ancient woodland inventory	Archaeology	Garden and designed
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	On/adjacent to site	Not applicable

Local impact and integration summary

ARCHAEOLOGY OFFICER: The site is partly within the Inventory Battlefield of Philiphaugh. Mitigation will be required. Development must respect the setting of the battlefield.

HERITAGE AND DESIGN OFFICER: Although not listed, the remains of the former mill, including structures, former wheel pit and lade, are of historic significance, any development should take account of these features.

HES: No comments.

Landscape assessment

NSA
Not applicable

SLA
Adjacent to site

Over 200 metres?

Over 12 degree slope

Wild Land
Not applicable

Landscape summary

LANDSCAPE ARCHITECT: 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. 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 comment, redevelopment of existing sites.

Scottish Natural Heritage: No comments.

Planning and infrastructure assessment

Physical access/road capacity

Near a trunk road?

NETWORK MANAGER: No comments.

PASSENGER TRANSPORT: No comments.

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.

TRANSPORT SCOTLAND: No comments.

Right of way
On/adjacent to site

TPOs
Not applicable

Contaminated land
On site

Water supply
Yes

Sewerage
Yes

Gas Supply
Yes

Education provision
Good

Planning & infrastructure summary

CONTAMINATED LAND OFFICER: The site appears to have been developed as a woollen mill. The site is brownfield land and its former use may present development constraints.

COUNTRYSIDE ACCESS TEAM: Non-vehicular access required to existing pavements and links to existing path network.

EDUCATION: No objections.

NHS: No comments received.

SCOTTISH WATER: Howden WTW has sufficient capacity. A Flow and Pressure test is required to establish what impact, if any this development has on the existing network. Selkirk WwTW has sufficient capacity. Sufficient capacity in the network.

SEPA: 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. There should be no culverting for land gain. 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).

Overall assessment

MIR status	Overall assessment	Site capacity
Alternative	Acceptable	19

Conclusions

SEPA object to the allocation of the site on flooding grounds on the grounds that the site is in a sparsely developed area and there would be and an increase in sensitivity from commercial to residential. SEPA do not consider that the site meets the requirements of SPP and they advise that their position is unlikely to change. SEPA require that the site is removed from the LDP. These matters have been discussed with the Council's Flood and Coastal Management Team and the Senior Project Manager of the Selkirk Flood Protection Scheme. As part of the Selkirk Flood Protection Scheme, a final 'as built' model run will be undertaken of the scheme to determine actual risk. This will confirm the actual standard of protection. It is expected that this will be undertaken by the end of August 2018 and thereafter analysed. This information will then be conveyed to SEPA for their information and further comments. This site is therefore suggested as an 'alternative' site at this point in time, due to the outstanding objection raised by SEPA. This is, however, subject to ongoing discussion and will be reported further in the Proposed Plan. It should be noted that the Council considers that this site is part of the built up area which satisfies the terms of SEPA's 'Planning Information Note 4: SEPA Position on development protected by a Flood Protection Scheme' and does not consider that this is an argument SEPA should be contending.

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.

Smailholm

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR status
ASMAI002	Land at West Third	Smailholm	Central	Housing	5	1.2	Preferred

Initial assessment

Floodrisk	SAC	SPA	SSSI	Ramsar
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

Initial assessment summary

There are no initial constraints on the site which would preclude it from being developed.

FLOOD AND COASTAL MANAGEMENT TEAM: This site is outwith both the fluvial and surface water 1 in 200 year flood extents. I would have no objection to this proposal on the grounds of flood risk. However, dependent on the amount of properties, we may want to see surface water runoff managed on site.

SEPA: Review of the surface water 1 in 200 year flood map shows that there may be flooding issues in this area. This should be investigated further and it is recommended that contact is made with the flood prevention officer.

Background information

Minerals and coal	NNR	Prime Quality Agricultural Land	Current use/s	Planning history references
Not applicable	Not applicable	On site	Greenfield	There is no relevant planning history on the site.

Accessibility and sustainability assessment

Access to public transport	Access to employment	Access to services	Wider biodiversity impacts	Site aspect
Limited	Limited	Limited	Minor	Not applicable

Accessibility and sustainability summary

ECOLOGY OFFICER: Biodiversity Risk: Low impact. Site appears to be rank improved pasture with areas of scrub in site and garden ground on the boundary. No obvious connectivity with River Tweed SAC/SSSI. Protect boundary features and mitigation for protected species including breeding birds.

GENERAL COMMENTS: Kelso and Melrose are both around 6 miles (10 mins drive) Galashield is 11 miles (20 mins drive). Aside from a village hall and church, there are very few facilities in Smailholm and residents rely on nearby towns for all daily services. As an attractive conservation village, there has been demand for small scale growth in Smailholm. The village does fall within the Central Borders Rural Growth Area but would not represent a suitable location for development other than that which allows for a steady, organic, growth of the village. With this in mind, it might be appropriate to alter the settlement boundary in order to allow for this in future, in a way which does not compromise the setting and Conservation Area status of the village and at a scale that is appropriate for a small isolated village with few facilities. There are only minor ecological risks associated with a redrawing of the settlement boundary at the West Third of Smailholm.

Local impact and integration assessment

Conservation area

Not applicable

Open space

Not applicable

Listed buildings

Not applicable

Scheduled Monument

Not applicable

Ancient woodland inventory

Not applicable

Archaeology

On/adjacent to site

Garden and designed

Not applicable

Local impact and integration summary

ARCHAEOLOGY: The medieval village of Smailholm was formerly much more more extensive. 18th century historic mapping shows it to have extended along the main road at least as far west as West Third. By the middle of the 19th century the village had shrunk to its current size. It is likely that archaeological deposits linked to medieval and post-medieval occupation of this site will exist. Mitigation will be necessary.

HERITAGE & DESIGN: Smailholm currently comprises two separate small settlements; the East Third with the church being larger and this is designated as a conservation area. The West Third is quite separate. I am not opposed to the potential expansion of West Third provided that there is no coalescence with East Third.

HES: No comments.

GENERAL COMMENTS: An allocation, via a redrawing of the development boundary at West Third, allowing for 5 units, could be accommodated in terms of impacting on the existing settlement. Smailholm East Third is a Conservation Area. There is a requirement to avoid the coalescence of the two separate parts of the village, and this proposal would not threaten that.

Landscape assessment

NSA

Not applicable

SLA

On site

Over 200 metres?

Over 12 degree slope

Wild Land

Not applicable

Landscape summary

LANDSCAPE ARCHITECT: There is adverse landscape or visual impact associated with amending the development boundary of the western part of Smailholm. The development of an informal footpath from the west part to the main Smailholm settlement should be considered as a measure to improve the amenities of the village.

SNH: No comment due to nature of the proposal. However, it should be noted that this consultation was based on an original proposal without an indicative site capacity and only to alter the settlement boundary.

The relevant Tweed Lowlands Local Landscape Area management recommendation is for 'careful management of development at settlement edges.' The West Third of Smailholm sits in low lying flat arable farmland landscape. Existing houses are spread out along the main road in an unplanned fashion. There is scope for self build plots of varying sizes, with appropriate boundary treatment, to respond to the existing settlement pattern and its place within the local landscape.

Planning and infrastructure assessment

Physical access/road capacity

NETWORK MANAGER: The site may impact on the existing 30 mph limit position.

PASSENGER TRANSPORT: No comments.

ROADS PLANNING MANAGER: I have no objections to this development boundary amendment. If this part of Smailholm is to eventually join up with the main part of Smailholm then consideration should be given to this being properly planned to allow proper infrastructure to be provided i.e. street lighting, footway provision and an extension of the 30 mph speed limit.

Right of way

Not applicable

TPOs

Not applicable

Contaminated land

Not applicable

Water supply

Yes

Sewerage

Limited

Gas Supply

No

Education provision

Average

Planning & infrastructure summary

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.

COUNTRYSIDE ACCESS TEAM: Opportunity to provide pedestrian path.

DEVELOPMENT MANAGEMENT: Investigate waste water capacity. Boundary requirement? Need for pavements and public roads.

EDUCATION: No comments.

NHS: No comments received.

SCOTTISH WATER - Waste: Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WwTW. Water: Roberton WTW has sufficient capacity. Please note there are Water mains within site. Depending on how many units this site includes will determine if further investigation required.

SEPA: Consideration should be given to extending the sewer network into this part of the village to incorporate this and the existing houses in the west end as there is no nearby watercourse to receive a sewage discharge. There are a number of existing private sewage discharges to soakaway and hence any proposed new discharges to soakaway may impact groundwater.

GENERAL COMMENTS: There are no constraints which should rule out development of five units on the West Third of Smailholm. There is a need to confirm waste water treatment capacity when the final number of units and program for delivery is confirmed. The allocation would be for a maximum of five units to be provided through self build plots and so it is expected that these will be built out privately, demand-led, rather than developer-delivered. Roads planning service have raised the potential need for linking the East and West Third in future. This would not be an objective at present because of the need to consider coalescence and viability of development for five units. However, the specific roads planning service requirement should be clarified before a decision is made.

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Overall assessment**MIR status**

Preferred

Overall assessment

Acceptable

Site capacity

5

Conclusions

Smailholm is in the Central Borders Rural Growth Area. It is a settlement with none of the services that are required on a daily basis and so residents rely on neighbouring Kelso, Melrose, St Boswells. It is a distinctive settlement and this is reflected in its Conservation Area status. An allocation of five units would be appropriate in a settlement of this size and function.

The site, and settlement, could only accommodate 5 units. Given the size of Smailholm a 5 unit allocation would be appropriate. The proposal suggests that self-build plots would be likely, rather than developer-led build out. There is a question around marketability in this location, however, a small scale allocation such as this in terms of balancing plan deliverability and allowing for small scale rural settlement growth appears appropriate to consider in the MIR.

There is a need for further investigation around WWTW. There is a need for archaeological investigation as records show that the village's West Third and East Third were once conjoined. In design terms, the existing settlement pattern and architectural heritage in the West Third of Smailholm is varied with individual non-uniform plots and buildings, but new development should recognise the pattern of stone dyke frontages and the traditional building styles that exist. Roads have called for "consideration of proper infrastructure to be provided i.e. street lighting, footway provision and an extension of the 30 mph speed limit.

The site should go forward for consideration in the MIR as an preferred site.

Northern HMA

Cardrona

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR status
SCARD002	Land at Nether Horsburgh	Cardrona	Western	Long Term Mixed Use	N/A	23.8	Preferred

Initial assessment

Floodrisk	SAC	SPA	SSSI	Ramsar
Not applicable	Adjacent to site	Not applicable	Adjacent to site	Not applicable

Initial assessment summary

The site is not located within any international/national designation. However, the River Tweed SAC and SSSI lies to the south of the site, on the opposite side of the road.

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SEPA: We require an FRA which assesses the risk from the small watercourses which flow through and adjacent to the site as well as the River Tweed. 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. Site may be constrained due to flood risk.

There are multiple watercourses throughout the site. There is the potential that the development of this allocation could increase the probability of flooding elsewhere. There is a surface water hazard at this site. SEPA advise that a maintenance buffer strip of at least 6 metres wide is provided between the watercourse and built development. Additional water quality buffer strips may be recommended in addition to the maintenance buffer strip depending upon specific water quality pressures.

Foul drainage should be connected to the SW foul network at Cardrona stw (the site is outwith the currently sewered area). Options for private drainage on site do not appear to be feasible. Std comments for SUDS. The small watercourses running through/alongside the development should be safeguarded and enhanced as part of any development. Depending on the use of any proposed units there may be a requirement for permissions to be sought for certain activities from SEPA.

SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is out with the fluvial 1 in 200 year flood extents. This site is shown to be affected by surface water flooding in some small areas in the North of the site. I would have no objection to this proposal on the grounds of flood risk but would ask that surface water runoff be considered.

Background information

Minerals and coal	NNR	Prime Quality Agricultural Land	Current use/s	Planning history references
Not applicable	Not applicable	Not applicable	Greenfield	There is no planning application history within the site. Housing SG: As part of the SG, a smaller site overlapping this one was considered for mixed use development (MCARD008). LDP: As part of the LDP, a much larger site was considered for mixed use development (MPEEB005).

Accessibility and sustainability assessment

Access to public transport

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Moderate

Site aspect

South

Accessibility and sustainability summary

SBC ECOLOGY OFFICER: Moderate biodiversity impact. Site appears to be improved pasture with areas of scrub on parts of the boundary and a small coniferous plantation within part of the site. Pond located outside western boundary. Oystercatcher and curlew are recorded in Tetrad NT33E and NT23Z. Potential connectivity to River Tweed SAC/ SSSI via drains. Protect boundary features and mitigation for protected species potentially badger and breeding birds. Mitigation to ensure no significant effect on River Tweed SAC/SSSI. SEPA CAR construction site licence required (site >4ha 23.78ha)

GENERAL COMMENTS: The site is located adjacent to the A72 and is a short walking distance from Cardrona. The site is a potential longer term mixed use allocation. Cardrona has good access to public transport, services and employment. Furthermore, good bus connections to Edinburgh and Galashiels. 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

Open space

Not applicable

Listed buildings

Adjacent to site

Scheduled Monument

Adjacent to site

Ancient woodland inventory

Not applicable

Archaeology

Adjacent to site

Garden and designed

Not applicable

Local impact and integration summary

HERITAGE & DESIGN: Remote site in a very prominent position would have a significant impact on the Tweed Valley.

HISTORIC ENVIRONMENT SCOTLAND: Potential to impact on setting of SM 3118: Nether Horsburgh, Castle. There may be potential for development within this area, but without suitable evaluation it is not possible to determine impact and mitigate in line with policy.

ARCHAEOLOGY: Spoke to the Officer and they advised that there is potential for archaeology within the site.

Landscape assessment

NSA

Not applicable

SLA

On/adjacent to site

Over 200 metres?

Over 12 degree slope

Wild Land

Not applicable

Landscape summary

SCOTTISH NATURAL HERITAGE: Our previous advice on this site (in response to the Housing SG) - 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. The overall assessment in Appendix 10 of the Housing SG was that the site is unacceptable due to high potential for adverse landscape and visual impacts and the need for a solution to access issues. We are not aware that mitigation has been identified that would address either of these issues and maintain our previous advice regarding the physical separation of this allocation and its potential landscape and visual impacts.

LANDSCAPE COMMENTS: If a Masterplanning exercise can demonstrate that this site on the north side of the A72 can successfully be connected to the Cardrona settlement to the south of the A72 and the Tweed, and that a scheme of mitigation planting would avoid diminishing the quality of this part of the Tweed valley SLA, this site has potential as a mixed use development. The re-alignment of A72 might help to create a development more unified with the existing settlement to the south.

Planning and infrastructure assessment

Physical access/road capacity

Near a trunk road?

NETWORK MANAGER: No response received.

TRANSPORT SCOTLAND: Did not raise any concerns regarding the development of this site.

ROADS PLANNING OFFICER: This site has previously been considered for mixed use development. The difficulty of developing this site is the fact that the A72 runs along the southern boundary of this site with Cardrona being located on the opposite side of the main arterial route linking the Central Borders with the west and beyond. Any allocation of this site would have to include fundamental changes to drastically change the characteristics of the A72 through this area. The idea would be to make the A72 more of a high street rather than bypassing or dividing Cardrona. By creating a high street with dual frontage, this would allow a reduction in the traffic speed limit and help integrate both sides of the A72 into one settlement. A Transport Assessment will be required for this level of development. Master planning of the site would also be required to ensure phasing of the development is carried out in a satisfactory manner. For a development of this scale, consideration should be given to the appropriate infrastructure and amenities required to serve this site and the existing settlement profile of Cardrona, such as retail opportunities and possibly a new school. In summary, developing this site is possible but will require careful planning and a significant investment in infrastructure to create a cohesive and safe residential environment which can sustain this level of development.

PASSENGER TRANSPORT: No response received.

Right of way

Not applicable

TPOs

Not applicable

Contaminated land

Not applicable

Water supply

Limited

Sewerage

Limited

Gas Supply

No

Education provision

Good

Planning & infrastructure summary

DEVELOPMENT MANAGEMENT: No response received.

HOUSING STRATEGY: Did not raise any concerns regarding the development.

SCOTTISH WATER (WWTW): Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WTW. Depending on the flow demand for this development, will determine if a Drainage Impact Assessment (DIA) is required.

SCOTTISH WATER (WTW): Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WTW. Please note there is an existing 100mm water main running along side of site. Depending on flow demand for this development, will determine if a Water Impact Assessment (WIA) is required.

OUTDOOR ACCESS TEAM: Requires non-vehicular links to path network and Peebles town and amenities.

CONTAMINATED LAND: There is no evidence to indicate that this site is brownfield land or that its historic uses may present development constraints.

NEIGHBOURHOOD SERVICES: No response received.

ENVIRONMENTAL HEALTH: No response received.

PROJECTS TEAM: No response received.

ECONOMIC DEVELOPMENT: It is desirable for business premises to generally be on flat land as the building footprint is generally larger than residential, so this site affords an opportunity to accommodate future business premises so close to an existing small settlement. The location provides the opportunity for integration of developments with a properly thought out layout and modern design.

EDUCATION OFFICER: No issues.

NHS: No response received.

Overall assessment

MIR status

Preferred

Overall assessment

Acceptable

Site capacity

N/A

Conclusions

The site comprises a large, flat area to the north of the A72, at Cardrona. The site was identified as part of the 'Western Rural Growth Area: Development Options Study' which was undertaken by LUC, to identify and assess options for housing and business & industrial land within Central Tweeddale. The reason for this study being that there are limited development allocations currently identified within the LDP and for the future, within the Tweeddale area, in comparison to other areas within the Scottish Borders. The site currently being considered is proposed for a longer term mixed use development site.

Cardrona has good access to services, employment and public transport. Further to a site assessment, the following constraints/issues were identified, which may require mitigation;

- Flood Risk Assessment required, in respect of potential flood risk and surface water runoff on the site;
- Multiple watercourses within the site, therefore a maintenance buffer strip of at least 6m wide must be provided between the watercourse and any built development. Additional water quality buffer strips may be recommended in addition to the maintenance buffer strip depending upon specific water quality pressures;
- Foul sewerage constraints, as the site is located outwith the current sewered catchment;
- Potential connectivity to the River Tweed SAC/SSSI, mitigation required to ensure no likely significant effects;
- Protect and enhance the existing boundary features;
- Potential protected species, including breeding birds within the site, would require mitigation;
- Scheduled Monument 'Nether Horsburgh Castle' is located to the north east of this site, this would require appropriate mitigation measures;
- Potential for archaeology within the site;
- The site is located within a prominent location and would be visible from the A72;
- Located within the 'Tweed Valley' Special Landscape Area;
- SNH advise that there is the potential for adverse landscape and visual impacts within the SLA, as a result of any development. However, the Council's Landscape Officers advise that development on this site could be acceptable subject to a scheme of mitigation and masterplanning, which would avoid diminishing the quality of this part of the Tweed Valley SLA;
- The Roads Planning Officer does not raise any objections to the development of this site. However, advises that any proposal would include fundamental changes to drastically change the characteristic of the A72 through this area;
- Transport Assessment would be required;
- Non vehicular link would be required, linking to the path network and Peebles town & amenities;
- Potential for Drainage Impact Assessment, in respect of the WWTW; and
- Potential for Water Impact Assessment, in respect of the WTW.

It is acknowledged that this site, albeit smaller, was assessed as part of the Housing SG for a mixed use development. The site was ultimately not included within the Housing SG as it was considered there were more preferable sites and the site assessment concluded that there were a number of constraints and there was the potential for adverse landscape and visual impacts within the SLA, even with mitigation. Since this assessment, a more extensive and detailed study of the Tweeddale area has been undertaken by LUC, in order to identify and assess options for housing and business & industrial land within Tweeddale. This site was one option put forward for consideration, in respect of a longer term mixed use site. A re-assessment has therefore been undertaken, in light of the additional information contained within the LUC Study. It should also be noted that there are a lack of suitable development opportunities within the Tweeddale area going forward. Many sites need to be re-visited in order to find further development land.

Overall, taking the above into consideration, there are a number of constraints identified within and adjacent to the site. However, it is not considered that any of these constraints are insurmountable and could be mitigated, subject to appropriate site requirements. There are aspects which would require further investigation, such as the road infrastructure and layout. However, given the longer term nature of this allocation, it is considered that this allows time to look further into the constraints and mitigation measures in more detail, including potential masterplanning of the site.

In conclusion, the longer term mixed use site will be taken forward as a preferred option within the MIR. It should be noted that longer term sites will not be formal allocations within the LDP2, rather areas identified for potential development in the future. It is considered that a masterplan would be required for such a development and the site must accommodate an element of business land.

Dolphinton

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR status
ADOLP004	Land to north of Dolphinton	Dolphinton	Rest of Borders	Housing	10	1.3	Preferred

Initial assessment

Floodrisk	SAC	SPA	SSSI	Ramsar
1:200	Not applicable	Not applicable	Adjacent to site	Not applicable

Initial assessment summary

SEPA: Review of the surface water 1 in 200 year flood map and steep topography indicates that there may be flooding issues within/adjacent to site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Site will need careful design to ensure there is no increase in flood risk elsewhere and proposed housing is not affected by surface runoff. There is the potential that the development of this site could increase the probability of flooding elsewhere. There is a surface water hazard identified at this site.

This development site does not appear to be served by the SW foul sewer network. However the foul network is not far from the proposed site and hence this is the preferred option. It is likely that the SW foul network/STW would require to be upgraded to accommodate the development site. Opportunity should also be taken to pick up the existing properties to the south and west of the development area.

Co-location issues: A PPC part B cement batcher is currently located south west of the development at 'Heywood'. Likely issues: dust.

SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is out with both the fluvial 1 in 200 year flood extents but small parts of the site are within the 1 in 200 year surface water flood extents. I would require that surface water runoff is considered before development.

Background information

Minerals and coal	NNR	Prime Quality Agricultural Land	Current use/s	Planning history references
Not applicable	Not applicable	Not applicable	Brownfield	Planning application 04/01122/FUL Erection of 12 houses - refused; 07/01379/FUL - Erection of 14 houses - refused. Housing SG: ADOLP004 - Exact same site was assessed as part of the Housing SG (Stage 1 RAG only)

Accessibility and sustainability assessment

Access to public transport	Access to employment	Access to services	Wider biodiversity impacts	Site aspect
Limited	Limited	Limited	Moderate	Not applicable

Accessibility and sustainability summary

SBC ECOLOGY OFFICER: Moderate biodiversity impact. The site is poor, semi improved grassland. Hedgerow on part of the boundary and garden ground. No obvious connectivity with Dolphinton-West Linton Fens and Grassland SSSI. Protect boundary trees and mitigation for protected species including bats and breeding birds.

GENERAL COMMENTS: The site is located within Dolphinton. There are no services or facilities within the settlement. The nearest settlement is West Linton 4 miles away, which has a primary school, co-op and other facilities. There is a bus service to Edinburgh, however limited bus services to other towns. This means that there will be a reliance on car travel. Natural regeneration, adjacent trees and woodland should harbour young wildlife habitats. Retention of this where possible and extension to create woodland strip to south. Divisional garden hedges could create further opportunities for wildlife. Retain trees on eastern and northern boundaries if possible. The site appears unused and over grown. Bunds and embankments from railway workings, possibly minor huts/structures amongst vegetation.

Local impact and integration assessment

Conservation area	Open space	Listed buildings	Scheduled Monument	Ancient woodland inventory	Archaeology	Garden and designed
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Adjacent to site	Not applicable

Local impact and integration summary

ARCHAEOLOGY OFFICER: There is a high concentration of archaeological sites and features in the surrounding landscape which increases the potential for unknown features to exist in the site. There is nothing known for this site, but archaeological mitigation is likely base on the potential.

HERITAGE & DESIGN: No specific comment.

Landscape assessment

NSA	SLA	Over 200 metres? <input checked="" type="checkbox"/>	Over 12 degree slope <input type="checkbox"/>	Wild Land
Not applicable	On/adjacent to site			Not applicable

Landscape summary

SCOTTISH NATURAL HERITAGE: We recommend that if this site is to be allocated that a site brief is produced to identify the key natural heritage assets of the site to be protected and the key opportunities for the integration of green infrastructure within future development. Our advice on this site is based on prior knowledge and desktop assessment using GIS and streetview. We may provide further advice based on a site visit if the potential allocation is carried forward. This section of the A702 is characterised by small groups of houses, often screened wholly or partly by well-established woodland and boundary planting. If allocated, we recommend that a site brief is prepared, this should include:

- Retention of woodland along the A702 boundary of the site; and
- Maintain and enhance pedestrian and cycle access established by LDP1 allocation ADOLP003.

LANDSCAPE ARCHITECT: Opportunity to allow natural regeneration to develop and be managed as swathe of woodland; thinned and augmented as required. This young tree cover will in due course provide excellent screen planting from the road and a buffer between the existing and any proposed housing. The majority of it is in the most unsuitable part of the site where there appear to considerable railway workings. The area is low lying and likely to be shady. Houses built on upper part of site to maximise solar gain and views. Position new properties at suitable distance from existing mature trees on boundary to protect trees from development, ensure sufficient light levels and maintain open views across landscape from new development. Recommend low density to safeguard existing tree cover, retain views out of the site to distant hills and prevent adverse effect on the setting of the Pentland hills SLA.

Planning and infrastructure assessment

Physical access/road capacity	Near a trunk road? <input type="checkbox"/>
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NETWORK MANAGER: Would be concerned if a new access was proposed directly off the A702, which is a fast unrestricted road at this location.

TRANSPORT SCOTLAND: Access is not recommended to be taken from the A702 trunk road.

ROADS PLANNING: I have no objections in principle to the allocation of this site. Access is achievable from the allocated site (ADOLP003) to the south. There is a current live outline application for 5 units on the existing allocated site and any detailed design for that site would have to allow for a public road extension through to the site in question here. A pedestrian link will be required from any proposed development to the existing public transport provision on the A702. Any new access onto the A702 to serve this site would be for Transport Scotland (TS) to comment on. Likewise TS will comment on the

impact of any further development should it take access via the existing allocated site and onto the A702 via the existing junction.
 PASSENGER TRANSPORT: Improved pedestrian crossing facilities across the A702 to and from bus stop layby.

Right of way	TPOs	Contaminated land	Water supply	Sewerage	Gas Supply	Education provision
Adjacent to site	Not applicable	Not applicable	Yes	Yes	No	Average

Planning & infrastructure summary

DEVELOPMENT MANAGEMENT: Appears logical link between the two settlement envelopes either side of the A702. Good landscaping along A702 but would need robust landscaping on northern boundary.
 HOUSING STRATEGY: Did not raise any concerns regarding the development of this site.
 SCOTTISH WATER (WWTW): Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WWTW. Sewer within site boundary. Sufficient capacity in the network.
 SCOTTISH WATER (WTW): Roseberry WTW has sufficient capacity. A Water Impact Assessment is required to establish what impact, if any this development has on the existing network.
 OUTDOOR ACCESS TEAM: Connecting paths to core path 169 (RoW BT28) and existing pavements required.
 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: No response received.
 ENVIRONMENTAL HEALTH: No response received.
 PROJECTS TEAM: Did not raise any concerns regarding the proposed development.
 EDUCATION OFFICER: No Issues.
 NHS: No response received.

Overall assessment

MIR status	Overall assessment	Site capacity
Preferred	Acceptable	10

Conclusions

The site is located within Dolphinton and was submitted as part of the 'Call for Sites' process. It should be noted that the site was also submitted and considered as part of the Housing SG and ultimately not included. An initial Stage 1 RAG assessment was undertaken as part of the Housing SG. At that stage, it was concluded that, a recent allocation was made within the LDP for Dolphinton, therefore that was considered to be sufficient for the LDP period.

The site itself includes derelict ground including the remains of the former railway platform and sections of old railroad in parts. The site is considered to be acceptable for housing and there are no insurmountable planning issues, which cannot be resolved through mitigation. Dolphinton has limited access to services, public transport and employment opportunities. The nearby settlement of West Linton has a school and shops. Further to the site assessment, the following constraints/mitigation were identified/proposed;

- The site is adjacent to the SSSI and within the SLA 'Pentland Hills';
- Potential flood risk and surface water hazard;
- Protection of boundary trees and retention of woodland along the A702 site boundary, where possible;
- Mitigation for protected species, including breeding birds;
- Potential archaeology within the site, evaluation/mitigation would be required;
- Maintain and enhance the pedestrian and cycle access established by LDP1 allocation (ADOLP003);
- New planting to the north and enhancement of the woodland along the eastern boundary will be required. Landscape buffers will be required and the long term maintenance of the landscaped areas must be addressed;
- A pedestrian link will be required to the existing public transport provision on the A702, either via this site or the adjacent allocation (ADOLP003);
- Co-location issues, as 'A PPC part B cement batcher' is currently located south west of the development at 'Heywood'. The likely issues are dust;
- The Roads Planning Officer has advised no objections and that access is acceptable via the existing housing allocation (ADOLP003) to the south; and

- Early discussions with Scottish Water, to ascertain whether a Water Impact Assessment will be required.

In conclusion, it is not considered that there are any insurmountable planning issues, which cannot be overcome through mitigation. The site is recommended for inclusion within the MIR as a preferred option for housing, with an indicative site capacity for 10 units.

Eddleston

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR status
AEDDL008	Land West of Elibank Park	Eddleston	Rest of Borders	Housing	40	5.5	Alternative

Initial assessment

Floodrisk	SAC	SPA	SSSI	Ramsar
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

Initial assessment summary

The site does not fall within any international/national designations.

SEPA: Due to the steepness of the adjacent hill slopes we would also recommend that consideration is given to surface water runoff to ensure the site is not at risk of flooding and nearby development and infrastructure are not at an increased risk of flooding. There is the potential that development of this allocation would increase the probability of flooding elsewhere. There is a surface water hazard identified at the site.

Foul sewage from this development should be connected into the SW public foul network (although the site is outwith the current sewered catchment). Failing that private sewage provision would be required although this could be challenging given the site location. The only possible discharge point would appear to be the Eddleston water for this scale of development. Further discussion would be required to determine whether such a discharge would be feasible in terms of the effluent standards required. Std comments re: SUDS.

SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is out with both the fluvial and surface water 1 in 200 year flood extents. I would have no objection to this proposal on the grounds of flood risk. I would, however, ask that potential surface water is considered during development due to the large capacity of the site.

Background information

Minerals and coal	NNR	Prime Quality Agricultural Land	Current use/s	Planning history references
Not applicable	Not applicable	Not applicable	Greenfield	There is no planning application history on this site. The site has not previously been assessed as part of any Local Plan process.

Accessibility and sustainability assessment

Access to public transport	Access to employment	Access to services	Wider biodiversity impacts	Site aspect
Good	Good	Good	Moderate	Not applicable

Accessibility and sustainability summary

SBC ECOLOGY OFFICER: Moderate biodiversity risk. Site appears to be an improved pasture but with Ancient Woodland (Ancient of semi-natural origin) (Cemetery wood) along northern boundary with

record of red squirrel (10 +years) and beech hedgerow along roadside boundary. Potential connectivity to River Tweed SAC via the Dean burn. Protect boundary features and mitigation for protected species potentially including bats, badger and breeding birds. Planted buffer required to protect ancient woodland. Mitigation to ensure no significant effect on River Tweed SAC (Eddleston water). SEPA CAR construction site licence required (site >4ha)(5.50ha)

GENERAL COMMENTS: The site is located to the south west of Eddleston. Good bus route to Edinburgh and Peebles with connecting linkages. The village has a restaurant, hotel, village hall and a primary school. Eddleston is located 5 miles north from Peebles, on the A701 to Edinburgh.

Local impact and integration assessment

Conservation area

Not applicable

Open space

Adjacent to site

Listed buildings

Not applicable

Scheduled Monument

Not applicable

Ancient woodland inventory

On/adjacent to site

Archaeology

Adjacent to site

Garden and designed

On/adjacent to site

Local impact and integration summary

HERITAGE & DESIGN: There may be some minor issues about possible impact on the setting of the Black Barony, although the current woodland provides a buffer. The site is remote from the village.

HISTORIC ENVIRONMENT SCOTLAND: Did not raise any concerns regarding the development of this site.

ARCHAEOLOGY: Spoke to the Officer and he advised that there is potential for archaeology within the site.

Landscape assessment

NSA

Not applicable

SLA

Not applicable

Over 200 metres?

Over 12 degree slope

Wild Land

Not applicable

Landscape summary

SCOTTISH NATURAL HERITAGE: This is a large and partially open site on undulating ground. The proposed density of development over the site is very low and it is unclear how the proposal would seek to integrate or respond to the settlement character and siting principles established within the existing village. If allocated, we advise that a design brief should inform what would be intended for the development layout. Existing features such as the hedgerow should be retained and appropriate improvements made to allow safe access to the rest of the settlement established. For example the provision of pavements along the main road and access connections from the site to and through Elibank Park to Station Lye should be established.

LANDSCAPE COMMENTS: The site is an east facing gently sloping field to the west of the minor road that connects A703 at Eddleston through the Meldons to Lyne and A72 west of Peebles. The gradients are relatively gentle and the site sits contiguous with the ancient woodland associated with Dean Burn that runs through Barony Castle (local Designed Landscape) immediately to the north. A buffer of woodland planting along the north boundary should wrap around the west and south boundaries to ensure an appropriate 'landscape fit'. As far as is practicable boundary hedges should be retained and enhanced.

Planning and infrastructure assessment

Physical access/road capacity

NETWORK MANAGER: No response received.

TRANSPORT SCOTLAND: Did not raise any concerns regarding the development of this site.

ROADS PLANNING OFFICER: While the site lies adjacent to the settlement boundary of Eddleston, the road leading out to it from the village is restrictive in width and there is no provision for pedestrians. Any development of this site will require carriageway widening, (at key locations on the section of road between the junction with Station Lye and the site entrance) and a pedestrian link with the village including street lighting provision. Such provision will require significant engineering work and will impact on land outwith the road boundary. That said, I understand the land on the south east side of the road (Elibank Park) is Council owned so that a pedestrian route, divorced from the carriageway, could be provided through the park towards the site, but it should be noted this will impact on the tree belt

Near a trunk road?

and roadside hedge and will require a footbridge over Dean Burn. From Dean Burn a new footway would be required to connect with the village footway which terminates near the bridge over Eddleston Water. The village street lighting and 30 mph speed limit would need to extend out to the site. In terms of the site itself, satisfactory access can be achieved, although a section of the roadside hedgerow would have to be removed in order to create appropriate visibility splays. In summary, I can on balance support this site being allocated for housing development, but there is a fair bit of work required for it to properly connect with the village. A Transport Statement would be required.
 PASSENGER TRANSPORT: No response received.

Right of way	TPOs	Contaminated land	Water supply	Sewerage	Gas Supply	Education provision
Not applicable	Not applicable	Not applicable	Limited	Limited	No	Good

Planning & infrastructure summary

DEVELOPMENT MANAGEMENT: No response received.
 HOUSING STRATEGY: Did not raise any concerns regarding the development.
 SCOTTISH WATER (WWTW): Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WWTW. A Drainage Impact Assessment (DIA) is required to establish what impact, if any this development has on the existing network .
 SCOTTISH WATER (WTW): Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WTW. A Water Impact Assessment (WIA) is required to establish what impact, if any this development has on the existing network.
 OUTDOOR ACCESS TEAM: This site would need to have good non-vehicular links to the existing path network and recreation ground.
 CONTAMINATED LAND: There is no evidence to indicate that this site is brownfield land or that its historic uses may present development constraints.
 ENVIRONMENTAL HEALTH: No response received.
 NEIGHBOURHOOD SERVICES: No response received.
 PROJECTS TEAM: No response received.
 EDUCATION OFFICER: No issues.
 NHS: No response received.

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Overall assessment

MIR status	Overall assessment	Site capacity
Alternative	Acceptable	40

Conclusions

The site lies to the south west of Eddleston. The site was identified as part of the 'Western Rural Growth Area: Development Options Study' which was undertaken by LUC, to identify and assess options for housing within Central Tweeddale. The reason for this study being that there are limited development allocations currently identified within the LDP for the Tweeddale area, in comparison to other areas within the Scottish Borders.

Eddleston has good access to public transport, services and employment, given it's proximity to Peebles. Further to a site assessment, the following constraints/issues were identified, which may require mitigation;

- Foul sewerage constraints, as the site is located outwith the current sewered catchment;
- Potential surface water runoff issues;
- Ancient Woodland Inventory lies along the northern boundary of the site;
- Potential connectivity to the River Tweed SAC/SSSI;
- Protect and enhance the existing boundary features, including the beech hedgerow along the roadside;
- Potential protected species, including breeding birds within the site;
- Site lies within the 'Barony Castle' Designed Landscape (SBC);
- 2 HER records adjacent to the site;
- Pedestrian link to the village would be required;

- Planting/lanscaping along the western and southern boundary of the site, to contain the development and form a settlement edge;
- Some form of separation buffer between the development and ancient woodland to the north;
- Transport Statement required; and
- Drainage Impact Assessment and Water Impact Assessment required, in respect of WWTW and WTW.

Overall, taking the above into consideration, it is considered that there are no insurmountable planning issues and the site is proposed as an alternative housing option within the MIR, with an indicative site capacity of 40 units.

Site reference AEDDL009	Site name Land South of Cemetery	Settlement Eddleston	RGA Rest of Borders	Proposed Use Housing	Indicative Capacity 35	Ha 3.7	MIR status Alternative
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Initial assessment

Floodrisk 1:200	SAC Not applicable	SPA Not applicable	SSSI Not applicable	Ramsar Not applicable
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Initial assessment summary

The site does not fall within any international/national designation constraints. However, it does fall within the 1 in 200 floodrisk maps.

SEPA: We require an FRA which assesses the risk from the Eddleston Water. Any nearby small watercourses should be investigated as there was a mill dam upslope of the site in the past to ensure there are no culverted watercourses through the site. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Due to the steepness of the adjacent hill slopes we would also recommend that consideration is given to surface water runoff to ensure the site is not at risk of flooding and nearby development and infrastructure are not at increased risk of flooding.

There is the potential that development at this allocation could increase the probability of flooding elsewhere. There is a surface water hazard at this site.

Foul sewage from this development should be connected into the SW public foul network (although the site is outwith the currently sewerred catchment). Failing that private sewage provision would be required. The only possible discharge point would appear to be the Eddleston water for this scale of development. Further discussion would be required to determine whether such a discharge would be feasible in terms of the effluent standards required. Std comments re: SUDS.

SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site may be at risk of flooding from the Eddleston Water during a 1 in 200 year flood. The South part of this site is expected to flood so dependent on the outline drawings, I may require a Flood Risk Assessment (FRA). However, if properties were located out with the Southern side, there would be scope for approval.

I would ask that potential surface water is considered during development due to the large capacity of the site.

Background information

Minerals and coal Not applicable	NNR Not applicable	Prime Quality Agricultural Land Not applicable	Current use/s Greenfield	Planning history references There is no planning application history on the site. The site has not been previously considered as part of a Local Plan.
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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
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Accessibility and sustainability summary

SBC ECOLOGY OFFICER: Moderate biodiversity risk. Site appears to be an improved pasture with beech hedgerow and treeline on boundary. Small part of site within SEPA 1 in 200 year indicative flood

risk area, potential connectivity to River Tweed SAC. Protect boundary features and mitigation for protected species potentially including, badger and breeding birds. Mitigation to ensure no significant effect on River Tweed SAC (Eddleston water) (3.7ha)

GENERAL COMMENTS: The site is located to the south west of Eddleston. Good bus route to Edinburgh and Peebles with connecting linkages. The village has a restaurant, hotel, village hall and a primary school. Eddleston is located 5 miles north from Peebles, on the A701 to Edinburgh.

Local impact and integration assessment

Conservation area

Not applicable

Open space

Adjacent to site

Listed buildings

Not applicable

Scheduled Monument

Not applicable

Ancient woodland inventory

Not applicable

Archaeology

On/adjacent to site

Garden and designed

Adjacent to site

Local impact and integration summary

HERITAGE & DESIGN: The site is remote from the village.

HISTORIC ENVIRONMENT SCOTLAND: Did not raise any concerns regarding the development of this site.

ARCHAEOLOGY: Spoke to the Officer who advised that there is potential for archaeology within the site.

Landscape assessment

NSA

Not applicable

SLA

Not applicable

Over 200 metres?

Over 12 degree slope

Wild Land

Not applicable

Landscape summary

SCOTTISH NATURAL HERITAGE: The site presents similar issues to AEDDL008. We highlight the potential for a planted linear path or green network along the dismantled railway to the east of the site and connecting to and through Elibank Park. We recommend that if both are to be allocated in the next LDP a planning brief for both sites should be prepared.

LANDSCAPE COMMENTS: Site is very gently sloping, almost valley bottom of Eddleston Water. It would effectively extend Eddleston southward by .270km. Both this site and AEDDL008 are highly visible from the A703 but the visual impact could be mitigated by carefully planned structural planting along the eastern and southern boundaries, ideally overrunning into the flood plain to create a more natural edge to the development and avoid using manmade features such as the railway line as rigid boundary.

Planning and infrastructure assessment

Physical access/road capacity

NETWORK MANAGER: No response received.

TRANSPORT SCOTLAND: Did not raise any concerns regarding the development of this site.

ROADS PLANNING OFFICER: While the site lies adjacent to the settlement boundary of Eddleston, the road leading out to it from the village is restrictive in width and there is no provision for pedestrians. Any development of this site will require carriageway widening, (at key locations on the section of road between the junction with Station Lye and the site entrance) and a pedestrian link with the village including street lighting provision. Such provision will require significant engineering work and will impact on land outwith the road boundary. That said, I understand the land on the south east side of the road (Elibank Park) is Council owned so that a pedestrian route, divorced from the carriageway, could be provided through the park towards the site, but it should be noted this will impact on the tree belt and roadside hedge and will require a footbridge over Dean Burn. From Dean Burn a new footway would be required to connect with the village footway which terminates near the bridge over Eddleston Water. The village street lighting and 30 mph speed limit would need to extend out to the site. A pedestrian/cycle link from the lower part of the site to the village via the old railway line and/or Elibank Park needs to be explored too. In terms of the site itself, satisfactory access can be achieved at a number of locations provided visibility splays and acceptable gradients are met. In summary, I can on balance support this site being allocated for housing development, but there is a fair bit of work required for it to properly connect with the village. A Transport Statement would be required.

Near a trunk road?

PASSENGER TRANSPORT: No response received.

Right of way

Not applicable

TPOs

Not applicable

Contaminated land

Not applicable

Water supply

Limited

Sewerage

Limited

Gas Supply

No

Education provision

Good

Planning & infrastructure summary

DEVELOPMENT MANAGEMENT: No response received.

HOUSING STRATEGY: Did not raise any concerns regarding the development.

SCOTTISH WATER (WWTW): Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WWTW. Site is 145 meters away from the existing Scottish Water WwTw, odour and noise assessments will need to be carried out to consider the impact of the proximity. A Drainage Impact Assessment (DIA) is required to establish what impact, if any this development has on the existing network .

SCOTTISH WATER (WTW): Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WTW. Please note there is an existing Scottish Water existing raw water main running along East and within the south edge of site. Additionally there is a 100mm water main running along East edge of site. A Water Impact Assessment (WIA) is required to establish what impact, if any this development has on the existing network.

OUTDOOR ACCESS TEAM: Housing on this site and AEDDL008 would benefit greatly from a pavement down to the village as well as non-vehicular links to the existing path network and recreation ground.

CONTAMINATED LAND: There is no evidence to indicate that this site is brownfield land or that its historic uses may present development constraints.

NEIGHBOURHOOD SERVICES: No response received.

ENVIRONMENTAL HEALTH: No response received.

PROJECTS TEAM: No response received.

EDUCATION OFFICER: No issues.

NHS: No response received.

Overall assessment

MIR status

Alternative

Overall assessment

Acceptable

Site capacity

35

Conclusions

The site lies to the south west of Eddleston. The site was identified as part of the 'Western Rural Growth Area: Development Options Study' which was undertaken by LUC, to identify and assess options for housing within Central Tweeddale. The reason for this study being that there are limited development allocations currently identified within the LDP for the Tweeddale area, in comparison to other areas within the Scottish Borders.

Eddleston has good access to public transport, services and employment, given it's proximity to Peebles. Further to a site assessment, the following constraints/issues were identified, which may require mitigation;

- Foul sewerage constraints, as the site is located outwith the current sewered catchment;
- Flood Risk Assessment required, in respect of potential flood risk and potential surface water runoff on the site;
- Potential connectivity to the River Tweed SAC/SSSI, mitigation required to ensure no likely significant effects;
- Protect and enhance the existing boundary features, including the beech hedgerow and treeline along the roadside;
- Potential protected species, including breeding birds within the site, would require mitigation;
- The site is adjacent to 'Elibank Park' key greenspace and Eddleston Cemetery;
- 2 HER records adjacent to the site, 1 overlaps the eastern boundary of the site, potential mitigation required;
- Site located adjacent to the 'Barony Castle' Designed Landscape SBC;
- Pedestrian link with the village and explore the potential to connect with the old railway line and/or Elibank Park;
- Structure planting along the eastern and southern boundaries, to mitigate any visual impacts from the A703;
- Transport Statement required;

- Drainage Impact Assessment required, in respect of WWTW; and
- Water Impact Assessment required, in respect of WTW.

Overall, taking the above into consideration, it is considered that there are no insurmountable planning issues and the site is proposed as an alternative housing option within the MIR, with an indicative site capacity of 35 units.

Site reference SEDDL001	Site name North of Bellfield II	Settlement Eddleston	RGA Rest of Borders	Proposed Use Long Term Housing	Indicative Capacity N/A	Ha 4.4	MIR status Preferred
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Initial assessment

Floodrisk Not applicable	SAC Not applicable	SPA Not applicable	SSSI Not applicable	Ramsar Not applicable
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Initial assessment summary

The site does not fall within any international/national designation constraints. There are Surface Water Hazards to the west of the site, however not within the site itself.

SEPA: We require an FRA which assesses the risk from the Eddleston Water. Due to the gradients on site, the majority of the site will likely be developable. Consideration should be given to the lower parts of the site adjacent to the A703. Due to the steepness of the adjacent hill slopes we would also recommend that consideration is given to surface water runoff to ensure the site is not at risk of flooding and nearby development and infrastructure are not at an increased risk of flooding.

There is the potential that development at this allocation could increase the probability of flooding elsewhere. There is a surface water hazard identified at the site.

Foul sewage from this development should be connected into the SW public foul network (although the site is outwith the current sewered catchment). Failing that private sewage provision would be required although this could be challenging given the site location. The only possible discharge point would appear to be the Eddleston water for this scale of development. Further discussion would be required to determine whether such a discharge would be feasible in terms of the effluent standards required. Std comments re: SUDS.

SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is out with both the fluvial and surface water 1 in 200 year flood extents. I would have no objection to this proposal on the grounds of flood risk. I would, however, ask that potential surface water is considered during development due to the large capacity of the site.

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Background information

Minerals and coal Not applicable	NNR Not applicable	Prime Quality Agricultural Land Not applicable	Current use/s	Planning history references There is no planning history on the site. The site has not been previously considered as part of a Local Plan.
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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
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Accessibility and sustainability summary

SBC ECOLOGY OFFICER: Low biodiversity risk. Site appears to be an improved pasture sloping down to old A703 with stone dyke on the boundary. Site may require cut and fill. No obvious drainage connectivity to River Tweed SAC but is just outside of 1 in 200 year flood risk area. Protect boundary features and mitigation for protected species potentially including badger and breeding birds. SEPA CAR construction site licence required (site >4ha) (4.36ha)

GENERAL COMMENTS: The site is located to the north of Eddleston, directly to the north of the existing housing allocation (AEDDL002). The settlement currently runs along the A703. Good bus route to Edinburgh and Peebles with connecting linkages. The village has a restaurant, hotel, village hall and a primary school. Eddleston is located 5 miles north from Peebles, on the A701 to Edinburgh.

Local impact and integration assessment

Conservation area	Open space	Listed buildings	Scheduled Monument	Ancient woodland inventory	Archaeology	Garden and designed
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Adjacent to site

Local impact and integration summary

HERITAGE & DESIGN: Whilst not specific Listed Building or Conservation Area issues, at first sight, this land is remote from the village. However if the site to the south were to be developed (and I think this is an allocated site) then this proposal may be worthy of further consideration, especially as it is set back from the road behind a line of mature trees lining the old road.

HISTORIC ENVIRONMENT SCOTLAND: Did not raise any concerns regarding the development of this site.

ARCHAEOLOGY: Spoke to the Officer who advised that there is potential for archaeology on the site.

Landscape assessment

NSA	SLA	Over 200 metres? <input checked="" type="checkbox"/>	Over 12 degree slope <input type="checkbox"/>	Wild Land
Not applicable	Not applicable			Not applicable

Landscape summary

SCOTTISH NATURAL HERITAGE: We note that existing allocation AEDDL002 is to have a planning brief produced and adopted. If AEDDL007 is to be allocated in the second LDP, we recommend that the proposed planning brief is extended in scope to include both AEDDL002 and AEDDL007. Allocation of this site should lead to update of site requirements for AEDDL002, particularly "New structure planting/landscaping, including woodland, to improve the setting of the areas, screen and shelter development". This requirement will need review if AEDDL007 is to be delivered as part of Eddleston rather than as a perceptually isolated extension. Consideration of the potential impact of development on the River Tweed SAC has been established through the prior assessment of AEDDL002 during preparation of the current LDP. We recommend a similar approach is adopted for this site.

LANDSCAPE COMMENTS: This site would effectively extend Eddleston northwards by .275km beyond the allocated but as yet undeveloped AEDDL002. The site is a sloping west facing field on the east side of the A703, the western boundary is defined by the old A703 which along this section is lined by a single line of mature lime trees. The slopes are no steeper than the allocated site to south and access could be achieved from existing access points off the A703 to the north (at Cottage Bank) and to the south along the old A703. Structure shelterbelt planting using deciduous/ mixed woodland species will be essential along the eastern elevated boundary to achieve a 'landscape fit' with potential to wrap this around the north boundary to create a structural limit extent of Eddleston.

Planning and infrastructure assessment

Physical access/road capacity

Near a trunk road?

NETWORK MANAGER: No response received.

TRANSPORT SCOTLAND: Did not raise any concerns regarding the development of this site.

ROADS PLANNING OFFICER: I am able to offer my support for housing development on this site, but the allocated site to the south (AEDDL002) would have to be developed first in order to integrate this proposed site with the settlement of Eddleston. In terms of access, I would be looking for the former section of public road, which runs along the western boundary of the site (Old Edinburgh Road), to be reinstated as a public road to provide access to the A703 to the north of Scots Pine Restaurant as well as well as to the A703 south near Bellfield Crescent. Access into the development site can be taken from a number of points on the former public road and a link from the allocated site to the south should also be a requirement.

PASSENGER TRANSPORT: No response received.

Right of way

Adjacent to site

TPOs

Not applicable

Contaminated land

Not applicable

Water supply

Limited

Sewerage

Limited

Gas Supply

No

Education provision

Good

Planning & infrastructure summary

DEVELOPMENT MANAGEMENT: No response received.

HOUSING STRATEGY: Did not raise any concerns regarding the development.

SCOTTISH WATER (WWTW): Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WWTW. A Drainage Impact Assessment (DIA) is required to establish what impact, if any this development has on the existing network. This proposed site is located a considerable distance from the public network. Any installation of network from site to the public sewers must be funded and carried out by the developer. These associated costs may be notable and not fully covered by Scottish Water's Reasonable Cost Contribution (RCC) scheme.

SCOTTISH WATER (WTW): Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WTW. A Water Impact Assessment (WIA) is required to establish what impact, if any this development has on the existing network. The nearest water main is some distance away and it will be the Developers responsibility to lay their water main to existing Scottish Water network.

OUTDOOR ACCESS: Core path 146 partly runs adjacent to the west side of this proposed site. Should a road be built over this then there would need to be a footpath/pavement to maintain non-vehicular access.

CONTAMINATED LAND: There is no evidence to indicate that this site is brownfield land or that its historic uses may present development constraints.

NEIGHBOURHOOD SERVICES: No response received.

ENVIRONMENTAL HEALTH: No response received.

PROJECTS TEAM: No response received.

EDUCATION OFFICER: No issues.

NHS: No response received.

Overall assessment**MIR status**

Preferred

Overall assessment

Acceptable

Site capacity

N/A

Conclusions

The site is located to the north of Eddleston, directly to the north of the existing housing allocation (AEDDL002). The site was identified as part of the 'Western Rural Growth Area: Development Options Study' which was undertaken by LUC, to identify and assess options for housing and business & industrial land within Central Tweeddale. The reason for this study being that there are limited development allocations currently identified within the LDP and for the future, within the Central Tweeddale area, in comparison to other areas within the Scottish Borders. The site currently being considered is proposed for a longer term housing development site. It should be noted that the consultation was undertaken for site code (AEDDL007), however after the consultation the site code was altered to (SEDDL001) to reflect the longer term housing proposal.

Eddleston has good access to services, employment and public transport. Further to a site assessment, the following constraints/issues were identified, which may require mitigation;

- Flood Risk Assessment required, in respect of potential flood risk and surface water runoff on the site;
- Foul sewerage constraints, as the site is located outwith the current sewered catchment;
- Protect and enhance the existing boundary features, where possible;
- Potential protected species, including breeding birds within the site, would require mitigation;
- The Designed Landscape (SBC) and Garden and Designed Landscape (HES) 'Portmore' are located to the north of the site;
- Consideration of the potential impact of the development on the River Tweed SAC/SSSI;
- Structure shelterbelt planting using deciduous/mixed woodland species will be essential along eastern elevation boundary to achieve a 'landscape fit'
- The Roads Planning Officer advised that the proposal is acceptable. (AEDDL002) would need to be developed first, in order to integrate this proposed site within the settlement. Access into the site can be taken from a number of points along the former public road and a link to (AEDDL002) would be required;
- Potential for archaeology on the site;

- Potential for Drainage Impact Assessment, in respect of the WWTW; and
- Potential for Water Impact Assessment, in respect of the WTW.

There are no insurmountable constraints, which would prevent the development of this site for housing, subject to mitigation measures. It is acknowledged that the site immediately to the south is already allocated for housing within the LDP and remains undeveloped to date. The Roads Planning Officer has confirmed that access would need to come via the allocated housing site (AEDDL002) and that the site should be developed prior to this one. Therefore, given that (AEDDL002) remains undeveloped to date, it is considered more appropriate for this site to be considered for longer term housing.

In conclusion, the longer term housing site will be taken forward as a preferred option within the MIR. It should be noted that the longer term sites will not be formal allocated within the LDP2, rather identified for potential development in the future.

Eshiels

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR status
MESHI001	Land at Eshiels I	Eshiels	Western	Mixed Use	200	19.4	Preferred

Initial assessment

Floodrisk	SAC	SPA	SSSI	Ramsar
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

Initial assessment summary

The site does not lie within any international/national designations.

SEPA: We require an FRA which assesses the risk from the Linn Burn and any small watercourses which flow through and adjacent to the site. The River Tweed may also require consideration. Consideration will need to be given to bridge and culvert structures within and adjacent to the site which may exacerbate flood risk. Due to the steepness of the adjacent hill slopes we would also recommend that consideration is given to surface water runoff to ensure the site is not at risk of flooding and nearby development and infrastructure are not at increased risk of flooding.

There is the potential that development on this allocation could increase the probability of flooding elsewhere. There is a surface water hazard on the site.

There is a water body immediately adjacent to the site. Therefore, SEPA advise that a maintenance buffer strip of at least 6 metres wide is provided between the watercourse and built development. Additional water quality buffer strips may be recommended in addition to the maintenance buffer strip depending upon specific water quality pressures.

There is no public foul sewer in the vicinity and if this site was to be developed this would be an opportunity to provide first time sewerage provision to Eshiels, picking up existing properties also. Any private sewerage provision would be likely to require to discharge to the River Tweed rather than the Linn burn. The watercourse that runs through/adjacent to the site should be protected and enhanced as part of any development. Std comments for SUDS. Depending on the use of the proposed site there may be a requirement for permissions to be sought for certain activities from SEPA.

There are co-location issues regarding this site. Peebles STW (CAR) and Eshiels community recycling centre (WML) are located across the road and to the west of the site. These sites are however unlikely to have an impact on the site from SEPA's perspective. Possible odour issues from the STW would be dealt with by SBC Env health.

SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is out with the pluvial 1 in 200 year flood extents but there is a small section at the SE side (next to the road) that is shown to flood from the River Tweed. It is unlikely that a Flood Risk Assessment would be required but this would be dependent on the layout of the development. I would ask that due to the size of the development that surface water flooding is considered. I would recommend dealing with MESHI001 and MESHI002 at the same time from a flood risk perspective.

Background information

Minerals and coal	NNR	Prime Quality Agricultural Land	Current use/s	Planning history references
Not applicable	Not applicable	Not applicable	Greenfield	Planning consent for a dwellinghouse in the north eastern corner of the site. (16/00497/PPP). The site was considered, as part of a larger site, in the Local Development Plan (BPEEB005). The south west part of the site, was previously considered, in the Local Development Plan (BPEEB006).

Accessibility and sustainability assessment

Access to public transport

Limited

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Moderate

Site aspect

Not applicable

Accessibility and sustainability summary

SBC ECOLOGY OFFICER: Moderate biodiversity impact. Site appears to be an improved pasture with mature broadleaf treeline on boundary and field boundary within site These feature on 1st Ed OS map). Small area along A72 boundary within SEPA 1 in 200 year indicative flood risk area. Potential connectivity to River Tweed SAC via the Linn burn. Protect boundary features and mitigation for protected species potentially including bats (EPS), badger and breeding birds. Mitigation to ensure no significant effect on River Tweed SAC/SSSI. SEPA CAR construction site licence required (site >4ha (19.38ha)

GENERAL COMMENTS: The site is located at Eshiels, which is not an identified settlement within the current Local Development Plan, rather consists of a small cluster of houses, farm buildings and a sawmill. Immediately to the east of Eshiels, is the recreational hub of Glentress, and there is further development on the south side of the A72. Eshiels is within close proximity to Peebles, which is 2 miles to the west. As Eshiels is not a settlement, there are no services or employment opportunities at present. However, the close proximity to Peebles, including the cycle path along the former railway line, provides access to a wider range of services, employment and public transport opportunities. Furthermore, Edinburgh is within commuting distance.

Local impact and integration assessment

Conservation area

Not applicable

Open space

Not applicable

Listed buildings

Not applicable

Scheduled Monument

On/adjacent to site

Ancient woodland inventory

Not applicable

Archaeology

On/adjacent to site

Garden and designed

On/adjacent to site

Local impact and integration summary

HERITAGE & DESIGN: No additional comments from those on the original proposal – a prominent site on the approach to Peebles.

HISTORIC ENVIRONMENT SCOTLAND: Site adjacent to SM 3667 Eshiels, Roman camps 90m SSW of No 4 Eshiels. Content with the principle of development in this area but would wish to see mitigation in the form of (a) an adequate buffer zone to protect the physical remains and setting of Eshiels Roman camps, and (b) a suitable management regime for the section of the monument within or adjacent to the development area.

ARCHAEOLOGY: Spoke to the Archaeology Officer who advised that there is Scheduled Monument in the south east corner of the site. There is also a ring ditch within the site and there is potential for prehistoric burials and cemetery within the site. Justification likely against LDP policies.

Landscape assessment

NSA

Not applicable

SLA

On/adjacent to site

Over 200 metres?

Over 12 degree slope

Wild Land

Not applicable

Landscape summary

SCOTTISH NATURAL HERITAGE: This is a large and open site that is detached from the town of Peebles. There would likely be loss of openness and adverse effects on local landscape character experienced, particularly from the A72 and existing settled areas along the Linn Burn Road. If this site was to be considered (and noting the detached nature of the site) we would advise the need for a strong approach to place-making to be adopted in order ensure local identity and appropriate facilities, including green infrastructure. In this regard we advise that safe off-site active travel connections linking the site to the town should be secured in order to link the site through sustainable travel to nearby Peebles.

We also advise that a co-ordinated approach to landscape design, wider integration into setting and place design would also be needed and be set through a pre-agreed site development brief. Close consideration of landscape structure and development densities should inform this approach. Existing natural features on the site should also be safeguarded and utilised in the development of the site should it be considered appropriate for development.

LANDSCAPE COMMENTS: The logical development pattern for this relatively large block of land (circa 20 ha) would be industrial/business on the southernmost, more gently sloping fields with housing in the larger field to the north to take advantage of elevated views south across the valley to hills beyond. A masterplan will be necessary to establish the optimum access routes into the site, buffer planting to existing field boundary trees and the appropriate depth of shelterbelt planting along the southern boundary to mitigate the impacts of the development from sensitive receptors on A72.

Planning and infrastructure assessment

Physical access/road capacity

Near a trunk road?

NETWORK MANAGER: No response received.

TRANSPORT SCOTLAND: Did not raise any concerns regarding the development of this site.

ROADS PLANNING OFFICER: Whilst I am not against the allocation of this site for mixed use development, the main consideration will be providing adequate access from the A72 to serve a development of this size. The existing access is unsuitable to support a substantial increase in dwellings. Therefore a new junction onto the A72 will be required to the west of the existing, with the existing junction closed off. A further access point will be required and can be achieved to the west of No 6 Eshiels Holdings which will help disperse traffic movements and will aid connectivity. Junction design for access to the A72 will have to be in accordance with the Design Manual for Roads and Bridges and a Transport Assessment can address the most appropriate form of junctions. The site will have to connect and integrate with the existing body of Eshiels and with Site MESH1002 if it is to be developed. Options for improvements to the existing public transport infrastructure will need to be explored as will the suitability of pedestrian provision in the A72.

PASSENGER TRANSPORT: No response received.

Right of way

Not applicable

TPOs

Not applicable

Contaminated land

On/adjacent to site

Water supply

Limited

Sewerage

Limited

Gas Supply

Yes

Education provision

Average

Planning & infrastructure summary

DEVELOPMENT MANAGEMENT: No response received.

HOUSING STRATEGY: Did not raise any concerns regarding the development.

SCOTTISH WATER (WWTW): Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WWTW. A Drainage Impact Assessment (DIA) is required to establish what impact, if any this development has on the existing network .

SCOTTISH WATER (WTW): Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WTW. A Water Impact Assessment (WIA) is required to establish what impact, if any this development has on the existing network.

OUTDOOR ACCESS TEAM: Requires non-vehicular links to path network and Peebles town and amenities.

CONTAMINATED LAND: The site appears to have remained undeveloped throughout the map extracts reviewed, with the exception of development in the north eastern corner of the site. The use of the buildings is not known but appear to possibly be agricultural/commercial in use. Therefore, part of the site is brownfield and its use may present development constraints.

NEIGHBOURING SERVICES: No response received.

ENVIRONMENTAL HEALTH: No response received.

PROJECTS TEAM: No response received.

ECONOMIC DEVELOPMENT: This site has potential on the southern and western edge for accommodating a new industrial / business park development. We would prefer that a separate access to this site is made from the A72 rather than from a single access which would also service any proposed residential development. More detailed feasibility work is required to ascertain the best layout and access road locations before fully defining the boundary of the site allocation.

EDUCATION OFFICER: Kingsland Primary and Halyrude RC Primary would be at full capacity if development went ahead, an extension or new school may need to be considered.

NHS: No response received.

Overall assessment

MIR status

Preferred

Overall assessment

Acceptable

Site capacity

200

Conclusions

The site lies at Eshiels, on the north side of the A72. It should be noted that Eshiels is not an identified settlement within the LDP, however lies 2 miles to the east of Peebles. The site was identified as part of the 'Western Rural Growth Area: Development Options Study' which was undertaken by LUC, to identify and assess options for housing and business & industrial land within Central Tweeddale. The reason for this study being that there are limited development allocations currently identified within the LDP for the Central Tweeddale area, in comparison to other areas within the Scottish Borders. The site currently being considered, is proposed for a mixed use development with an indicative site capacity for 200 units.

Eshiels has good access to services and employment, given it's proximity to Peebles and limited access to public transport. Further to a site assessment, the following constraints/issues were identified, which may require mitigation;

- Flood Risk Assessment required, in respect of potential flood risk and surface water runoff on the site;
- Water body immediately adjacent to the site, therefore a maintenance buffer strip of at least 6m wide must be provided between the watercourse and any built development. Additional water quality buffer strips may be recommended in addition to the maintenance buffer strip depending upon specific water quality pressures. This is required given the watercourse(s) which run through and adjacent to the site;
- Foul sewerage constraints, as the site is located outwith the current sewered catchment;
- Possible co location issues with the Peebles and Eshiels re cycling centres, located on the south of the A72;
- Potential connectivity to the River Tweed SAC/SSSI, mitigation required to ensure no likely significant effects;
- Protect and enhance the existing boundary features;
- Potential protected species, including breeding birds within the site, would require mitigation;
- Scheduled Monument 'Roman Camp' is located in the south east corner of the site and adjacent to the proposed site, this would require appropriate mitigation measures;
- Site is located within the 'Eshiels' Designed Landscape (SBC);
- Archaeology HER's within the site, potential mitigation required;
- The site is prominent from the approach to Peebles;
- Historic Scotland have set out mitigation requirements in respect of the proximity to the Scheduled Monument, including a) an adequate buffer zone to protect the physical remains and setting of Eshiels Roman camps, and (b) a suitable management regime for the section of the monument within or adjacent to the development area
- Located within the 'Tweed Valley' Special Landscape Area;
- There will be a requirement for a co-ordinated approach to landscape design and the wider integration into the setting and place design;
- Shelterbelt planting would be required along the southern boundary of the site, to mitigate the impacts of development from sensitive receptors on the A72;
- Roads Planning Officer advised that the existing access is unsuitable. A new junction would be required onto the A72 and the existing closed off. A further access point will be required and can be achieved to the west of No6 Eshiels Holdings;
- Transport Assessment would be required;
- The site must ensure connectivity and integration with Eshiels and the adjacent proposed site (MESH1002) should it also be taken forward;
- Potential for Drainage Impact Assessment, in respect of the WWTW;
- Potential for Water Impact Assessment, in respect of the WTW;
- Northern corner is brownfield land and potential for contamination; and
- Economic Development advise that the site has potential on the southern and western edges for accomodating a new industrial/business park development.

It should be noted that the Education Officer states that Kingsland Primary and Halryude RC Primary would be at full capacity if development went ahead, an extension or new school may need to be considered. Further investigation into this matter requires to be carried out.

Overall, taking the above into consideration, it is noted that there are a number of identified constraints within the site, however it is considered that there are no insurmountable planning issues which cannot be overcome through appropriate mitigation measures and subject to further discussions regarding school capacities. It is considered that a masterplan must be prepared, in conjunction with (MESH1002) and the site must accommodate an element of business land. Overall, the site is proposed as a preferred mixed use option within the MIR, with an indicative site capacity of 200 units.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR status
MESHI002	Land at Eshiels II	Eshiels	Western	Mixed Use	40	6.7	Preferred

Initial assessment

Floodrisk	SAC	SPA	SSSI	Ramsar
1:200	Not applicable	Not applicable	Not applicable	Not applicable

Initial assessment summary

The site is not located within any international/national designation.

SEPA: We require an FRA which assesses the risk from the Linn Burn, Eshiels Burn and 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 as well as any transfer of water between catchments. Due to the steepness of the adjacent hill slopes we would also recommend that consideration is given to surface water runoff to ensure the site is not at risk of flooding and nearby development and infrastructure are not at increased risk of flooding. Site may be constrained due to flood risk.

There is the potential that development on this allocation could increase the probability of flooding elsewhere. There is a surface water hazard on the site.

There is a water body immediately adjacent to the site. Therefore, SEPA advise that a maintenance buffer strip of at least 6 metres wide is provided between the watercourse and built development. Additional water quality buffer strips may be recommended in addition to the maintenance buffer strip depending upon specific water quality pressures.

There is no public foul sewer in the vicinity and if this site was to be developed this would be an opportunity to provide first time sewerage provision to Eshiels, picking up existing properties also. Any private sewage provision would be likely to require to discharge to the River Tweed rather than the Linn burn. The watercourse that runs through/adjacent to the site should be protected and enhanced as part of any development. Std comments for SUDS. Depending on the use of the proposed site there may be a requirement for permissions to be sought for certain activities from SEPA.

There are co-location issues regarding this site. Peebles STW (CAR) and Eshiels community recycling centre (WML) are located across the road and to the west of the site. These sites are however unlikely to have an impact on the site from SEPA's perspective. Possible odour issues from the STW would be dealt with by SBC Env health.

SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is out with the pluvial 1 in 200 year flood extents but there is a small section at the south side that is shown to flood from the River Tweed. It is unlikely that a Flood Risk Assessment would be required but this would be dependent on the layout of the development. I would ask that due to the size of the development that surface water flooding is considered. I would recommend dealing with MESHI001 and MESHI002 at the same time from a flood risk perspective.

Background information

Minerals and coal	NNR	Prime Quality Agricultural Land	Current use/s	Planning history references
Not applicable	Not applicable	Not applicable	Greenfield	There is no planning application history. The site has not previously been considered as part of any Local Plan.

Accessibility and sustainability assessment

Access to public transport

Limited

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Moderate

Site aspect

Not applicable

Accessibility and sustainability summary

SBC ECOLOGY OFFICER: Moderate biodiversity risk. Site appears to be an improved pasture with mature broadleaf treeline on boundary and field boundary within site (these feature on 1st Ed OS map). The Southern boundary is within SEPA 1 in 200 year indicative flood risk area. Potential connectivity to River Tweed SAC via the Linn burn. Protect boundary features and mitigation for protected species potentially including bats (EPS), badger and breeding birds. Mitigation to ensure no significant effect on River Tweed SAC/SSSI. SEPA CAR construction site licence required (site >4ha).

GENERAL COMMENTS: The site is located at Eshiels, which is not an identified settlement within the current Local Development Plan, rather consists of a small cluster of houses, farm buildings and a sawmill. Immediately to the east of Eshiels, is the recreational hub of Glentress, and there is further development on the south side of the A72. Eshiels is within close proximity to Peebles, which is 2 miles to the west. As Eshiels is not a settlement, there are no services or employment opportunities at present. However, the close proximity to Peebles, including the cycle path along the former railway line, provides access to a wider range of services, employment and public transport opportunities. Furthermore, Edinburgh is within commuting distance.

Local impact and integration assessment**Conservation area**

Not applicable

Open space

Not applicable

Listed buildings

Not applicable

Scheduled Monument

Adjacent to site

Ancient woodland inventory

Not applicable

Archaeology

On/adjacent to site

Garden and designed

On/adjacent to site

Local impact and integration summary

HERITAGE & DESIGN: No LB or CA issues. If MESH001 is developed, then , with this site as well, there will be a significant coalescence of development on the N side of the Tweed.

HISTORIC ENVIRONMENT SCOTLAND: Site adjacent to SM 3667 Eshiels, Roman camps 90m SSW of No 4 Eshiels. Content with the principle of development in this area but have concerns that such a large allocation would require significant upgrades to access and service routes (water sewerage etc) that could have a direct physical impact on the scheduled remains. We would wish to see mitigation in the form of (a) an adequate buffer zone to protect the physical remains and setting of Eshiels Roman camps, (b) a suitable management regime for the section of the monument adjacent to the development area, and (c) any upgrades to road and service infrastructure necessitated by the development should be designed to avoid the scheduled monument.

ARCHAEOLOGY: Spoke to the Archaeology Officer who advised that there is a Scheduled Monument located to the south of the site. Also evidence of Roman Camps (unscheduled) into the site.

Landscape assessment**NSA**

Not applicable

SLA

On/adjacent to site

Over 200 metres? **Over 12 degree slope** **Wild Land**

Not applicable

Landscape summary

SCOTTISH NATURAL HERITAGE: This is a medium sized and open site that is detached from the town of Peebles. There would likely be loss of openness and adverse effects on local landscape character experienced, particularly from the A72 and existing settled areas along the Linn Burn Road, as well as the Glentress lodges and recreational area. We note however that there is a degree of set-back on this site from the A72 and this may aid integration with local landscape character. If this site was to be considered (and noting the detached nature of the site) we would advise the need for a strong approach to place-making to be adopted in order ensure local identity and appropriate facilities, including green infrastructure. In this regard we advise that safe off-site active travel connections linking the site to the town should be secured in order to link the site through sustainable travel to nearby Peebles.

We also advise that a co-ordinated approach to landscape design, wider integration into setting and place design would also be needed and be set through a pre-agreed site development brief. Close consideration of landscape structure and development densities should inform this approach. Existing natural features on the site should also be safeguarded and utilised in the development of the site, should it be considered appropriate for development.

LANDSCAPE COMMENTS: This site, if constraints associated with access can be overcome, would be best suited to housing development, largely restricted to the upper ¾ of the site – the southern ¼ could be utilised for access and structure planting to mitigate effects of any development.

Planning and infrastructure assessment

Physical access/road capacity

Near a trunk road?

NETWORK MANAGER: No response received.

TRANSPORT SCOTLAND: Did not raise any concerns regarding the development of this site.

ROADS PLANNING OFFICER: Whilst I am not against the allocation of this site for mixed use development, the main consideration will be providing adequate access from the A72 to serve a development of this size. The existing access is unsuitable to support a substantial increase in dwellings. Therefore a new junction onto the A72 will be required to the west of the existing, with the existing junction closed off. Junction design for access to the A72 will have to be in accordance with the Design Manual for Roads and Bridges and a Transport Assessment can address the most appropriate form of junction. The main access point into this site will need to be at the south westerly corner and the road between here and the new junction with the A72 will need to be upgraded to an appropriate standard. The site will have to connect and integrate with the existing body of Eshiels and with Site MESH10010 if it is to be developed. Pedestrian/cycle links with the Glentress Centre will be required and the merits of vehicular connectivity can be considered as part of the Transport Assessment. It should be noted that the southerly portion of this site is used as overspill parking for the Glentress Centre and any development on this site may need to take this into consideration. Options for improvements to the existing public transport infrastructure will need to be explored as will the suitability of pedestrian provision in the A72.

PASSENGER TRANSPORT: No response received.

Right of way

On/adjacent to site

TPOs

Adjacent to site

Contaminated land

Not applicable

Water supply

Limited

Sewerage

Limited

Gas Supply

Yes

Education provision

Good

Planning & infrastructure summary

DEVELOPMENT MANAGEMENT: No response received.

HOUSING STRATEGY: Did not raise any concerns regarding the development.

SCOTTISH WATER (WWTW): Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WWTW. A Drainage Impact Assessment (DIA) is required to establish what impact, if any this development has on the existing network.

SCOTTISH WATER (WTW): Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WTW. A Water Impact Assessment (WIA) is required to establish what impact, if any this development has on the existing network.

OUTDOOR ACCESS TEAM: Requires non-vehicular links to path network and Peebles town and amenities.

CONTAMINATED LAND: There is no evidence to indicate that this site is brownfield land or that its historic uses may present development constraints.

ENVIRONMENTAL HEALTH: No response received.

PROJECTS TEAM: No response received.

ECONOMIC DEVELOPMENT: This mixed use site would appear to be more appropriate for commercial / tourism based mixed use development rather than for business / industrial uses. However, some class 4 or craft workshop use, tied towards serving the Glentress Tweed Valley Forest Park development tourist visitors, may be desirable.

EDUCATION OFFICER: No issues raised.

NHS: No response received.

Overall assessment

MIR status

Preferred

Overall assessment

Acceptable

Site capacity

40

Conclusions

The site lies at Eshiels, on the north side of the A72. It should be noted that Eshiels is not an identified settlement within the LDP, however lies 2 miles to the east of Peebles. The site was identified as part

of the 'Western Rural Growth Area: Development Options Study' which was undertaken by LUC, to identify and assess options for housing and business & industrial land within Central Tweeddale. The reason for this study being that there are limited development allocations currently identified within the LDP for the Central Tweeddale area, in comparison to other areas within the Scottish Borders. The site currently being considered, is proposed for a mixed use development with an indicative site capacity for 40 units.

Eshiels has good access to services and employment, given its proximity to Peebles and limited access to public transport. Further to a site assessment, the following constraints/issues were identified, which may require mitigation;

- Flood Risk Assessment required, in respect of potential flood risk and surface water runoff on the site;
- Water body immediately adjacent to the site, therefore a maintenance buffer strip of at least 6m wide must be provided between the watercourse and any built development. Additional water quality buffer strips may be recommended in addition to the maintenance buffer strip depending upon specific water quality pressures. This is required given the watercourse(s) which run through and adjacent to the site;
- Foul sewerage constraints, as the site is located outwith the current sewered catchment;
- Possible co location issues with the Peebles and Eshiels re cycling centres, located on the south of the A72;
- Potential connectivity to the River Tweed SAC/SSSI, mitigation required to ensure no likely significant effects;
- Protect and enhance the existing boundary features;
- Potential protected species, including breeding birds within the site, would require mitigation;
- Scheduled Monument 'Roman Camp' is located to the south of this site, this would require appropriate mitigation measures;
- Site is located within the 'Eshiels' Designed Landscape (SBC);
- Archaeology HER's within the site, potential mitigation required;
- Historic Scotland have set out mitigation requirements in respect of the proximity to the Scheduled Monument, including (a) an adequate buffer zone to protect the physical remains and setting of Eshiels Roman camps, (b) a suitable management regime for the section of the monument adjacent to the development area, and © any upgrades to road and service infrastructure necessitated by the development should be designed to avoid the scheduled monument;
- Located within the 'Tweed Valley' Special Landscape Area;
- Tree Preservation Order to the west of the site boundary;
- There is an existing Core Path which runs through the middle of the site;
- There will be a requirement for a co-ordinated approach to landscape design and the wider integration into the setting and place design;
- The existing access is unsuitable to support a substantial increase in dwellings. Therefore a new junction onto the A72 will be required to the west of the existing, with the existing junction closed off. The main access point into this site will need to be at the south westerly corner and the road between here and the new junction with the A72 will need to be upgraded to an appropriate standard;
- Transport Assessment would be required;
- The site must ensure connectivity and integration with Eshiels and the adjacent proposed site (MESH1001) should it also be taken forward;
- Non vehicular link would be required, linking to the path network and Peebles;
- Potential for Drainage Impact Assessment, in respect of the WWTW; and
- Potential for Water Impact Assessment, in respect of the WTW.

Overall, taking the above into consideration, it is noted that there are a number of identified constraints within the site, however it is considered that there are no insurmountable planning issues which cannot be overcome through appropriate mitigation measures though archaeological issues are sensitive and will require further detailed consideration. It is considered that a masterplan must be prepared, in conjunction with (MESH1001) and the site must accommodate an element of business land. Overall, the site is proposed as a preferred mixed used option within the MIR, with an indicative site capacity of 40 units.

Innerleithen

Site reference MINNE003	Site name Land West of Innerleithen	Settlement Innerleithen	RGA Western	Proposed Use Mixed Use	Indicative Capacity 50	Ha 6.8	MIR status Preferred
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Initial assessment

Floodrisk Not applicable	SAC Not applicable	SPA Not applicable	SSSI Not applicable	Ramsar Not applicable
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Initial assessment summary

The site is not located within any international/national designation.

SEPA: We require an FRA which assesses the risk from the River Tweed. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within the 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.

There is the potential that development at this allocation could increase the probability of flooding elsewhere. There is a surface water hazard at this site.

Foul drainage from the development must be connected to the existing SW foul sewer network. Std comments for SUDS.

SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is out with the fluvial 1 in 200 year flood extents. This site is shown to be affected by surface water flooding in some small areas in the South of the site. I would have no objection to this proposal on the grounds of flood risk but would require that surface water runoff be considered.

Background information

Minerals and coal Not applicable	NNR Not applicable	Prime Quality Agricultural Land Not applicable	Current use/s Greenfield	Planning history references There is no planning application history on the site. Housing SG: The site was considered for housing as part of the Housing SG (AINNE008). Local Plan Amendment: The eastern part of the site was considered as part of the Housing SG (AINNE001).
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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
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Accessibility and sustainability summary

SBC ECOLOGY OFFICER: Moderate biodiversity impact. Site appears to be an improved pasture with an area of scrub in the western corner and scrub and grassland along the disused railway. Provisional

Local Biodiversity Site along old railway line (Innerleithen disused railway). Redshank, oystercatcher, lapwing and curlew recorded in Tetrad NT33I in breeding season. Site adjacent to SEPA 1 in 200 year indicative flood risk area. No obvious drainage linkage but on a precautionary basis potential connectivity to River Tweed SAC/ SSSI. Protect boundary features on disused railway and mitigation for protected species potentially badger and breeding birds. Mitigation to ensure no significant effect on River Tweed SAC/SSSI. SEPA CAR construction site licence required (site >4ha)

GENERAL COMMENTS: The site is located to the west of Innerleithen. Innerleithen has good access to public transport, services and employment opportunities. There is a bus stop within walking distance of this site, with good connectivity to Galashiels, Edinburgh and other settlements, including Peebles. Peebles is located 7 miles to the west, which also provides a wider range of services and employment opportunities. There is a primary school located within Innerleithen and the nearest High School is within Peebles. There are moderate biodiversity issues, which are highlighted in the consultation response from the Ecology Officer.

Local impact and integration assessment

Conservation area	Open space	Listed buildings	Scheduled Monument	Ancient woodland inventory	Archaeology	Garden and designed
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

Local impact and integration summary

HERITAGE & DESIGN: No specific LB and CA issues – Caerlee House is listed category C but is located in woodland so development unlikely to have an impact on its setting.

HISTORIC ENVIRONMENT SCOTLAND: Did not raise any concerns regarding the development of this site.

ARCHAEOLOGY: Spoke to the Archaeology Officer who advised that there is evidence of archaeology within the site (Roman Camp). Would require justification against LDP policies.

Landscape assessment

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NSA	SLA	Over 200 metres? <input type="checkbox"/>	Over 12 degree slope <input type="checkbox"/>	Wild Land
Not applicable	On/adjacent to site			On/adjacent to site

Landscape summary

SCOTTISH NATURAL HERITAGE: The overall assessment in Appendix 10 of the Housing SG was that the site should be excluded for the following reason: 'It is considered that the site forms part of the setting of Innerleithen, should development occur at this location it is considered that it would result in a dominant element on the western approach into the settlement and have a negative impact on the Tweed Valley SLA. There is also the potential for the site to impact on archaeology, in addition there is already substantial allocated land within the settlement.'. We agree with the assessment of potential landscape impacts and consider that the site should remain unallocated. Partial allocation could however be considered if there was a wider or over-riding need for housing in this area. In such circumstances close attention should be paid to allocations and site briefings which allow retain open views to the wider landscape as experienced from the road and existing dwellings

LANDSCAPE COMMENTS: The site is a large field to the south of A72 approaching Innerleithen from the west. The ground slopes steeply down from the A72 before levelling out in the south eastern part that borders the existing settlement boundary west of Buchan Place off Traquair Road. Careful consideration will be required to achieve a scheme of structure planting that mitigates the visual impact of the development when seen from the elevated A72 coming into Innerleithen from the west, while maintaining views southward across the Tweed valley.

Planning and infrastructure assessment

Physical access/road capacity

Near a trunk road?

NETWORK MANAGER: No response received.

TRANSPORT SCOTLAND: Did not raise any concerns regarding the development of this site.

ROADS PLANNING OFFICER: I have no objections to the allocation of this site for mixed use. There is ample opportunity for the easterly portion of the site to be well integrated with and connected to the surrounding street network i.e. Tweed View, St Ronan's Health Centre and Angle Park. The close proximity of the multi-use path to the south of the site offers a great opportunity to provide a

pedestrian/cycle link to the site. I would not necessarily rule out direct access from the A72 into the site, however this would need to be carefully designed to ensure the appropriate gradients and visibility splays can be achieved. A strong street frontage would help have a positive impact on driver behaviour along this section of the A72. A Transport Assessment, or at least a Transport Statement, will be a prerequisite for development on this site to address matters of accessibility and sustainable transport.

PASSENGER TRANSPORT: No response received.

Right of way	TPOs	Contaminated land	Water supply	Sewerage	Gas Supply	Education provision
Adjacent to site	Not applicable	Not applicable	Limited	Limited	Yes	Good

Planning & infrastructure summary

DEVELOPMENT MANAGEMENT: The site lies to the south west of the town immediately adjacent to the settlement boundary edge and would appear to be a logical extension of the town. The land slopes from the main public road A72 south to the River Tweed SAC. The site lies within the Tweed Valley Special Landscape Area. The site will be visible from main public road A72 on approach from Peebles and would become the new edge of the settlement. Landscaping would be an important consideration in order to soften the edge of any development. Low density development of high quality may appropriate for edge of settlement area. The site lies immediately north and adjacent to an area which is considered to be at a high risk of flooding from the River Tweed (SAC) and is thus a potentially vulnerable area. Surface water drainage may be an issue/would require to be considered. Potential for access from existing development may be a consideration. West end of site is steeper and located adjacent to sharp bend in the A72.

HOUSING STRATEGY: Did not raise any concerns regarding the development.

SCOTTISH WATER (WWTW): Walkerburn WWTW has sufficient capacity. A Drainage Impact Assessment (DIA) is required to establish what impact, if any this development has on the existing network.

SCOTTISH WATER (WTW): Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WTW. Please note there is an existing 100m water main within the site boundary. A Water Impact Assessment is required to establish what impact, if any this development has on the existing network.

OUTDOOR ACCESS TEAM: Requires non-vehicular links to path network and Peebles town and amenities.

CONTAMINATED LAND: There is no evidence to indicate that this site is brownfield land or that its historic uses may present development constraints.

NEIGHBOURHOOD SERVICES: No response received.

ENVIRONMENTAL HEALTH: No response received.

PROJECTS TEAM: No response received.

ECONOMIC DEVELOPMENT: Whilst the site is likely to be mainly housing, an area of mixed use of commercial / business use would be desirable adjacent to the health centre and other similar business uses.

EDUCATION OFFICER: No issues.

NHS: No response received.

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Overall assessment

MIR status	Overall assessment	Site capacity
Preferred	Acceptable	50

Conclusions

The site lies to the west of Innerleithen, just outwith the settlement boundary, on the south side of the A72. The site was identified as part of the 'Western Rural Growth Area: Development Options Study' which was undertaken by LUC, to identify and assess options for housing and business & industrial land within Central Tweeddale. The reason for this study being that there are limited development allocations currently identified within the LDP for the Central Tweeddale area, in comparison to other areas within the Scottish Borders. The site currently being considered, is proposed for a mixed use development with an indicative site capacity for 50 units.

Innerleithen has good access to public transport, services and employment, given the proximity to Peebles and good links to Galashiels and Edinburgh. Further to a site assessment, the following constraints/issues were identified, which may require mitigation;

- Flood Risk Assessment required, in respect of potential flood risk and surface water runoff on the site;
- Potential connectivity to the River Tweed SAC/SSSI, mitigation required to ensure no likely significant effects;
- Protect and enhance the existing boundary features and protect boundary features on dis-used railway;

- Potential protected species, including breeding birds within the site, would require mitigation;
- Located within the 'Tweed Valley' Special Landscape Area;
- The western part of the site is constrained within the Landscape Capacity Study;
- SNH advise that the site should remain unallocated, given the potential for any development to result in a dominant element on the western approach into the settlement. However, structure planting is proposed and it is considered that this would mitigate any visual impacts of the development from the A72;
- Transport Assessment or at least Statement required;
- Evidence of archaeology within the site, therefore mitigation required. The Officer would prefer in-situ protection, full investigation would be required for the area within the Roman Camp;
- Roads Planning Officer raised no objections to the allocation;
- Potential for Drainage Impact Assessment, in respect of the WWTW;
- Potential for Water Impact Assessment, in respect of the WTW; and
- Non vehicular links to existing path network and Peebles town/amenities.

It should be noted that the site was considered as part of the Housing SG for housing development and was ultimately not included. An initial Stage 1 RAG assessment was undertaken as part of the Housing SG. It is acknowledged that concerns were raised in the conclusions at that stage, regarding the prominent location, impact upon the SLA and potential archaeology. However since that assessment, a more extensive study of the Tweeddale area has been undertaken by LUC, in order to identify and assess options for housing and business & industrial land within Tweeddale. The site was one option put forward for consideration, in respect of a mixed use site. A re-assessment has therefore been undertaken, in light of the additional information contained within the LUC Study and consultation responses. It should also be noted that there are a lack of suitable development opportunities within the Tweeddale area going forward.

Overall, taking the above into consideration, it is considered that there are no insurmountable planning issues which cannot be overcome through appropriate mitigation measures. These will be set out within the site requirements. Overall, the site is proposed as a preferred mixed use option within the MIR, with an indicative site capacity of 50 units. It should be noted that the site should accommodate an element of business land.

Oxton

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR status
AOXTO010	Nether Howden	Oxton	Rest of Borders	Housing	30	2.1	Preferred

Initial assessment

Floodrisk	SAC	SPA	SSSI	Ramsar
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable

Initial assessment summary

The site does not fall within any international/national designation constraints.

SEPA: OS Map indicates a sufficient height difference between site and Leader Water. Surface Water Flood Map is picking up the low point of the dismantled railway.

Foul water must be connected to the existing SW foul network. SW should confirm any capacity/network issues.

SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is out with both the fluvial and surface water 1 in 200 year flood extents. I would have no objection to this proposal on the grounds of flood risk.

Background information

Minerals and coal	NNR	Prime Quality Agricultural Land	Current use/s	Planning history references
Not applicable	Not applicable	Not applicable	Combination	N/A

Accessibility and sustainability assessment

Access to public transport	Access to employment	Access to services	Wider biodiversity impacts	Site aspect
Good	Good	Limited	Moderate	Not applicable

Accessibility and sustainability summary

SBC ECOLOGY OFFICER: Moderate biodiversity impact. Site consists of farm buildings and agricultural outbuildings, garden ground (mature broadleaves) and improved pasture. Potential for EPS (bats) and breeding birds to use built structures within the site. No obvious connectivity with the River Tweed SAC (Leader water). Mitigation to ensure no significant effect on River Tweed SAC. Mitigation for protected species including bats and breeding birds.

GENERAL COMMENTS: The site is located to the east of Oxton, just outwith the settlement boundary. Development will help sustain local services in the settlement such as the school, shop and village hall. Settlement is near the strategic public transport network on the A68(T). The site has other local services a 10 minutes driving distance away in Lauder.

Local impact and integration assessment

Conservation area

Not applicable

Open space

Not applicable

Listed buildings

Not applicable

Scheduled Monument

Not applicable

Ancient woodland inventory

Not applicable

Archaeology

Not applicable

Garden and designed

Not applicable

Local impact and integration summary

ARCHAEOLOGY OFFICER: There are no known issues, although there is generally a low to moderate potential in the wider area. Some mitigation may be required depending on the development.

HISTORIC ENVIRONMENT SCOTLAND: Did not raise any concerns regarding the development of this site.

HERITAGE & DESIGN: No specific comment.

Landscape assessment

NSA

Not applicable

SLA

Adjacent to site

Over 200 metres?

Over 12 degree slope

Wild Land

Not applicable

Landscape summary

SCOTTISH NATURAL HERITAGE: No comment due to size and location.

LANDSCAPE COMMENTS: There are clearly issues with access that need to be addressed if the original Nether Howden building group is retained. A 10m wide belt of woodland planting along the east boundary would help to provide containment to the development from the east and separation from the farm buildings immediately to the east.

Planning and infrastructure assessment

Physical access/road capacity

Near a trunk road?

NETWORK MANAGER: Additional traffic being added to junction with A68.

PASSENGER TRANSPORT: Possible bus stop infrastructure.

ROADS PLANNING: In order to achieve satisfactory access to this site the existing farm will have to be redeveloped and some of the farm buildings will have to be demolished. A footway and street lighting will be required from the site along the minor road to link in with Station Road (Main Street). Widening of the minor road carriageway will also be required. A secondary access from the extreme south westerly corner of the site which links into Justice Park and the possibility of a further pedestrian/cycle linkage between plots 26/27 Justice Park should be explored in the best interests of connectivity and integration of the existing street network. Depending on the scale of development a Transport Statement is likely to be required.

Right of way

Not applicable

TPOs

Not applicable

Contaminated land

On site

Water supply

Yes

Sewerage

Yes

Gas Supply

No

Education provision

Average

Planning & infrastructure summary

DEVELOPMENT MANAGEMENT: Appears to be constraint free.

HOUSING STRATEGY: No issues.

SCOTTISH WATER (WWTW): Oxton WwTW has sufficient capacity. Sufficient capacity in the network.

SCOTTISH WATER (WTW): Howden WTW has sufficient capacity. A Water Impact Assessment is required to establish what impact, if any this development has on the existing network.

OUTDOOR ACCESS TEAM: No Comment.

CONTAMINATED LAND OFFICER: An area of the site appears to have been previously developed with agricultural buildings. The site is brownfield land and its former use may present development

constraints.
ENVIRONMENTAL HEALTH: No response received.
PROJECTS TEAM: No issues.
EDUCATION OFFICER: No issues.
NHS: No response received.

Overall assessment

MIR status	Overall assessment	Site capacity
Preferred	Acceptable	30

Conclusions

The site is located to the north east of Oxton, adjacent to the existing settlement boundary. The site currently consists of farm land, buildings and agricultural buildings. Oxton has good access to public transport and employment, however limited access to services. However, it is considered that this site would assist in supporting the existing services within the settlement. It is considered that the site has the potential to integrate with the rest of the settlement. The consultation process highlighted the following constraints/issues, which may require mitigation measures;

- There is potential for breeding birds and bats, given the existing buildings on site;
- Potential connectivity with the River Tweed SAC/SSSI;
- Potential for archaeology within the site;
- The Lammermuir Hills SLA lies to the north east;
- Planting along the eastern boundary, would help to provide containment to development from the east and separation from the farm buildings to the east. The landscaping would help to assist in enhancing and enclosing the site;
- Footway and street lighting would be required, to link with Station Road;
- Access from the south west corner of the site and the possibility of further pedestrian/cycle linkage should be explored, in the best interests of connectivity and integration of existing street network;
- Transport Statement required;
- Water Impact Assessment required, in respect of the WTW network capacity; and
- Part of the site is brownfield land and may have contaminated land constraints.

Overall, it is considered that there are no insurmountable constraints, to prevent the development of this site, subject to appropriate mitigation measures being put in place. In conclusion, the site will be taken forward within the MIR as a preferred option for housing, with an indicative site capacity for 30 units.

Peebles

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR status
APEEB056	Land South of Chapelhill Farm	Peebles	Western	Housing	150	7.0	Preferred

Initial assessment

Floodrisk	SAC	SPA	SSSI	Ramsar
Not applicable	Adjacent to site	Not applicable	Not applicable	Not applicable

Initial assessment summary

The site does not lie within any international/national designation constraints. The River Tweed SAC lies to the east of this site.

SEPA: We require an FRA which assesses the risk from the Eddleston Water and small watercourses which flow along the southern and north eastern boundary. 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 the site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Due to the steepness of the adjacent hill slopes we would also recommend that consideration is given to surface water runoff to ensure the site is not at risk of flooding and nearby development and infrastructure are not at increased risk of flooding.

There is the potential that the development of this allocation could increase the probability of flooding elsewhere. There is a surface water hazard at this site.

There is a water body immediately adjacent to the site. Therefore, SEPA advise that a maintenance buffer strip of at least 6 metres wide is provided between the watercourse and built development. Additional water quality buffer strips may be recommended in addition to the maintenance buffer strip depending upon specific water quality pressures.

Foul drainage from the development should be connected to the existing SW foul sewer network (although the site is just outwith the current sewered catchment). Std comments for SUDS. The watercourse adjacent to the site should be protected and enhanced as part of any development.

SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is out with both the fluvial (river) 1 in 200 year flood extents but there is a very small pocket of potential surface water impacts on the South Eastern side of the site at a 1 in 200 year flood event.

I would have no objections on the grounds of flood risk. However, I would ask that due to surface water risk and the capacity of the development that surface water flooding is considered and it is ensured that any water would be routed around the housing.

Background information

Minerals and coal	NNR	Prime Quality Agricultural Land	Current use/s	Planning history references
Not applicable	Not applicable	Not applicable	Greenfield	There is no planning application history on this site. The southern part of this site was previously considered as part of the Local Development Plan (APEEB036). The southern part of this site, formed part of a much larger site, which was considered as part of the Local Plan 2005/06 (TP12).

Accessibility and sustainability assessment

Access to public transport

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Moderate

Site aspect

South

Accessibility and sustainability summary

SBC ECOLOGY OFFICER: Moderate biodiversity risk. Site appears to be an improved pasture with treeline on parts of boundary and drystone dyke along road. Adjacent to areas within SEPA 1 in 200 year indicative flood risk area. Potential connectivity to River Tweed SAC. Protect boundary features and mitigation for protected species potentially including bats (EPS), badger and breeding birds. Mitigation to ensure no significant effect on River Tweed SAC (Eddleston water). SEPA CAR construction site licence required (site >4ha) (7.01ha).

GENERAL COMMENTS: The site is located to the north of Peebles, just outwith the settlement boundary. Peebles has good access to public transport, employment and services. There are moderate biodiversity issues associated with this site. Peebles is within commuting distance to Edinburgh, where a wider selection of employment opportunities are available.

Local impact and integration assessment

Conservation area

Not applicable

Open space

Not applicable

Listed buildings

Adjacent to site

Scheduled Monument

Not applicable

Ancient woodland inventory

Not applicable

Archaeology

Adjacent to site

Garden and designed

Not applicable

Local impact and integration summary

HERITAGE & DESIGN: Standalane Cottage at the SW end of the site is category C listed and the proposed development may have an impact on its setting, but this can probably be addressed through mitigation. Careful consideration will be needed about the site layout as the site straddles the road – will there be a “street frontage”?

HISTORIC ENVIRONMENT SCOTLAND: Did not raise any concerns regarding the development of this site.

ARCHAEOLOGY: Spoke to the Officer who advised that there is potential for archaeology on the site.

Landscape assessment

NSA

Not applicable

SLA

On/adjacent to site

Over 200 metres?

Over 12 degree slope

Wild Land

Not applicable

Landscape summary

SCOTTISH NATURAL HERITAGE: APEEB056 lies adjacent to the recent development at Standalane. The outlying and linear nature of the site is likely to result in development that is physically and perceptually detached from the rest of Peebles. The general sense of openness and the rolling nature of the topography could also accentuate these issues. In overall terms we highlight that this site, even with landscape planting and retention of stone walls, could result in a settlement extension which appears incongruous and detracts from the existing well defined and characterful landscape setting of Peebles. The western part of the site is on a slope and would appear likely to require significant cut and fill to achieve development platforms.

LANDSCAPE COMMENTS: This site lies on both sides of the minor road that links the A703 to Rosetta Road. The site is out with the development boundary and would extend the Peebles settlement .425km further north up the Eddleston Water valley. It would be highly visible from the A703 approaching from the north. It will be essential to achieve containment to the northern edge (by carefully designed structure planting that could extend into the flood plain along the eastern boundary) and additional planting as a backdrop (containment) along the more elevated and exposed west boundary.

Planning and infrastructure assessment

Physical access/road capacity

Near a trunk road?

NETWORK MANAGER: No response received.

TRANSPORT SCOTLAND: Did not raise any concerns regarding the development of this site.

ROADS PLANNING OFFICER: Any development at the north end of Peebles will be reliant upon improved vehicular linkage being provided over the Eddleston Water between Rosetta Road and the A703. This should ideally be provided between Kingsland Square and Dalatho Street, but there may be other acceptable opportunities further north. Third party land ownership will be an issue. Existing pedestrian and street lighting infrastructure would need to be extended out from the town to the development site. Fundamental to the development of this site is good pedestrian/cycle connectivity with the provision in Standalane View. There appears to be constraints engineering wise and land ownership wise in achieving this and it will need to be demonstrated that solutions are available before I can offer my support for this site being developed for housing. Some minor road improvement work may be required to Rosetta Road leading to the site from the town to facilitate the flow of traffic and the existing public road through the site will likely need to be modified to accommodate the development. A Transport Assessment would be required to identify and address transport impacts and to demonstrate sustainable travel is achievable.

PASSENGER TRANSPORT: No response received.

Right of way

Adjacent to site

TPOs

Not applicable

Contaminated land

Not applicable

Water supply

Limited

Sewerage

Limited

Gas Supply

No

Education provision

Average

Planning & infrastructure summary

DEVELOPMENT MANAGEMENT: No response received.

HOUSING STRATEGY: Did not raise any concerns regarding the development.

SCOTTISH WATER (WWTW): Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WWTW. A Drainage Impact Assessment (DIA) is required to establish what impact, if any this development has on the existing network .

SCOTTISH WATER (WTW): Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WTW. A Water Impact Assessment (WIA) is required to establish what impact, if any this development has on the existing network.

OUTDOOR ACCESS: requires a pavement into the town precincts and non-vehicular links to the existing path network.

CONTAMINATED LAND: There is no evidence to indicate that this site is brownfield land or that its historic uses may present development constraints.

ENVIRONMENTAL HEALTH: No response received.

PROJECTS TEAM: No response received.

EDUCATION OFFICER: Kingsland Primary and Halyrude RC Primary would be at full capacity if development went ahead, an extension or new school may need to be considered

NHS: No response received.

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Overall assessment

MIR status

Preferred

Overall assessment

Acceptable

Site capacity

150

Conclusions

The site lies at Peebles, just outwith the settlement boundary to the north. The site was identified as part of the 'Western Rural Growth Area: Development Options Study' which was undertaken by LUC, to identify and assess options for housing and business & industrial land within Central Tweeddale. The reason for this study being that there are limited development allocations currently identified within the LDP for the Central Tweeddale area, in comparison to other areas within the Scottish Borders. The site currently being considered, is proposed for a housing development with an indicative site capacity for 150 units.

Peebles has good access to services, employment and public transport. Further to a site assessment, the following constraints/issues were identified, which may require mitigation;

- Flood Risk Assessment required, in respect of potential flood risk and surface water runoff on the site;

- Water body immediately adjacent to the site, therefore a maintenance buffer strip of at least 6m wide must be provided between the watercourse and any built development. Additional water quality buffer

strips may be recommended in addition to the maintenance buffer strip depending upon specific water quality pressures. This is required given the watercourse(s) which run through and adjacent to the site;

- Foul sewerage constraints, as the site is located outwith the current sewered catchment;
- Potential connectivity to the River Tweed SAC/SSSI, mitigation required to ensure no likely significant effects;
- Protect and enhance the existing boundary features;
- Potential protected species, including breeding birds within the site, would require mitigation;
- Located within the Tweed Valley SLA;
- Constrained within the Landscape Capacity Study;
- Visible site from the A703;
- In order to provide containment, the north edge would need structure planting and additional planting as a backdrop;
- Would require improved vehicular linkage over the Eddleston Water between Rosetta Road and the A703 (preferred route is between Kingsland Road and Dalatho Street);
- Existing pedestrian and street lighting would be needed from the development to the town;
- Pedestrian infrastructure would need to be extended out from the town to the site. Option could include provision of access via Standalane View. This matter requires further investigation;
- Transport Assessment required;
- Potential for archaeology within the site;
- Potential for a Drainage Impact Assessment, in respect of WWTW; and
- Potential for a Water Impact Assessment, in respect of WTW.

It should be noted that the Education Officer states that Kingsland Primary and Halyrude RC Primary would be at full capacity if development went ahead, an extension or new school may need to be considered. Further investigation into this matter requires to be carried out.

Overall, taking the above into consideration, it is considered that there are no insurmountable planning issues which cannot be overcome through appropriate mitigation measures although further investigations need to be carried out regarding road/pedestrian infrastructure and school capacity. These will be set out within the site requirements. Overall, the site is proposed as a preferred housing option within the MIR, with an indicative site capacity of 150 units.

Site reference SPEEB009	Site name East of Cademuir Hill	Settlement Peebles	RGA Western	Proposed Use Long Term Housing	Indicative Capacity N/A	Ha 13.2	MIR status Preferred
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Initial assessment

Floodrisk 1:200	SAC Not applicable	SPA Not applicable	SSSI Not applicable	Ramsar Not applicable
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Initial assessment summary

The site does not fall within any international or national designation constraints. The comments from SEPA and the Flood and Coastal Management Team were based on the original consultation for all 3 parcels of land (SPEEB007).

SEPA: We require an FRA which assesses the risk from the Haystoun Burn and Crookston Burn and 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. Due to the steepness of the adjacent hill slopes we would also recommend that consideration is given to surface water runoff to ensure the site is not at risk of flooding and nearby development and infrastructure are not at increased risk of flooding.

Development on this site, has the potential to increase the probability of flooding elsewhere. There is a surface water hazard identified within the site.

Multiple watercourses throughout the site. Therefore, SEPA require a maintenance buffer strip of at least 6 metres wide to be provided between the watercourse and the built development. Additional water quality buffer strips may be recommended in addition to the maintenance buffer strip depending upon specific water quality pressures.

This allocation appears to comprise 3 separate sites with no indication of number of units for each. However given the size of the sites the allocation would appear to potentially be quite large. Foul drainage from the development should be connected to the existing SW foul sewer network (although the sites are just outwith the current sewered catchment). Private foul drainage is unlikely to be feasible for this size of development as there are no major watercourses in the vicinity in which to discharge effluent. Std comments for SUDS. The watercourses adjacent/running through the site should be protected and enhanced as part of any development. The most northerly allocation appears to be close to the SW public drinking water supply works.

SBC FLOOD AND COASTAL MANAGEMENT TEAM: The Crookston Burn runs between the three sites and has an impact on small areas of all three sites. In all three of the sites, small parts of the site are shown to be at both fluvial and pluvial flood risk. It would be dependent on the layout of the development and the proposed access and egress as to whether a Flood Risk Assessment (FRA) would be required. I would, however, definitely require that potential surface water is considered during development due to the large capacity of the site.

Background information

Minerals and coal Not applicable	NNR Not applicable	Prime Quality Agricultural Land Not applicable	Current use/s Greenfield	Planning history references Local Plan Amendment: Part of the site considered (APEEB010) and (APEEB013)
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Accessibility and sustainability assessment

Access to public transport Good	Access to employment Limited	Access to services Good	Wider biodiversity impacts Moderate	Site aspect South
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Accessibility and sustainability summary

It should be noted that the response from the Ecology Officer was for the 3 parcels of land (SPEEB007), however the comments have still be used.

SBC ECOLOGY OFFICER: Biodiversity Risk: Moderate impact. Site appears to be an improved pasture with mature broadleaf treeline and hedgerow on boundary and tree lined field boundary within site, (these feature on 1st Ed OS map). Records of breeding barn owl, oystercatcher and lapwing within site. Red Squirrel recorded in and adjacent to site. Areas within SEPA 1 in 200 year indicative flood risk area. Potential connectivity to River Tweed SAC/SSSI via the Crookston burn to Haystoun burn. Protect boundary features and mitigation for protected species potentially including bats (EPS), badger, red squirrel, and breeding birds. Mitigation to ensure no significant effect on River Tweed SAC/SSSI. SEPA CAR construction site licence required (site >4ha).

GENERAL COMMENTS: The site lies to the south of Peebles, directly to the south of the settlement boundary. Peebles has good access to public transport, employment and services.

Local impact and integration assessment

Conservation area	Open space	Listed buildings	Scheduled Monument	Ancient woodland inventory	Archaeology	Garden and designed
Not applicable	Adjacent to site	Adjacent to site	Not applicable	Not applicable	Adjacent to site	On/adjacent to site

Local impact and integration summary

It should be noted that the responses are for the 3 parcels of land (SPEEB007), however the comments have still be used.

HERITAGE & DESIGN: There is a cluster of listed building at the end of the Bonnington Road, but these are screened by an existing woodland strip so the setting of these building is unlikely to be adversely affected. The sites on the W side of the Crookston Burn are likely to have less impact visually that that on the E side of the burn.

HISTORIC ENVIRONMENT SCOTLAND: No issues raised.

ARCHAEOLOGY: Spoke to the Officer who advised that there is potential for archaeology within the site, given the proximity to archaeology to the south of the site.

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Landscape assessment

NSA	SLA	Over 200 metres? <input type="checkbox"/>	Over 12 degree slope <input type="checkbox"/>	Wild Land
Adjacent to site	On/adjacent to site			Not applicable

Landscape summary

It should be noted that the responses are for the 3 parcels of land (SPEEB007), however the comments have still be used.

SCOTTISH NATURAL HERITAGE: (SPEEB007) is a significant potential extension to Peebles, in an area of strongly defined landscape character outwith the current settlement boundary. We are concerned that development in the three sections proposed has the potential to promote a sense of piecemeal growth to Peebles with sections physically and perceptually detached from the town. The area of Bonnington Road as it currently skirts around Cademuir Hill also acts as an important and attractive landscape approach to the nearby Upper Tweeddale National Scenic Area. Land to the west of Bonnington Road is rising and will promote a degree of landscape and visual impact both on the approach to Peebles and from wider views. We are not convinced that these three sites represent a co-ordinated or planned approach to expansion of Peebles.

LANDSCAPE COMMENTS: The site lies on the south side of Peebles and is made up of agricultural fields within the Haystoun Designed landscape which is characterised by tree belts separating fields in the valleys of Haystoun Burn and the neighbouring Crookstoun Burn together with blocks of planting on adjacent hills, all on a modest scale. If additional planting is developed that builds on the existing historic landscape structure, an attractive extension to Peebles could be achieved. The landscape structure must not be compromised to achieve greater number of units. A hierarchy of circulation and access should be a requirement of any layout.

Planning and infrastructure assessment

Physical access/road capacity

Near a trunk road?

It should be noted that the responses are for the 3 parcels of land (SPEEB007), however the comments have still be used.

NETWORK MANAGER: No response received.

TRANSPORT SCOTLAND: No issues raised.

ROADS PLANNING OFFICER: Any further development on the south side of the River Tweed is reliant on a new river crossing due to issues over capacity, High Street amenity and the reliance on a single bridge for the south side of Peebles. I am opposed to the larger southerly part of this site being zoned for development in that: Bonnington Road would be the shortest route into town and it is not of a standard suitable for serving this level of development, this land is too divorced from the town, and the gap between this part of the site and the northerly part means that there would be no opportunity for properly integrating the two areas. The smaller northerly portion of land could be zoned for longer term housing, but a Transport Assessment would be required to justify the extent of housing the road network could support. As well as a new bridge over the Tweed, a road link would be required between this site and Kingsmeadows Road via Sites SPEEB004, SPEEB003 and Whitehaugh Park. A link is then required from this road into Glen Road. This will all help disperse traffic. Some road improvements are likely to be required to Bonnington Road towards Springhill Road to assist with traffic flow.

PASSENGER TRANSPORT: No response received.

Right of way

Adjacent to site

TPOs

Not applicable

Contaminated land

Not applicable

Water supply

Limited

Sewerage

Limited

Gas Supply

Yes

Education provision

Good

Planning & infrastructure summary

It should be noted that the responses are for the 3 parcels of land (SPEEB007), however the comments have still be used.

DEVELOPMENT MANAGEMENT: No response received.

HOUSING STRATEGY: No issues raised.

SCOTTISH WATER (WWTW): Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WTW. A Drainage Impact Assessment (DIA) is required to establish what impact, if any this development has on the existing network.

SCOTTISH WATER (WTW): Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WTW. Please note there is a Raw water supply and existing water main running through the middle of site. Additionally the site is in close proximity to our existing Water treatment works. A Water Impact Assessment is required to establish what impact, if any this development has on the existing network.

OUTDOOR ACCESS TEAM: The development of these sites would reduce further the aesthetics of the environment and require a sensitive design in order to maintain a sense of place for residents and visitors alike which includes the path network and any new links to it.

CONTAMINATED LAND: The site appears to have remained undeveloped throughout the map extracts reviewed until the two southern land parcels were developed for mobile poultry housing units. The northern land parcel appears to have remained undeveloped greenfield land throughout. There is no evidence to indicate that this sites historic uses may present development constraints

NEIGHBOURHOOD SERVICES: No response received.

ENVIRONMENTAL HEALTH: No response received.

PROJECTS TEAM: No response received.

EDUCATION OFFICER: No issues.

NHS: No response received.

Overall assessment

MIR status

Preferred

Overall assessment

Acceptable

Site capacity

N/A

Conclusions

The site lies to the south of Peebles, adjacent to the settlement boundary and to the south of Kings Muir. The site was identified as part of the 'Western Rural Growth Area: Development Options Study' which was undertaken by LUC, to identify and assess options for housing and business & industrial land within Central Tweeddale. The reason for this study being that there are limited development allocations currently identified within the LDP and for the future, within the Central Tweeddale area, in comparison to other areas within the Scottish Borders. The site currently being considered is proposed for a longer term housing development site. It should be noted that the site was originally consulted as 3 parcels of land (SPEEB007), however further to the consultation responses, it was decided to only take the north most parcel of land forward, therefore the site was re-coded as (SPEEB009). Therefore, the consultation responses are all based on the previous site code (SPEEB007).

Peebles has good access to services, employment and public transport. Further to a site assessment, the following constraints/issues were identified, which may require mitigation;

- Flood Risk Management to assess the flood risk and surface water runoff within the site;
- There is a waterbody within the site, therefore a maintenance buffer strip will be required;
- Foul drainage should connect to SW foul sewer network;
- Watercourses within and adjacent to the sites must be protected and enhanced as part of any development;
- Potential connectivity to the River Tweed SAC/SSSI;
- Protect and enhance existing boundary features, where possible;
- Potential protected species on site, mitigation required;
- The site is located within the 'Haystoun' Designed Landscape (SBC);
- The site lies to the south of Jubilee Park Greenspace
- There are 2 HER records to the north west of the site and 1 to the south;
- There are a group of listed buildings to the north of the site;
- The site lies within the Tweed Valley SLA;
- The site lies to the east of the Upper Tweeddale NSA;

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- SNH raised concerns that the 3 parcels (SPEEB007) has the potential to promote a sense of piecemeal growth to Peebles, with sections physically and perceptually detached from the town. However, it is considered that this has been taken on board and only the 1 northmost site is being assessed and considered;
- SNH state that the area of Bonnington Road acts as an important and attractive landscape approach to the nearby Upper Tweeddale NSA;
- The Landscape Officer states that if additional planting is developed that builds on the existing historic landscape structure, an attractive extension to Peebles could be achieved;
- The Roads Planning Officer raised initial concerns with the 2 southern sites being taken forward as part of (SPEEB007), however advised that the north most site could be zoned for longer term housing, but a Transport Assessment would be required to justify the extent of housing the road network could support. Therefore, the site currently under consideration is the north most site of (SPEEB007);
- Any further development on the south side of the River Tweed is dependent on a new river crossing due to issues regarding capacity of road network and the reliance on the existing single bridge;
- Road linkage would be required between this site and Kingsmeadow Road via (SPEEB004, SPEEB003 and Whitehaugh Park), a link is then required from this road into Glen Road;
- Water Impact Assessment required in respect of WTW network; and
- Drainage Impact Assessment required in respect of WWTW network.

It is acknowledged that parts of the site have previously been assessed for development and not been taken forward. Although the sites/parts of the site have previously been assessed, since these previous assessments a more intensive study of the Central Tweeddale area has been undertaken by LUC, in order to identify and assess options for housing and business & industrial land within Central Tweeddale. This site was one option put forward for consideration, in respect of a longer term housing site. The site boundary has taken cognisance of the comments from the Roads Planning Officer to (SPEEB007) and the current site under consideration (SPEEB009) is now a reduced site.

Overall, taking the above into consideration, it is considered that there are a number of constraints identified within and adjacent to the site. However, it is not considered that any of these constraints are insurmountable and could be mitigated, subject to appropriate site requirements and infrastructure. There are aspects which would require further investigation, most notably the need for a new bridge crossing over the River Tweed. However, given the longer term nature of this allocation, it is considered that this allows time to look further into the constraints and mitigation measures in more detail.

In conclusion, the longer term housing site will be taken forward as a preferred option within the MIR. It should be noted that longer term sites will not be formal allocations within the LDP2, rather areas identified for potential development in the future.

Site reference SPEEB008	Site name Land West of Edderston Ridge	Settlement Peebles	RGA Western	Proposed Use Long Term Mixed Use	Indicative Capacity N/A	Ha 19.5	MIR status Preferred
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Initial assessment

Floodrisk 1:200	SAC Not applicable	SPA Not applicable	SSSI Not applicable	Ramsar Not applicable
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Initial assessment summary

The site does not fall within any international/national designations.

SEPA: We require an FRA which assesses the risk from the Edderston Burn and tributaries 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. The applicant would need to be mindful of the FPS to ensure there is no increase in risk elsewhere. There have been discussions regarding additional flood prevention works here which may restrict development. Due to steep topography through the allocation site, consideration should be given to surface runoff issues to ensure adequate mitigation is implemented. Site will need careful design to ensure there is no increase in flood risk elsewhere and proposed housing is not affected by surface runoff. 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 as and it is recommended that contact is made with the flood prevention officer. Discussions should also take place with the flood prevention officer regarding the additional flood protection works that are considered in the future to ensure a holistic approach. There is the potential that development of this allocation could increase the probability of flooding elsewhere. There is a surface water hazard identified within the site.

There is a watercourse going through the site. There is the potential that development on this site could increase the probability of flooding elsewhere. There is a surface water hazard identified within the site. SEPA advise that a maintenance buffer strip of at least 6 metres wide is provided between the watercourse and built development. Additional water quality buffer strips may be recommended in addition to the maintenance buffer strip depending upon specific water quality pressures.

Foul drainage from the development must be connected to the existing SW foul sewer network. Std comments for SUDS. The burns running through/adjacent of the site must be protected and enhanced as part of any development.

SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is out with both the fluvial (river) 1 in 200 year flood extents but there is a very small pocket of potential surface water impacts on the South Eastern side of the site at a 1 in 200 year flood event.

I would have no objections on the grounds of flood risk. However, I would ask that due to surface water risk and the potential capacity of the development that surface water flooding is considered and it is ensured that any water would be routed around the housing.

Background information

Minerals and coal Not applicable	NNR Not applicable	Prime Quality Agricultural Land Not applicable	Current use/s Greenfield	Planning history references There is no planning application history within the site. The site or parts of the site, have been looked at as part of a number of previous plans, these are outlined below. Housing SG: A larger site was assessed for housing (APEEB052) Housing SG: The eastern part of the site was assessed for housing (APEEB048) Housing SG: The southern triangle was part of a larger site assessed for housing (APEEB047) Local Plan Amendment: Parts of the site were assessed as part of the LPA, including (APEEB005), (BPEEB002), (APEEB016), (APEEB015), (APEEB022), (BPEEB003) and (MPEEB002). Local Development Plan: Parts of the site were assessed as part of the LDP, including (MPEEB002),
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Accessibility and sustainability assessment

Access to public transport

Good

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Moderate

Site aspect

South

Accessibility and sustainability summary

SBC ECOLOGY OFFICER: Biodiversity Risk - Moderate impact. Site appears to be an improved pasture with mature broadleaf treeline and woodland on parts of boundary. These feature on (1st Ed OS map). Records of oystercatcher and lapwing within site. Potential connectivity to River Tweed SAC via the Edderstone burn. Protect boundary features and mitigation for protected species potentially including bats (EPS), badger and breeding birds. Mitigation to ensure no significant effect on River Tweed SAC/SSSI. SEPA CAR construction site licence required (site >4ha).

GENERAL COMMENTS: The site is located to the west of Peebles, just outwith the settlement boundary. Peebles has good access to public transport, employment and services. There are moderate biodiversity issues associated with this site. Peebles is within commuting distance to Edinburgh, where there is a wider range of employment opportunities.

Local impact and integration assessment

Conservation area

Not applicable

Open space

Adjacent to site

Listed buildings

Adjacent to site

Scheduled Monument

Not applicable

Ancient woodland inventory

Not applicable

Archaeology

On/adjacent to site

Garden and designed

Not applicable

Local impact and integration summary

HERITAGE & DESIGN: Boundary treatments will be an important element in any development. The colour and hue of any development will also need to be carefully considered as the land rises to the south and will be visible from the N of the Tweed.

HISTORIC ENVIRONMENT SCOTLAND: Did not raise any concerns regarding the development of this site.

ARCHAEOLOGY: Spoke to the Officer who advised that there is potential for archaeology within the site.

Landscape assessment

NSA

On/adjacent to site

SLA

On/adjacent to site

Over 200 metres?

Over 12 degree slope

Wild Land

Not applicable

Landscape summary

SCOTTISH NATURAL HERITAGE: We understand that this site has been considered on a number of occasions and has been refused due to access constraints. If those constraints are now considered likely to be overcome we advise that the proximity of the site to the Upper Tweeddale National Scenic Area should be addressed in site requirements in relation to built form and landscape design to ensure appropriate wider integration of the town within its countryside context. Appropriate recreational access routes, for example to the Manor Sware viewpoint, should also be retained or re-established in appropriate form.

The northern-most boundary of the site is also in close proximity to the River Tweed SAC, which should also be considered further prior to allocating the site.

LANDSCAPE COMMENTS: This site comprises a number of large sloping fields to the south west of the Peebles settlement boundary. The land and fields slope to the north east and are of a gentle gradient

appropriate for development. A scheme of structure planting will be required to create a landscape fit as well as define the limit of settlement expansion in this immediate area – this may be in response to the contours rather than existing field boundaries and should seek to protect the amenity of the existing adjacent housing as well as help to reduce the scale of the site by creating tree belts, green corridors and a hierarchy of circulation built into the landscape structure.

Planning and infrastructure assessment

Physical access/road capacity

Near a trunk road?

NETWORK MANAGER: No response received.

TRANSPORT SCOTLAND: Did not raise any concerns regarding the development of this site.

ROADS PLANNING OFFICER: Any further development on the south side of the River Tweed is reliant on a new river crossing due to issues over capacity, High Street amenity and the reliance on a single bridge for the south side of Peebles. Previously I have expressed concern on the possibility of development in this area on the grounds of the traffic capacity of the roads leading to the site i.e. Caledonian Road and South Parks. The problem with Caledonian Road is parking in the carriageway, forcing single file traffic, and the issue with South Parks is the tortuous nature of the initial length of the road off the mini roundabout. That said, there may be scope for tackling some of the capacity issues and one benefit of this land is its relative close proximity to the town centre. This favours well from a sustainable transport point of view. If this area is to be developed for mixed use development it should be dependent on measures being taken to improve the capacity of the roads leading to the site. The extent of the site suitable for development, possibly not all of it, will be dependent on the extent of off-site improvements and the findings of a Transport Assessment. Development will have to integrate and connect with the existing housing land to the east by way of access linkage with South Parks, Edderston Ridge/Edderston Ridge Park and Edderston Road. This will help with dispersion of traffic. The Sware road which runs along the southern boundary of this proposed allocation will have to be upgraded to a suitable standard. Extension of the street lighting and footways would have to be included, as would the relocation of the existing 30mph limits.

PASSENGER TRANSPORT: No response received.

Right of way

Not applicable

TPOs

Not applicable

Contaminated land

Not applicable

Water supply

Limited

Sewerage

Limited

Gas Supply

No

Education provision

Good

Planning & infrastructure summary

DEVELOPMENT MANGEMENT: No response received.

HOUSING STRATEGY: Did not raise any concerns regarding the development.

SCOTTISH WATER (WWTW): Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WTW. A Drainage Impact Assessment (DIA) is required to establish what impact, if any this development has on the existing network.

SCOTTISH WATER (WTW): Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WTW. A Water Impact Assessment (WIA) is required to establish what impact, if any this development has on the existing network.

OUTDOOR ACCESS TEAM: The development of these sites would reduce farther the aesthetics of the environment an require a sensitive design in order to maintain a sense of place for residents and visitors alike which includes the path network and any new links to it.

CONTAMINATED LAND: There is no evidence to indicate that this site is brownfield land or that its historic uses may present development constraints.

NEIGHBOURHOOD SERVICES: No response received.

ENVIRONMENTAL HEALTH: No response received.

PROJECTS TEAM: No response received.

ECONOMIC DEVELOPMENT: No objections. An integrated design study is needed to ascertain the most appropriate way to integrate the various elements of the development. It would be preferable if the flattest land within this allocation could be used for any business use on the site as developing on sloping land is problematic and costly for business use

EDUCATION OFFICER: No issues.

NHS: No response received.

Overall assessment

MIR status

Preferred

Overall assessment

Acceptable

Site capacity

N/A

Conclusions

The site lies to the west of Peebles and wraps around South Park Industrial Estate and Edderston Ridge/Road. The site was identified as part of the 'Western Rural Growth Area: Development Options Study' which was undertaken by LUC, to identify and assess options for housing and business & industrial land within Central Tweeddale. The reason for this study being that there are limited development allocations currently identified within the LDP and for the future, within the Central Tweeddale area, in comparison to other areas within the Scottish Borders. The site currently being considered is proposed for a longer term mixed use development site.

Peebles has good access to services, employment and public transport. Further to a site assessment, the following constraints/issues were identified, which may require mitigation;

- Flood Risk Assessment required, in respect of flood risk and surface water runoff potential;
- There is a watercourse which runs through the site, therefore a maintenance buffer strip is required;
- There is potential connectivity to the River Tweed SAC/SSSI
- Protect and enhance the existing boundary features, where possible
- Potential protected species, including bats and breeding birds;
- Potential archaeology within the site
- The site lies partially within the Tweed Valley SLA
- The small section of the north west corner of the site lies within the Upper Tweeddale NSA
- The south eastern triangle of the site is identified as constrained within the Landscape Capacity Study
- Structure planting and landscaping is required, to create a landscape fit as well as determine the limit of the settlement expansion within this area. This will help integrate the development into the landscape setting of the SLA an NSA
- Any additional development on the south side of the River Tweed is reliant on a new river crossing due to issues over capacity, High Street amenity and the reliance on a single bridge for the south side of Peebles. It is acknowledged that the extent of the site suitable for development, will be dependent on the extent of off-site improvements and the findings of the Transport Assessment;
- Transport Assessment required;
- Potential for archaeology within the site;
- Drainage Impact Assessment required in respect of the WWTW network capacity; and
- Water Impact Assessment required in respect of the WTW network capacity.

It is acknowledged that parts of this site/larger sites have been previously assessed for development in previous Local Plans and the site has not been taken forward. Although the site/parts of the site have previously been assessed, since these previous assessments a more extensive study of the Tweeddale area has been undertaken by LUC, in order to identify and assess options for housing and business & industrial land within Tweeddale. This site was one option put forward for consideration, in respect of a longer term mixed use site. The site boundary has taken cognisance of the landscape constraints surrounding the site, including the NSA, SLA and Landscape Capacity Study and mitigation proposed. A re-assessment has therefore been undertaken, in light of the additional information contained within the LUC Study. It should be noted that there are a lack of suitable development opportunities within the Tweeddale area going forward, including for future plans.

Overall, taking the above into consideration, it is considered that there are a number of constraints identified within and adjacent to the site. However, it is not considered that any of these constraints are insurmountable and could be mitigated, subject to appropriate site requirements. There are aspects which would require further investigation, most notably a new crossing over the River Tweed. However, given the longer term nature of this allocation, it is considered that this allows time to look further into the constraints and mitigation measures in more detail.

In conclusion, the longer term mixed use site will be taken forward as a preferred option within the MIR. It should be noted that longer term sites will not be formal allocations within the LDP2, rather areas identified for potential development in the future. It is considered that a masterplan would be required for the development of this site and the site must accommodate an element of business land.

West Linton

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR status
BWEST003	Deanfoot Road North	West Linton	Rest of Borders	Employment	N/A	1.6	Preferred

Initial assessment

Floodrisk	SAC	SPA	SSSI	Ramsar
1:200	Not applicable	Not applicable	Not applicable	Not applicable

Initial assessment summary

The site does not fall within any international/national designation constraints.

SEPA: We require an FRA which assesses the risk from the small watercourse (potentially called The Dean) which flows through the site. Consideration should be given to bridge and culvert structures which may exacerbate flood risk. Review of the surface water 1 in 200 year flood map and nearby steep topography 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 will need careful design to ensure there is no increase in flood risk elsewhere and proposed housing is not affected by surface runoff. SEPA require a flood risk assessment (FRA) to be included as a site specific developer requirement prior to any development occurring on the site, and that the findings are used to inform the scale, layout and form of development. There is the potential that the development of this allocation could increase the probability of flooding elsewhere. There is a surface water hazard identified within the site.

Foul must be connected to SW foul network. SW should confirm any capacity issues. There is a burn running through the site which should be protected and enhanced as part of any development. There should be no culverting for land gain. There may be a requirement for enhanced SUDS for any industrial uses.

There is a water body within, on or adjacent to the site, therefore SEPA request a developer requirement attached to the site to ensure that a maintenance buffer strip of at least 6 metres wide is provided between the watercourse and built development. Additional water quality buffer strips may be recommended in addition to the maintenance buffer strip depending upon specific water quality pressures.

SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site is out with both the fluvial and surface water 1 in 200 year flood extents however The Dean Burn flows through the extent of the site which I would expect the applicant to consider. We may request an FRA.

Background information

Minerals and coal	NNR	Prime Quality Agricultural Land	Current use/s	Planning history references
Not applicable	Not applicable	Not applicable	Greenfield	96/01526/FUL - Formation of new access road, car park and a single toilet - Approved subject to conditions. 96/01503/AGN - Erection of 3 polytunnels and 1 portacabin - Approved.

Accessibility and sustainability assessment

Access to public transport	Access to employment	Access to services	Wider biodiversity impacts	Site aspect
Good	Limited	Good	Moderate	South

Accessibility and sustainability summary

SBC ECOLOGY OFFICER: Moderate biodiversity impacts. Site appears to be improved grassland with mixed amenity woodland, field margin and garden ground on the boundary and burn along western boundary. Records of oystercatcher, lapwing and curlew during the breeding season. Potential connectivity with River Tweed SAC (Lyne water). Protect boundary features and water course and mitigation for protected species including potentially badger breeding birds and mitigation to ensure no adverse impacts on River Tweed SAC.

GENERAL COMMENTS: The site is outside the development boundary. West Linton has a range of services, facilities and has a potential employment opportunity.

Local impact and integration assessment

Conservation area	Open space	Listed buildings	Scheduled Monument	Ancient woodland inventory	Archaeology	Garden and designed
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	On/adjacent to site	Not applicable

Local impact and integration summary

HERITAGE & DESIGN: Outwith the current settlement in a visible location especially from the main Edinburgh Road at a higher level.

HISTORIC ENVIRONMENT SCOTLAND: Did not raise any concerns regarding the development.

ARCHAEOLOGY OFFICER: There is potential for previously unrecorded archaeology, particularly prehistoric lithic artefacts and associated features. Evaluation will be required.

Landscape assessment

NSA	SLA	Over 200 metres? <input checked="" type="checkbox"/>	Over 12 degree slope <input checked="" type="checkbox"/>	Wild Land
Not applicable	Not applicable			Not applicable

Landscape summary

SCOTTISH NATURAL HERITAGE: No comment due to size and location.

LANDSCAPE COMMENT: Small scale units suited to rural environment. Well screened with woodland belts as per adjacent site and zEL18.

The Landscape Capacity Study considered this area to be marginal for development. It also suggested areas for landscape enhancement within the site.

Planning and infrastructure assessment

Physical access/road capacity	Near a trunk road? <input type="checkbox"/>
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NETWORK MANAGER: Access should be restricted to via Robinsland roundabout and A72.

PASSENGER TRANSPORT: No Comment.

TRANSPORT SCOTLAND: No issues raised.

ROADS PLANNING: Although I have previously confirmed I would be unable to support housing on this site due to road infrastructure constraints, I may be able to support some small scale low key employment use in line with the needs of the village. The road infrastructure would have to extend out to the site. A Transport Statement is likely to be required.

Right of way	TPOs	Contaminated land	Water supply	Sewerage	Gas Supply	Education provision
Not applicable	Not applicable	Not applicable	Yes	Limited	No	

Planning & infrastructure summary

The settlement of West Linton already has an allocated Business and Industrial site allocated within the Local Development Plan. However, that site is constrained by ownership. Following a public meeting within the community, it was noted that there is a desire to identify another site in order to assist in meeting local demand until the current allocated site zEL18 can come forward.

DEVELOPMENT MANAGEMENT: There is an employment allocation to the south (zEL18) which is smaller and hasn't been taken up. This is a larger site so would that be likely to be taken up?

SCOTTISH WATER (WWTW): Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WWTW. Depending on the flow demand will determine if further investigation is required.

SCOTTISH WATER (WTW): Roseberry WTW has sufficient capacity. Depending on the flow demand will determine if further investigation is required.

OUTDOOR ACCESS TEAM: Non-vehicular links required to existing pavements to give safe non-vehicular access in to West Linton.

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: No response received.

ENVIRONMENTAL HEALTH: No response received.

PROJECTS TEAM: No issues raised.

ECONOMIC DEVELOPMENT: We have no objections to this allocation but would require the input from the roads authority on the acceptability of such a large allocation and its effect on the road network. It may be that access could be taken further up Robinsland Drive to reduce the impact of business traffic on the remaining residential area. The site is relatively flat and there is an unsatisfied demand for sites and premises from businesses in this locale. Additional work may be necessary to investigate the feasibility of this further.

Overall assessment

MIR status

Preferred

Overall assessment

Acceptable

Site capacity

N/A

Conclusions

The site is located to the north east of West Linton. The site is considered to be acceptable for inclusion within the MIR as a preferred option for a business and industrial allocation. There is a desire to see some additional Business and Industrial land come forward to assist in meeting local need. West Linton has good access to public transport and services and limited access to employment opportunities.

Further to a site assessment, the following constraints/issues were identified, which may require mitigation:

- Flood Risk Assessment required, in respect of potential flood risk and surface water runoff;
- There is a water body within, on the boundary or adjacent to the site, therefore a maintenance buffer zone is required;
- There is potential for connectivity with the River Tweed SAC/SSSI;
- Protect and enhance the existing boundary features, where possible;
- Potential for protected species, including breeding birds within the site;
- Potential for archaeology within the site, therefore mitigation required;
- The site is within a visible location, especially from the main Edinburgh road. However, the site can integrate well, if planting was established to create a well defined setting and visual containment;
- The Roads Planning Officer can support some small scale low key employment use on the site, in line with the needs of the village;
- Transport Statement required;
- Possible investment required in respect of the WWTW; and
- Non vehicular links required to existing pavements to give safe non vehicular access to West Linton.

Overall, it is considered that there are no insurmountable planning constraints to the development of this site, subject to mitigation measures. Therefore the site will be included within the MIR as a preferred option for business & industrial use.

Report 2: Extract of Site Assessment Database - Excluded sites

Berwickshire HMA

Allanton

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
AALLA001	West of Blackadder Drive	Allanton	Eastern	Housing	40	1.9	Excluded

Conclusions

The site was previously considered as part of the Housing SG. An initial stage 1 RAG assessment was undertaken for the proposal, however it was concluded that the site should not be taken forward for inclusion within the Housing SG.

There are a number of natural and built environment constraints, which were identified through the consultation process, including the following;

- Presence of an Ancient Woodland Inventory within the site, which results in a major biodiversity risk;
- Prime Quality Agricultural land within the site;
- Adjacent to the River Tweed SAC and SSSI;
- Flood Risk Assessment would be required;
- Adjacent to the Conservation Area;
- Limited access to public transport and employment;
- Roads Planning Officer cannot support the proposal; and
- Potential for EPS (bats and breeding birds).

Overall, taking the above into consideration, it is not considered that the proposal would be in keeping with the existing linear settlement pattern evident within Allanton, nor would respect the character of the existing village or the Conservation Area. There is potential that such an allocation would result in an adverse impact upon the natural and built environment as highlighted above. Furthermore, the Roads Planning Officer cannot support such a proposal. Therefore, given the above constraints within and adjacent to the site, the site will not be taken forward as a preferred/alternative option within the Main Issues Report.

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Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
AALLA002	Land south of Allanton I	Allanton	Eastern	Housing	5	0.3	Excluded

Conclusions

The site was submitted as part of the 'Call for Sites' process for housing development, with an indicative site capacity for 5 units.

The site lies to the south of Allanton. The western part of the site is currently sited within the development boundary for Allanton, while the eastern part of the site is outwith and breaks into the field.

There are a number of constraints regarding the development of this site, including the following;

- A Flood Risk Assessment would be required for any development;
- The site is located within an area of Prime Quality Agricultural Land;
- Mitigation would be likely for protected species;
- The site is located adjacent to the Conservation Area; and
- The trees and boundaries within the site should be protected.

However, the main concern is that the proposal pushes back the eastern settlement boundary and would not be consistent with the existing linear development pattern. Furthermore, the western part of the site is currently included within the settlement boundary and should a planning application come forward for housing, could be assessed against the Infill Policy contained within the LDP, to ascertain whether it complied. It is not considered that the extension of housing eastwards would respect the existing settlement pattern boundary or current development pattern. In conclusion, for the reasons outlined above, it is not considered that the proposed site should be taken forward for inclusion within the MIR as either a preferred or alternative site.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
AALLA003	Land south of Allanton II	Allanton	Eastern	Housing	10	0.6	Excluded

Conclusions

The site was submitted as part of the 'Call for Sites' process for housing development, with an indicative site capacity for 10 units.

The site lies to the south of Allanton. The north west corner is currently sited within the development boundary for Allanton, while the eastern and southern part of the site is outwith and breaks into the field.

There are a number of constraints regarding the development of this site, including the following;

- A Flood Risk Assessment would be required for any development;
- The site is located within an area of Prime Quality Agricultural land'
- Mitigation would be likely for protected species;
- The site is located adjacent to the Conservation Area; and
- The trees and boundaries within the site should be protected.

However, the main concern is that the proposal pushes back the eastern and southern settlement boundary and would not be consistent with the existing linear development pattern. Furthermore, the western part of the site is currently included within the settlement boundary and should a planning application come forward for housing, could be assessed against the Infill Policy contained within the LDP, to ascertain whether it complied. It is not considered that the extension of housing eastwards and southwards away from the existing settlement boundary would respect the existing settlement pattern boundary or current development pattern. In conclusion, for the reasons outlined above, it is not considered that the proposed site should be taken forward for inclusion within the MIR as either a preferred or alternative site.

Auchencrow

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
AAUCH001	Land to west of Auchencrow	Auchencrow	Eastern	Housing	5	1.4	Excluded

Conclusions

The site was submitted as part of the 'Call for Sites' process and is located to the north west of Auchencrow. Auchencrow is not an identified settlement within the Local Development Plan, therefore occupies a countryside location. Ultimately, the allocation of a housing site at such a location, would not comply with the principles of the LDP. It is therefore not appropriate to allocate this site for housing. Should the applicant wish to pursue this matter, a planning application could be submitted for consideration against Policy HD2: Housing in the Countryside, contained within the Local Development Plan.

A number of constraints were identified, through the consultation process, which include:

- Flood Risk Assessment would be required for any development;
- The site lies within an area of Prime Quality Agricultural land;
- Protect trees and boundary features;
- Mitigation for protected species including breeding birds;
- Potential archaeological mitigation;
- Cumulative landscape concerns regarding the landscape character and village setting;
- The site gradually falls down from the south to the north; and
- The proposed development would not respect or be in keeping with the existing linear development pattern evident within Auchencrow.

In conclusion, taking the above into consideration, it is not considered that the site should be taken forward for inclusion within the MIR, as either a preferred or alternative option.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
AAUCH002	Land to east of Auchencrow	Auchencrow	Eastern	Housing	5	0.6	Excluded

Conclusions

The site was submitted as part of the 'Call for Sites' process and is located to the north east of Auchencrow. Auchencrow is not an identified settlement within the Local Development Plan, therefore occupies a countryside location. Ultimately, the allocation of a housing site at such a location, would not comply with the principles of the LDP. It is therefore not appropriate to allocate this site for housing. Should the applicant wish to pursue this matter, a planning application could be submitted for consideration against Policy HD2: Housing in the Countryside, contained within the Local Development Plan.

A number of constraints were identified, through the consultation process, which include:

- Flood Risk Assessment would be required for any development;
- The site lies within an area of Prime Quality Agricultural land;
- Protection of trees and boundary features;
- Mitigation for protected species including breeding birds;
- Archaeological mitigation is likely;
- There are cumulative landscape concerns regarding the potential allocation of this site along with others put forward within Auchencrow, as part of this process; and
- The Roads Planning Officer is unable to support this development on the grounds that a safe vehicular access cannot be achieved.

In conclusion, taking the above into consideration, it is not considered that the site should be taken forward for inclusion within the MIR, as either a preferred or alternative option.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
AAUCH003	Land to north of Auchencrow	Auchencrow	Eastern	Housing	5	0.3	Excluded

Conclusions

The site was submitted as part of the 'Call for Sites' process and is located to the north west of Auchencrow. Auchencrow is not an identified settlement within the Local Development Plan, therefore occupies a countryside location. Ultimately, the allocation of a housing site at such a location, would not comply with the principles of the LDP. It is therefore not appropriate to allocate this site for housing. Should the applicant wish to pursue this matter, a planning application could be submitted for consideration against Policy HD2: Housing in the Countryside, contained within the Local Development Plan.

A number of constraints were identified, through the consultation process, which include;

- Flood Risk Assessment would be required for any development;
- The site is located within an area of Prime Quality Agricultural land;
- Protection for trees and boundary features;
- Mitigation for protected species including breeding birds;
- Archaeological mitigation is likely;
- There are cumulative landscape concerns regarding the potential allocation of this site along with other put forward within Auchencrow, as part of this process; and
- The Roads Planning Officer is unable to support this development on the grounds that a safe vehicular access cannot be achieved.

In conclusion, taking the above into consideration, it is not considered that the site should be taken forward for inclusion within the MIR, as either a preferred or alternative option.

Birgham

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
ABIRG005	Land south east of Treaty Park	Birgham	Rest of Borders	Housing	15	1.7	Excluded

Conclusions

The site was submitted for consideration through the 'Call for Sites' process. The site lies to the north of the Birgham settlement boundary.

It should be noted that this site formed part of a larger site, which was considered as part of the Local Plan, Local Plan Amendment and Local Development Plan. The larger site considered, included an additional area to the north of the proposed site. The larger site was rejected by the Reporter at the Local Plan Inquiry, where the Reporter agreed with the Council's assessment. However, the Reporter stated that the site is capable of accepting development and this potential could always be considered, if appropriate, in a future review of a Local Plan.

However, this is a slightly different site currently under consideration, which has to be assessed on it's own merits. There were a number of constraints identified through the consultation, which are outlined below;

- Flood investigations would be required;
- Site is located on Prime Agricultural land;
- Potential archaeology evaluation would be required; and
- Roads Planning Officer is unable to support the proposal, due to the absence of a suitable vehicular access point.

The Roads Planning Officer expanded and advised that the 2 locations proposed, would fail to provide appropriate junction visibility requirements due to a combination of factors such as the geometry of the road and the position of adjacent buildings. The site could be satisfactorily accessed from Main Street via the ground immediately to the west of the car park serving the Fisherman's Arms Public House, however this is outwith the site boundary. In conclusion, taking the above into consideration, the site will not be taken forward for inclusion within the MIR as either a preferred or alternative option.

Burnmouth

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
ABURN005	Land to west of Lyall Terrace	Burnmouth	Eastern	Housing	15	1.2	Excluded

Conclusions

The site was submitted for consideration, as part of the 'Call for Sites' process. This site was previously assessed as part of a larger site, as part of the Local Plan Inquiry 2006. The eastern part of this site was assessed as part of the Local Plan Amendment (ABURN004), however on both occasions the site was not included. The site is assessed overall as doubtful because development of this extended site would create a large housing area out of proportion with the small cluster of the settlement to the east and change its character when viewed from the A1. The site would extend the settlement in a linear fashion to the north west into the countryside, which currently forms its setting. The site is also sited within the Berwickshire Coast SLA and there is the potential that this site would impact upon the setting of the coastline. The Roads Planning Officer does not object to the proposal, stating that access must be taken from the existing allocation to the east (ABURN003). Therefore, this site would be reliant on the delivery of (ABURN003) in the first instance before it could be developed. Consideration would also need to be given to any surface water runoff. There are also potential school capacity issues.

In conclusion, taking the above into consideration, it is considered that the site should not be taken forward for inclusion within the MIR as either a preferred or alternative option. There is currently an existing housing allocation within Burnmouth for 10 units, which remains undeveloped to date. It is not considered that this site would be an acceptable addition to the settlement for the above reasons, especially given it would be reliant on the delivery of a currently undeveloped site.

Cockburnspath

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
ACOPA006	Land west of Callander Place	Cockburnspath	Rest of Borders	Housing	40	1.5	Excluded

Conclusions

The site was submitted for consideration as part of the 'Call for Sites' process. The land owner has indicated that a RSL is interested in developing this site for affordable housing. The proposed site extends to the west of the existing settlement boundary, beyond Callander Place. The LDP states that development into the open fields to the west should be avoided to maintain the settlement form. It is therefore considered that this site would not maintain or respect the existing settlement form of Cockburnspath. There are a number of constraints identified, which are outlined below;

- Consideration would need to be given to surface water runoff;
- Surface Water Hazard identified at the site;
- Site located within Prime Quality Agricultural land;
- Protect the hedgerow and boundary features;
- Mitigation for protected species including breeding birds;
- Archaeology mitigation may be required;
- Drainage Impact Assessment would be required in respect of WWTW;
- Water Impact Assessment would be required in respect of WTW; and
- The Roads Planning Officer cannot support development on this site, given that the existing public road infrastructure is not of a sufficient standard to accommodate the traffic associated with such a development.

In conclusion, taking the above into consideration, it is not considered that the site should be included within the MIR, as either a preferred or alternative option. Furthermore, it should be noted that the existing established land supply within the settlement is 111 units, which includes 2 large housing allocations. Therefore, it is considered that Cockburnspath has sufficient housing allocations for the LDP2 period. The suitability for allowing RSL housing on this site could be tested via a planning application.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
MCOPA002	Land opposite Dunglass Park	Cockburnspath	Rest of Borders	Mixed Use	40	5.3	Excluded

Conclusions

The site was considered as part of the Housing SG, however was not included. The site was most recently submitted as part of the 'Call for Sites' process for consideration. The proposal is for a mixed use development on the east side of the A1, outwith the Cockburnspath settlement boundary. The LDP states that development into the open fields to the west should be avoided to maintain the settlement form. It is considered that development on this site would be detached from the existing settlement boundary and separated by the road. There is no connectivity or linkage from the proposed site into the existing settlement boundary. Furthermore, the LDP outlines that the preferred area for any expansion within Cockburnspath is to the north.

There are a number of other constraints identified which are outlined below:

- Transport Statement would be required;
- Drainage Impact Assessment for WWTW required;
- Water Impact Assessment for WTW required;
- Potential ponding;
- Site is within an area of Prime Quality Agricultural land;
- SNH raised concerns regarding the potential adverse impact on the natural heritage and advise that reasonable alternatives should be considered;
- Potential for archaeological mitigation; and
- Protection of trees and hedgerow boundary features, mitigation for protected species.

In conclusion, taking the above into consideration, it is not considered that the site should be taken forward for inclusion within the MIR as either a preferred or alternative option. Furthermore, it should be noted that the existing established land supply within the settlement is 111 units (2017 HLA), which includes 2 large housing allocations. Therefore, it is considered that Cockburnspath has sufficient housing allocations for the LDP2 period.

Coldingham

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
ACOLH005	Land north west of Creel House	Coldingham	Eastern	Housing	5	0.8	Excluded

Conclusions

This site is not located within or adjacent to the settlement of Coldingham. The site is in fact detached, by approximately 3 miles from Coldingham and is located at Coldingham Sands. Therefore, the site occupies a countryside location. Ultimately, the allocation of a housing site at such a location, would not comply with the principles of the LDP. It is therefore not appropriate to allocate this site for housing. Should the applicant wish to pursue this matter, a planning application could be submitted for consideration against Policy HD2: Housing in the Countryside, contained within the LDP. Furthermore, there are a number of constraints regarding this site, which are outlined below;

- Consideration of potential surface water run-off;
- Protect hedgerow boundary features;
- Mitigation for protected species;
- Lies within the Berwickshire Coast SLA; and
- The Roads Planning Officer is supportive of the proposal, as long as it is for no more housing than is permitted off a private access. Furthermore, they would require some road improvements to the existing road.

It should be noted that although the site is located within the SLA, the site is relatively contained and not readily visible from the surrounding area. Therefore, some form of development could be accommodated within the site. However, notwithstanding the above, the site is ultimately not within or adjacent to an existing settlement boundary and is ultimately housing in the countryside. Such a proposal would require to be assessed against Policy HD2. In conclusion, taking the above into consideration the site will not be included within the MIR as either a preferred or alternative option.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
ACOLH006	Land to west of Reston Road	Coldingham	Eastern	Housing	20	1.1	Excluded

Conclusions

This site was previously assessed as part of a larger site, as part of the previous Local Development Plan (ACOLH002) and was not included.

The site lies to the south west of the existing Coldingham settlement boundary and is immediately adjacent to the Conservation Area. There are concerns that the development of this site could allow for backland development, which could affect the overall status of the Conservation Area of the town. There is a drop in levels between the road and the eastern boundary of the site. Therefore, the development of the site would likely result in the loss of a large portion of mature trees and retaining wall, to allow an access to be formed. This has the potential to have an adverse impact upon the landscape and visual character of the area. Furthermore, the Roads Planning Officer cannot support the development of this site, given the limitations of the site. The Officer states that the retaining wall and the level difference between the road and the field would result in significant engineering works to achieve the necessary gradients and visibility splays. Secondly, the absence of a footway in Bridge Street (A1107), and inability to provide one, make it difficult to integrate the proposed site into the hub of the community and raises the question of pedestrian safety. There are a number of other constraints to development of this site, which are outlined below;

- Flood Risk Assessment would be required;
- Maintenance buffer strip required, in respect of the water body within/adjacent to the site;
- Drainage Impact Assessment would be required in respect of the WWTW;
- Water Impact Assessment would be required in respect of the WTW;
- Consideration would need to be given to surface water runoff; and
- The site is located within an area of Prime Quality Agricultural land.

In conclusion, taking the above into consideration, it is not considered that this site be taken forward for inclusion within the MIR, either as a preferred or alternative option.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
ACOLH007	Land to south east of Homefield Cottage	Coldingham	Eastern	Housing	5	0.3	Excluded

Conclusions

The site was assessed as part of a larger site, as part of the Local Plan (BCL8) and was not included within the Local Plan. The site lies to the east of Coldingham, however is detached from the existing settlement boundary on the northern side of the road and does not have a clear connection to the existing settlement boundary/development pattern. There is currently no development on the southern side of the road beyond the settlement boundary and this site would extend housing along the road eastwards away from the boundary.

The site lies within the Berwickshire Coast SLA and there is the potential that any development on this site could impact the landscape and visual amenity of the wider area. The site would be a linear extension of the development boundary and have the potential to impact upon the landscape and visual amenity of the wider area.

The Roads Planning Officer is unable to support development on this site for the following reasons. The site is divorced from the main body of Coldingham and would offer little scope for integration with the existing street network. The detached nature of the site means it suffers from an absence of street lighting, pedestrian provision and a 30mph speed limit and so does not stack up well from a sustainable transport point of view.

There are a number of other constraints, identified as part of the consultation, which are outlined below:

- Sited within an area of Prime Quality Agricultural land;
- Protection of hedgerow boundary features required;
- Mitigation for protected species and breeding birds required;
- Within the Special Landscape Area 'Berwickshire Coast'; and
- Drainage Impact Assessment required in respect of the WWTW.

In conclusion, taking the above development constraints into consideration, it is not considered that the site should be taken forward for inclusion within the MIR, as either a preferred or alternative option.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
ACOLH008	Land to south east of Law House	Coldingham	Eastern	Housing	7	0.5	Excluded

Conclusions

A slightly larger site than this was considered as part of the Local Development Plan for mixed use development (MCOLH002) and was not included within the previous LDP. The site is detached from the edge of the existing settlement boundary at Coldingham. Development on this site would change the character at the end of the village, however it may be possible that screen planting would compensate. However, there are a number of constraints to development on the site, which are listed below;

- The site is on Prime Quality Agricultural land;
- Drainage Impact Assessment (DIA) would be required in respect of the WWTW;
- Any development would need to ensure that it respects the C listed building 'Law House'; and
- The Roads Planning Officer cannot support the development of this site, given that the site is divorced from the main body of the settlement and would offer limited scope for integration with the existing street network.

It should be noted that the Roads Planning Officer could not support this site when previously considered as part of the LDP (MCOLH002) either. Therefore, there has been no change in circumstances since that time. In conclusion, taking the above into consideration, it is not considered that the site should be taken forward for inclusion with the MIR, either as a preferred or alternative site.

Coldstream

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
ACOLD012	Land to south of Former Cottage Hospital	Coldstream	Rest of Borders	Housing	100	6.0	Excluded

Conclusions

The site lies to the south west of Coldstream. There is an existing strong woodland belt on the western edge of Coldstream, which forms a pronounced finish to the town. There is a large intervening open field, between the site and the aforesaid woodland belt. Therefore, the site is too remote from the well defined development boundary of Coldstream to the west and does not relate well to the existing Coldstream settlement boundary. There are a number of constraints regarding the development of this site, which are outlined below;

- Site lies adjacent to the River Tweed SSSI and SPA;
- Protect and enhance the existing boundary features, where possible;
- Potential flooding constraint, further investigation required;
- Prime Quality Agricultural Land on and adjacent to the site;
- SBC Designed Landscapes adjacent to the site (Hirsel to the north and Lees to the east);
- Hirsel Garden and Designed Landscape lies to the north;
- Drainage Impact Assessment required for WWTW & Water Impact Assessment required for WTW;
- Archaeology record within the site for the Cottage Hospital; and
- Historic Scotland Scheduled Monument within the site for the Cottage Hospital in the south west corner.

Historic Environment Scotland state that the development of this site may raise issues of national significance, given the proximity to the enclosed settlement Cottage Hospital. Any development would need to avoid the monument entirely. The Archaeology Officer has advised that there should be no development within the Scheduled Monument or an area of at least 50m around it and recommends that the site is not taken forward.

The Roads Planning Officer advises that although there is a satisfactory access, they raise concerns regarding the detachment of the site from Coldstream. The Officer states that only the eastern portion of this site should be considered for development, but only if and when the intervening land is developed first.

In conclusion, taking the above into consideration, it is not considered that the site will be taken forward for inclusion within the MIR.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
ACOLD013	Hillview North II	Coldstream	Rest of Borders	Housing	200	10.2	Excluded

Conclusions

The entire site forms part of the longer term housing site (SCOLD001), which is identified within the LDP. The southern part of the site was allocated as part of the Housing SG (ACOLD011) in November 2017 for 100 units. The site would integrate well into the settlement with appropriate landscaping and protection should be given to the existing boundary features, where possible. There are good infrastructure and connectivity opportunities, including road access from the adjacent employment allocation, existing housing allocation (ACOLD011) and Hill view, with a 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.

It should be noted that this site excludes a portion of (SCOLD001), along the northern and western boundary. Another site is also under consideration (ACOLD014) for housing. The site boundary for (ACOLD014) is the remaining part of (SCOLD001) which is not yet allocated. This site is smaller and excludes the indicative landscaped area. Although there are no constraints to developing this site, it is considered that any future allocation should include the full remainder of (SCOLD001).

In conclusion, this site will not be taken forward for inclusion within the MIR. However, the larger site (ACOLD014) will be taken forward as an alternative option within the MIR.

Duns

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
ADUNS024	Land North of Peelrig Farm	Duns	Eastern	Housing	100	4.1	Excluded

Conclusions

The site was considered recently as part of the Housing SG, however was not included. Although the site is preferred in respect of the Landscape Capacity Study, there are a number of constraints associated with the development of this site. These constraints are outlined below;

- Flood Risk Assessment would be required for any development, to investigate flood risk and surface water runoff issues;
- Waterbody within the site, therefore maintenance buffer strip would be required;
- The site is located within an area of Prime Quality Agricultural land;
- Drainage Impact Assessment for WWTW and Water Impact Assessment for WTW;
- Historic Environment Record, 'Mill Dam' lies adjacent to the site; and
- The key greenspace (Duns Railway Line) lies adjacent to the site.

Economic Development have advised that this field may be better served as a future employment land expansion site. There is no obvious access for housing expansion, from within the existing housing estates, and will make any vehicular access lengthy and confusing. The Roads Planning Officer has also raised concerns regarding the access and are unable to support this development. The surrounding road network, including the junction of Trinity Park and Station Road, is not of a standard suitable for serving a significant level of development such as this. The industrial estate road to the south is not appropriate for shared use with residential traffic.

In conclusion, taking the above into consideration, it is considered that the site will not be taken forward for inclusion within the MIR.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
ADUNS027	Land north of Preston Road	Duns	Eastern	Housing	7	1.9	Excluded

Conclusions

The site was submitted for consideration as part of the 'Call for Sites' process. The site was previously submitted for consideration as part of the Housing SG and was not taken forward. It is acknowledged that the applicant/agent has submitted additional supporting information, to address the points raised within the Housing SG RAG assessment. At the Housing SG stage only an initial stage 1 RAG assessment was undertaken. In light of the recent submission and additional information submitted, a full site assessment has been undertaken as part of this process, including internal and external consultation. Further to the site assessment, a number of constraints were identified which are outlined below;

- The site is located within an area of Prime Quality Agricultural land;
- Consideration to surface water runoff;
- The site is located within the Designed Landscape 'Duns Castle';
- The site is located within the SBC Designed Landscape 'Duns';
- The site is constrained within the Landscape Capacity Study;
- There are a number of Historic Environment Records identified within the site;
- The site lies adjacent to the Category C listed building, 'Wellfield Cottage'; and
- Archaeological investigations are required.

Further information has been submitted by the agent, regarding the designed landscape, including photographs. In respect of landscape and visual impacts, the bank rises up steeply and therefore, any development would be quite a prominent addition to the settlement in terms of visual impact. It is therefore doubtful how well the site would integrate within the landscape. A slightly smaller site boundary was considered as part of the Local Plan Inquiry, where the Reporter endorsed the Council's assessment that its development would have an adverse impact on the views, character and setting of Duns and would unnecessarily elongate the town away from local services and facilities.

There are currently 6 housing allocations, 3 re-development allocations and 1 longer term mixed use site within Duns, as contained within the Local Development Plan. This totals 330 units within the established housing land supply, as contained within the most recent HLA (2017). It is considered that there is limited capacity for an additional housing allocation within Duns, given the number of housing units currently available for development within the land supply. In respect of the further information submitted regarding the deliverability of existing allocations, it should be noted that all existing allocations have been reviewed as part of the MIR process.

In conclusion, taking the above into consideration, the site will not be taken forward for inclusion within the MIR.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
MDUNS003	Land South of Earlsmeadow	Duns	Eastern	Mixed Use	180	11.2	Excluded

Conclusions

The site forms part of the longer term mixed use site (SDUNS001) which is currently identified within the LDP. The entire mixed use site (MDUNS004) and a phase of the site (MDUNS005) are also being considered as part of this process. It should be noted that all 3 of the sites were recently considered for inclusion within the Housing SG and none were taken forward as part of that process.

The site has good access to public services, employment and public transport. Furthermore, the site would result in minimal visual impact from the entrance to Duns. The site has good integration and connectivity with the existing settlement. The following constraints and mitigation would be needed to be considered as part of any development;

- A Flood Risk Assessment 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 of the site, given the omission of the corner of the longer term mixed use site within the LDP;
- Drainage Impact Assessment (WWTW) and Water Impact Assessment (WIA);
- The site leaves a gap between the potential developable site and the existing housing allocation (ADUNS010) and (BD4B) to the east, therefore there is a lack of integration and connectivity;
- Potential archaeology within the site, HER record identified for 'Grueldykes', therefore appropriate investigations and mitigation would be required;
- Structure planting would be required along the southern and western boundary to mitigate any adverse visual impacts within the wider area;
- The opportunity to connect into the existing path network is restricted due to omitting the north east part of the larger site;
- The site is located within an area of Prime Quality Agricultural Land; and
- There is a current requirement as part of the LDP for the provision for a tourism events area to facilitate tourism events which must be met.

In conclusion, 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. Therefore, taking everything above into consideration, the site will not be taken forward as a preferred or alternative site within the Housing SG. However, (MDUNS005) will be taken forward as an alternative option.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
MDUNS004	South of Earlsmeadow	Duns	Eastern	Mixed Use	200	16.1	Excluded

Conclusions

The site is currently identified within the LDP for longer term mixed use development potential (SCOLD001). A phase of this site is also being considered as part of this process (MDUNS005) to the north and (MDUNS003) which occupies an area to the west. It should be noted that all 3 of these sites were recently considered for inclusion within the Housing SG and none were taken forward as part of that process.

The site has good access to public services, employment and public transport. Furthermore, the site would result in minimal visual impact from the entrance to Duns. The site has good integration and connectivity with the existing settlement. The following constraints and mitigation would need to be considered as part of any development;

- Flood Risk Assessment would be required;
- There is an existing wetland area in the north east corner of the site, there would be a requirement to safeguard this;
- The site is located within an area of Prime Quality Agricultural land;
- Potential archaeology within the site, HER record identified for 'Grueldykes', therefore appropriate investigations and mitigation would be required;
- Structure planting and landscaping would be required along the southern and western boundaries of the site;
- Should this site be delivered, there would be school capacity constraints;
- There is a current requirement as part of the LDP for the provision for a tourism events area to facilitate tourism events which must be met;
- Drainage Impact Assessment for WWTW and Water Impact Assessment for WTW;
- Minor drainage issues which would need to be addressed and
- Respect the area of greenspace adjacent to the site, 'Duns Park.

The Roads Planning Officer raised no objections to the development of this site, with the main access being taken from the A6015 through the housing allocation (ADUNS023), with a potential minor link through Station Avenue to the south east. A Transport Assessment would be required for any development.

No conclusion, taking into consideration the number of units already allocated within Duns, it is considered that the release of Phase 1 (MDUNS005) if any, would be sufficient for the purposes of the LDP2. There are currently 330 established units within the land supply (HLA 2017), 151 of these are considered to be effective while the remainder are post year 5. This would allow the southern part of the site, to be retained for potential future mixed use development and released in subsequent Local Plans. Therefore, this site will not be taken forward as a preferred or alternative site within the Housing SG.

Eyemouth

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
AEYEM001	Land West of Eyemouth	Eyemouth	Eastern	Housing	120	5.4	Excluded

Conclusions

This site was previously considered for inclusion as part of the Housing SG, however was not taken forward for inclusion. There are a number of constraints identified with the development of this site, which are highlighted below;

- A Flood Risk Assessment would be required;
- There is a water body within/adjacent to this site;
- Drainage Impact Assessment (DIA) for WWTW and Water Impact Assessment (WIA) for WTW;
- Consideration would need to be given to the identified Surface Water Hazards within the site;
- The site is located within Prime Quality Agricultural land;
- The site would have limited visual impacts on the settlement itself, however would be prominent from the approach road which leads in from Ayton; and
- The Roads Planning Officer raised concerns with the site, on the grounds that there is not a suitable access point. Therefore, recommend that the site is not included as an option within the MIR.

The applicant submitted further supporting information since the Housing SG, in respect of existing undeveloped allocations within Eyemouth. It should be noted that all existing allocations within the LDP were subject to review as part of this MIR process. However notwithstanding this, taking the above into consideration, it is considered that the site should not be included as an option within the MIR, given the constraints identified above. There is no suitable access point, therefore, this matter alone prohibits the development of housing on this site.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
MEYEM002	Land to North West of Eyemouth	Eyemouth	Eastern	Mixed Use	200	10.5	Excluded

Conclusions

This site was considered as part of the Housing SG and was not included. It is considered that there is an already adequate housing land supply through the allocated sites (BYE2B & BEY15B) within Eyemouth, given the slow take up of sites recently due to the market conditions.

There are a number of constraints with the development of this site, including;

- Requirement for a Flood Risk Assessment;
- Surface Water Hazards within the site;
- There is a water body within/adjacent to the site;
- The site is located in an area of Prime Quality Agricultural land;
- Drainage Impact Assessment for WWTW and Water Impact Assessment for WTW;
- There is archaeological constraints within the site. As a result, the Archaeology Officer has advised that the site is not taken forward for inclusion within the MIR as an option;
- The site is constrained within the Landscape Capacity Study. The LCS states that development on this site would be visually prominent and exposed. The site is constrained by the lack of shelter and likely visual impact of development, which would breach the ridges and skyline which provides strategic containment for the settlement;
- The Roads Planning Service raised concerns regarding the extension of the development westwards; and
- A Transport Assessment would be required for any development.

The applicant submitted further supporting information since the Housing SG, in respect of existing undeveloped allocations within Eyemouth. It should be noted that all existing allocations within the LDP were subject to review as part of this MIR process. However notwithstanding this, taking the above into consideration it is not considered that this site should be taken forward for inclusion within the MIR as an option. It is considered that development in such a location has the potential to result in adverse impacts upon the wider landscape and visual context of the area.

Gordon

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
AGORD005	Land to west of Station Road	Gordon	Rest of Borders	Housing	20	1.8	Excluded

Conclusions

The site has been submitted for consideration, for 20 units. The site is located to the north of the existing settlement boundary, located to the north of Manse Road. There is an existing housing allocation directly adjacent to the west of this site. Manse Road lies to the south and Station Road to the east. The following constraints are identified within the site;

- The site is on the list of potential Local Biodiversity sites (not yet assessed), Gordon Station Plantation Meadow. The site is included within the SNH grassland survey and Berwickshire BSBI site register. The SBC Ecology Officer predicts that development on this site would result in a major biodiversity impact and the site is potentially unsuitable;
- The site is located within an area of Prime Quality Agricultural land;
- There are mature trees located within the site and along Station Road, a number of which have Tree Preservation Orders 'Coronation Trees';
- The Roads Planning Officer advised that access is possible solely from Manse Road serving the site, however the preference would be to have an additional access from Station Road;
- The formation of an access from Station Road may result in the loss of some trees. An access served from Manse Road would require the loss of trees on the corner of the road for road widening; and
- A Transport Statement would be required for any development.

There are a number of constraints identified within this site including; access, TPO's and Gordon Station Plantation Meadow. There is also an existing housing allocation within Gordon adjacent to this site, for 18 units. On balance, it is considered that there is another more suitable site, without constraints (AGORD004) also under consideration. Therefore, taking into consideration the above, on balance this site will not be included within the MIR as option for housing.

Greenlaw

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
SBGRE001	Greenlaw Development Boundary Amendment	Greenlaw	Rest of Borders	Development Boundary	N/A	0.3	Excluded

Conclusions

The alteration to the Greenlaw Development Boundary was submitted as part of the Call for Sites process. It proposes to extend the settlement boundary northwards on the eastern side of Halliburton Road. The applicant indicates that the site could accommodate an infill opportunity for between 3 and 5 houses.

It is not considered appropriate to expand a settlement boundary merely in order to provide infill opportunities within the settlement itself, without a formal allocation. The number of units the site could accommodate would not be large enough for a formal housing allocation. Furthermore, there is a plentiful supply of housing land within Greenlaw at present and from other larger sites being proposed within the MIR. Therefore, in conclusion the settlement boundary alteration will not be included within the MIR.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
MGREE004	Poultry Farm	Greenlaw	Rest of Borders	Mixed Use	N/A	2.3	Excluded

Conclusions

The site was previously considered for housing as part of the Housing SG (AGREE007), however was not included within the Adopted Housing SG. It should also be noted that the site is also under consideration for housing as part of the LDP2 MIR process (AGREE009). Further to this, a planning application (16/01360/PPP) was granted planning consent, subject to appeal by the Scottish Government. Therefore, the principle of housing on this site has been established through this consent.

The site is directly adjacent to the existing settlement boundary therefore the site provides a logical extension to Greenlaw and would integrate well with the existing settlement. There are no insurmountable planning constraints regarding the development of this site. The site is brownfield land currently disused poultry units. Development on this site would be welcomed. However, through the consultation process, the following constraints/mitigation were identified:

- The site is brownfield land, therefore potential contamination should be investigated and mitigated;
- Floor Risk Assessment likely required;
- The site is located within Prime Quality Agricultural land;
- Protection for boundary features;
- Mitigation to ensure no significant effect on River Tweed SAC/SSSI;
- Assessment of ecology impacts and provision of mitigation, where appropriate; and
- Early engagement with Scottish Water in respect of the waste water treatment works capacity and water treatment works.

In conclusion, there are no insurmountable planning constraints to the development of this site, subject to appropriate mitigation. However, given the recent approval by the DPEA for housing on this site, the mixed use proposal (MGREE004) will not be included within the MIR. Rather, the housing site (AGREE009) will be taken forward as a preferred option.

Hutton

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
AHUTT003	Land East of Hutton	Hutton	Eastern	Housing	15	1.7	Excluded

Conclusions

The site was submitted as part of the Call for Sites process for housing. Further to a site assessment and consultation, the following constraints were identified;

- Site is located within Prime Quality Agricultural land;
- Protection for boundary features;
- Mitigation for protected species;
- Potential archaeology within the site; and
- Adjacent to a listed building.

The proposal is for 15 units on a large site to the east of Hutton. It is not considered that there are insurmountable planning constraints to this site being developed. However, the LDP currently identifies a housing allocation within Hutton (BHU2B) for 11 units, which has not been developed to date. The site was only allocated within the Local Plan 2008, therefore is considered to be a relatively recent allocation. Furthermore, taking into consideration the fact that the economy crashed soon after the allocation and the housing completion rate has never recovered within the Borders. It is therefore considered the existing allocation is sufficient for the LDP2 period. In conclusion, the site will not be taken forward as an option within the MIR.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
AHUTT004	Land to South of Hutton	Hutton	Eastern	Housing	7	1.0	Excluded

Conclusions

The site was submitted for consideration as part of the Call for Sites process. The site is under consideration for 7 units and is located to the south of the Hutton settlement boundary. Further to the site assessment and consultation process, the following constraints were identified;

- The site is located within an area of Prime Quality Agricultural land;
- Flood Risk Assessment would be required, in respect of flood risk and surface water runoff;
- There is a water body within/adjacent to the site, therefore maintenance buffer strip would be required;
- Potential co-location issues with the site and Hutton STW;
- The Ecology Officer states that the site is recorded as semi-neutral grassland with hedgerow and trees on the boundary. There is the potential for connectivity with the River Tweed SAC/SSSI and appropriate mitigation would be required;
- Protect the boundary features and mitigation for protected species including breeding birds;
- The site is not well related to the existing properties within Hutton and the site appears detached from them;
- Potential archaeology mitigation required;
- Site location is a further linear extension of the settlement southwards; and
- The Roads Planning Officer is unable to support this proposal, advising the site is somewhat detached from the rest of the village and does not allow for proper integration into the surrounding street network.

The LDP currently identifies a housing allocation within Hutton (BHU2B) for 11 units, which has not been developed to date. The site was only allocated within the Local Plan 2008, therefore is considered to be a recent allocation. Therefore, at this point in time it is not considered any additional housing allocations are required in Hutton for the new plan period. Furthermore, there are a number of identified constraints on the site, including the Roads Planning Officer who is unable to support the proposal. Therefore, in conclusion the site will not be included within the MIR.

Preston

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
APRES004	Land north east of Preston	Preston	Eastern	Housing	5	0.5	Excluded

Conclusions

The site was submitted as part of the Call for Sites process. The proposal is for the allocation of the site for housing, with an indicative site capacity for 5 units. The site is located to the north of 'The Forge' in Preston. Further to the site assessment and consultation process, the following constraints were identified during the consultation process;

- Site is located within an area of Prime Quality Agricultural Land;
- Protect boundary features and provide mitigation for protected species including breeding birds;
- Preston has a linear settlement. The site would not respect the existing settlement pattern or character of Preston; and
- Any development must ensure that it protects the natural heritage assets and links in with the wider biodiversity;

The Roads Planning Officer advises that access must be taken from 'The Forge', given that the access to the west is not a suitable means of vehicular access. This would require access via the field to the east of 'The Forge', which is currently outwith the proposed site boundary.

There is an existing re-development site allocated within Preston for 45 units. However, the site is proposed to be removed as part of the MIR process, given that the site is currently an operational farm. It is proposed that it remains within the settlement boundary of Preston. Although the site is being removed, Berwickshire has a healthy housing land supply going forward into the LDP2. Therefore, it is not considered that a replacement site within Preston itself is needed to meet the housing land requirements for the next plan. The site currently under consideration is owned by the same land owner as the site proposed for removal (zRO16). However, it is not considered that the allocation of (APRES004) would respect the existing settlement pattern or character of Preston itself. Therefore, notwithstanding the potential access constraint which requires the field to the east of 'The Forge', it is not considered that housing on this site would respect the existing settlement pattern or character of Preston, given its linear nature.

In conclusion, the site will not be included within the MIR as either a preferred or alternative option.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
APRES005	Land north of Preston	Preston	Eastern	Housing	21	2.1	Excluded

Conclusions

This site was submitted as part of the Call for Sites process. The proposal is for the allocation of the site for housing, with an indicative site capacity for 21 units. The site is located to the north of existing residential properties along the B6355, Law View and The Anvil. The following constraints were identified through the consultation process;

- The site is located within Prime Quality Agricultural land;
- Consideration must be given to surface water runoff within the site;
- Protection should be given to the existing boundary features and mitigation provided for protected species including breeding birds;
- The site would appear to be backland development and would not respect the existing pattern of development or the character of Preston, given the linear nature;
- Any development must consider linkages with the wider surrounding landscape and features;
- A Transport Statement would be required for any development; and
- The Roads Planning Officer is only able to support this site, if the adjacent site (APRES004) to the east is also allocated, as vehicular access to the site will have to be taken via (APRES004). It should be noted that the existing access track to the east of the site is not suitable as a means of vehicular access.

There is an existing re-development site allocated within Preston for 45 units. However, the site is proposed to be removed as part of the MIR process, given that the site is currently an operational farm. It is proposed that it remains within the settlement boundary. Although the site is being removed, Berwickshire has a healthy housing land supply going forward into LDP2. Therefore, it is not considered that a replacement site within Preston itself is needed to meet the housing land requirements for the next plan. The site currently under consideration, is owned by the same land owner as the site proposed for removal (zRO16). However, it is not considered that the allocation of (APRES005) would respect the existing settlement pattern or character of Preston itself. It is noted that there are also potential access constraints regarding the delivery of (APRES004) to the east, which is also under consideration. Furthermore, (APRES005) relies on the delivery of (APRES004) before it can be delivered.

In conclusion, it is not considered that housing on this site would respect the existing settlement pattern or character of Preston, given its linear nature. Furthermore, taking the above into consideration, the site will not be included within the MIR as either a preferred or alternative option.

St Abbs

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
ASTAB001	Land to east of Northfield Farm Buildings	St Abbs	Eastern	Housing	9	0.9	Excluded

Conclusions

The site under consideration is for housing, with an indicative site capacity of 9 units. The following constraints were identified as part of the consultation;

- There is the potential for archaeology within the site and therefore mitigation may be required;
- Waterbody adjacent to the site, therefore maintenance buffer strip required;
- Private foul drainage would be required;
- The site is detached from St Abb's and offers high amenity value on the approach to the Conservation Area;
- The proposed site does not respect the existing settlement pattern of St Abb's, the Conservation Area and would not integrate well with the existing village;
- The site is located within an area of Prime Quality Agricultural land;
- The site falls within the Berwickshire Coast SLA;
- Protection must be given to the existing boundary features;
- Mitigation for protected species including breeding birds;
- Flood Risk Assessment would be required;
- The site is very sensitive in respect of landscape and visual impacts; and

The Landscape Officer does not support the development of this site, as the site is very visible on the approach to St Abb's and coastal path to the north.

Overall, taking into consideration the above, it is re-iterated that the site is visually sensitive and detached from St Abb's. The development of this site has the potential to result in landscape and visual impacts. In conclusion, the site will not be taken forward for inclusion within the MIR.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
ASTAB002	Land to west of St Abbs	St Abbs	Eastern	Housing	5	0.5	Excluded

Conclusions

The site lies to the west of St Abb's and is currently being considered for a housing allocation, with an indicative site capacity for 5 units. The site has limited access to public transport and good access to services and employment, given the proximity of Eyemouth and other nearby settlements. Following the consultation process, the following constraints were identified on the site;

- Protection would be required for the existing boundary features;
- Mitigation for protected species, including breeding birds;
- Site is adjacent to the St Abb's Conservation Area and any development must take cognisance of this;
- Site is adjacent to the identified key greenspace 'The Briery', sited to the east and any development must take cognisance of this;
- There is potential archaeological mitigation required;
- The site lies within the 'Berwickshire Coast' SLA; and
- The Roads Planning Officer cannot support the proposal, given the inability of Creel Road to cater for the additional traffic movements.

It is noted that the site relates well to the existing settlement boundary and it is not considered that any development would be readily visible from the majority of St Abb's. Given the rolling nature of the hills, St Abb's being set down into the cliff, the site would not be visible from the approach road from the west either.

In conclusion, taking the above into consideration, given the fact that the Roads Planning Officer cannot support such a proposal, the site will not be included within the MIR as either a preferred or alternative option for development.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
ASTAB003	Land to south of St Abbs	St Abbs	Eastern	Housing	10	1.4	Excluded

Conclusions

The proposal is for a housing allocation, with an indicative site capacity for 10 units. The site is located outwith the settlement boundary of St Abb's. The site is located adjacent to the Berwickshire Coast SSSI, Berwickshire and North Northumberland Coast SAC and St Abb's Head to Fast Castle SPA. The site has moderate biodiversity risk. The site has limited access to public transport and good access to services and employment, given the proximity of Eyemouth and other nearby settlements. Any development would need to ensure that the boundary features are protected and mitigation would be required where necessary, in respect of breeding birds and bats. There is the potential for archaeological mitigation within the site. Furthermore, the site lies within the Berwickshire Coast SLA.

The proposed site does not respect the existing settlement pattern of St Abb's and would not integrate well into the settlement. The proposal would extend the settlement further along the coastline, within close proximity to the SSSI, SAC and SPA. The site also occupies a very prominent position along the headland, impacting upon the setting of St Abb's. It is further considered that the development of this site would impact upon the landscape and visual amenity of the area. The Landscape Officer has also recommended that the site is not included within the MIR, the reasons included the potential impacts upon the SLA and coalescence between Coldingham Bay and St Abb's.

In addition to this, the Roads Planning Officer is unable to support this proposal, given the inability of Creel Road to cater for additional traffic movements. Therefore, taking all of this into consideration, the site will not be included within the MIR as a preferred or alternative option.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
RSTAB001	Northfield Farm Buildings	St Abbs	Eastern	Redevelopment	9	0.9	Excluded

Conclusions

The site lies to the north west of St Abbs, outwith the settlement boundary. The site has limited access to public transport, however good access to services and employment opportunities given the proximity to Eyemouth and other nearby settlements. There are a number of existing agricultural steading buildings on site at present and the proposal is to convert these into dwellings. Given the existing buildings on site, there is the potential for breeding birds and bats, therefore appropriate mitigation would be required. The site is somewhat detached from St Abbs and does not relate well to the existing settlement boundary or integrate into the existing settlement pattern. There is also the potential for archaeological mitigation on the site. The site is located within the 'Berwickshire Coast' SLA and any development would need to ensure careful design, to ensure there is no significant impact upon the SLA. There is limited water supply and no connection to sewers available.

Overall, the site is detached from St Abbs and does not relate to the existing settlement or integrate into the existing settlement pattern. Therefore, the allocation for a re-development site at such a location would not comply with the principles of the Local Development Plan. It is therefore not appropriate to allocate this site for re-development. There is a planning history on this site for conversions and new build housing, which were assessed under the Housing in the Countryside policy at the time. Should the applicant wish to pursue the current proposal, this would be best pursued by a planning application for consideration against Policy HD2: Housing in the Countryside.

In conclusion, the site will not be included within the MIR as either a preferred or alternative option.

Swinton

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
ASWIN002	Land north east of Main Street	Swinton	Rest of Borders	Housing	30	2.4	Excluded

Conclusions

The site was submitted for consideration as part of the Call for Sites process. The proposal is for 30 units at the site, which is located to the north of Swinton. The site extends out northwards from the settlement boundary down towards the River Tweed. The following constraints were raised throughout the consultation process;

- Located within an area of Prime Quality Agricultural land;
- There is potential connectivity to the River Tweed SAC/SSSI and mitigation would be required, to ensure there is no significant effect on the River Tweed SAC;
- Flood Risk Assessment would be required;
- Mitigation is likely to evaluate potential archaeology within the site;
- Drainage Impact Assessment for the WWTW;
- Boundary features should be protected and mitigation provided for protected species;
- Development on this site would break into a field to the rear of the existing settlement. It is not considered that the site would be well related or integrated with the existing settlement, given the extent that the site extends towards the north; and
- The Roads Planning Officer is unable to support this proposal, regarding visibility and the proximity of the proposed access to an existing junction.

It is acknowledged that the site would not be visible from the approach road to the north east, Coldstream Road or from the west along Main Street. However, given the sloping nature of the site, it may be visible from the northern approach road along Duns Road. As stated above, Swinton has an existing linear development pattern. The proposed site would not represent the existing development pattern. Furthermore, it is not considered that the site would be well related or integrated with the existing settlement, given the extent of the site towards the north. It is considered that the proposed access point currently provides an area of amenity value for the wider community and includes a seating area which is enclosed by mature trees.

Taking the above into consideration, the site will not be included within the MIR as either a preferred or alternative option. It is worth also noting that there are 51 units within the established land supply in Swinton, which include an allocated housing site (BSW2B for 25 units) and a mixed use allocation (MSWIN002 for 25 units). Notwithstanding the above assessment, it is considered that there are sufficient allocations within Swinton for the LDP2 plan period.

Westruther

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
AWESR009	Land to south east of Kirkpark	Westruther	Rest of Borders	Housing	3	0.4	Excluded

Conclusions

The site was submitted as part of the Call for Sites process for housing. The site lies to the south of Westruther, directly to the south of the existing housing allocation (AWESR005), which is allocated for 5 units. The proposal is to extend the housing allocation (AWESR009) to include an additional small area of land to the south. However, it is considered too small to formally allocate through this process and sites should be able to comfortably accommodate at least 5 units. Therefore will not be included within the MIR as a proposed option.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
AWESR010	Land to north of Westruther	Westruther	Rest of Borders	Housing	5	0.5	Excluded

Conclusions

The site was put forward for housing as part of the Call for Sites process, with an indicative site capacity for 5 units. The landowner has put forward 4 housing sites and 1 employment site for consideration. Further to a site assessment the following constraints were identified on the site;

- Flood Risk Assessment would be required;
- Potential for protected species, including breeding birds on the site, mitigation would be required;
- Existing boundary features should be protected and enhanced where possible;
- Potential for archaeology within the site;
- The allocation of this site would have a reliance on the delivery of the site to the south first, otherwise the site would be detached from the existing settlement boundary and Edgar Road;
 - Transport Statement would be required; and
 - Early engagement with Scottish Water in respect of the WWTW and WTW capacities.

It is acknowledged that there are no insurmountable planning constraints to the development of this site for housing. However, the site does rely on the site to the south (AWESR002) being developed first. The site is currently separated from the settlement boundary along Edgar Road, therefore without the development of the field to the south first (AWESR002), the site would not respect the existing development pattern. Therefore, it is proposed to take forward the site (AWESR002) within the LDP2 for housing. Once developed, this site could be taken forward in the future for housing and the site would form a logical extension to Westruther once (WESR002) is developed. Therefore, in conclusion, the site will not be taken forward for inclusion within the MIR.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
AWESR011	Land to south of Mansefield House	Westruther	Rest of Borders	Housing	9	0.9	Excluded

Conclusions

The site was submitted for consideration as part of the Call for Sites process for housing. The site is being considered for housing with an indicative site capacity for 9 units. The land owner has put forward 4 housing sites and 1 employment site for consideration as part of the MIR process. Following consultation and site assessment, the following constraints have been identified on the site;

- Flood Risk Assessment required;
- Potential trees would need to be felled within the site;
- Potential archaeology within the site; and
- Early discussions with Scottish Water regarding the WWTW and WTW capacities.

Notwithstanding any constraints on the site, there is 1 existing housing allocation within Westruther within the LDP. It is not considered that an additional 2 are required as part of the LDP2 process. The site (AWESR002) under consideration is the preferred option for the first release of any additional sites out of the 4 submitted by the landowner. This is taking into consideration it's location adjacent to the existing settlement boundary and Edgar Road and lack of constraints within the site. This site could be looked at again in the future and assessed at that point in time, should other sites within Westruther be developed. In conclusion, the site will not be included within the MIR.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
AWESR012	Land to north of Westertown	Westruther	Rest of Borders	Housing	6	0.6	Excluded

Conclusions

The site was submitted for consideration as part of the Call for Sites process for housing. The site is being considered for housing with an indicative site capacity for 9 units. The land owner has put forward 4 housing sites and 1 employment site for consideration as part of the MIR process. Following consultation and site assessment, the following constraints have been identified on the site;

- Development of a former brownfield site;
- Site respects the visual pattern of Westruther;
- Potential archaeology within the site;
- Early discussions with Scottish Water regarding the WWTW and WTW capacities; and
- Potential contamination due to the former use of the site.

Notwithstanding any constraints on the site, there is 1 existing housing allocation within Westruther within the LDP. It is not considered that an additional 2 are required as part of the LDP2 process. The site (AWESR002) under consideration is the preferred option for the first release of any additional sites out of the 4 submitted by the landowner. This is taking into consideration it's location adjacent to the existing settlement boundary and Edgar Road and lack of constraints within the site. This site could be looked at again in the future and assessed at that point in time, should other sites within Westruther be developed. In conclusion, the site will not be included within the MIR.

Whitsome

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
AWHIT003	Herriot Bank Farm	Whitsome	Eastern	Housing	8	0.5	Excluded

Conclusions

The site was assessed as part of the Housing SG for 8 units. An initial stage 1 RAG assessment was undertaken, however concluded that the site should not be taken forward as part of the Housing SG. The proposal currently under consideration has not altered since and is for the same proposal.

Whitsome is a linear settlement which follows an east to west direction and commands significant views over the Merse and Cheviots to the South. Therefore, given the linear nature, there is limited scope for further capacity within the settlement. The northern section of the site lies within the settlement boundary and could come forward through the development management process and considered against the infill policy. However the southern part of the site protrudes beyond the existing settlement boundary to the south and does not respect the existing settlement/development pattern evident within Whitsome. The site is brownfield land and there may be potential contamination within the site. Furthermore, there is potential archaeological mitigation on the site.

The site formed part of a larger site which was also considered as part of the Local Development Plan and it was concluded that there were other more suitable sites within the housing market area. There are limited services and amenities within Whitsome and there is a reliance on other nearby settlements to provide local services and amenities.

Therefore, taking the above into consideration, it is not considered that the site should be included as a preferred/alternative site for housing within the MIR.

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Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
AWHIT004	Land at Whitsomehill	Whitsome	Rest of Borders	Housing	5	0.6	Excluded

Conclusions

This site was assessed as part of the Housing SG. An initial stage 1 RAG assessment was undertaken which ultimately concluded not to take the site forward as part of the Housing SG.

The site is located within a countryside location, outwith any defined settlement boundary. The site does not relate to any existing settlement boundary. The agent for the landowner has indicated that given the number of houses at Whitsomehill, it should now be treated as a settlement. However, there are other rural locations which have a number of dwellings within proximity to each other and it is considered to be a common characteristic of the rural nature of the Scottish Borders.

The allocation of a housing site at such a location would not comply with the principles of the Local Development Plan. It is therefore not appropriate to allocate this site for housing. Should the applicant wish to pursue the matter, a planning application could be submitted for consideration against the Council's Housing in the Countryside Policy.

Furthermore, the Roads Planning Officer has indicated that they cannot support a proposal for a housing allocation at this site. The following constraints were also identified through the consultation process;

- There is no SW foul sewer network, investigation into a private connection would be required;
- The site is located within an area of Prime Quality Agricultural land;
- Protection should be given to the existing boundary features; and
- Mitigation for protected species including breeding birds.

Overall, taking the above into consideration, the site will not be taken forward within the MIR.

Central HMA

Charlesfield

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
ACHAR004	Charlesfield West II	Charlesfield	Central	Housing	50	0.1	Excluded

Conclusions

An allocation of 50 units here would be undesirable. The problems with this site primarily arise from its detachment from any existing settlement and the neighbouring industrial uses. The Roads Planning Team have raised some serious concerns around the need to upgrade Charlesfield Road to connect the site with St Boswells. This is likely to be prohibitively expensive. In design and sustainability terms there are real issues with allocating what would be a new small settlement in an isolated location where a large industrial estate is the main neighbouring use which has a range of uses on-site that may be undesirable for new residents. Education have raised concerns around primary schools capacity constraints and the likely need for an extension or new school in the area. This site does not have the basic ingredients for placemaking principles and a marketability issue could possibly be associated with this.

Clovenfords

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
ACLOV004	Land west of Bowland Road	Clovenfords	Central	Housing	130	13.0	Excluded

Conclusions

A smaller part of this site has been considered previously (within the south eastern area of the site, adjacent to the settlement boundary) through the Local Development Plan 2016 and the Local Plan Amendment 2009 (ACLOV001). It was not considered that the site was required to meet the strategic housing requirement in the Central Borders Strategic Development Area. Furthermore, the site was considered to be doubtful in terms of landscape capacity and access.

A number of constraints were identified, through the consultation process, which include:

- The site is detached in nature from the rest of the village and is unable to integrate with the existing street network.
- Elevated on the skyline.
- A Drainage Assessment and information in respect of SUDS would be required.
- SEPA would require a FRA and consideration of surface water run-off.
- Mitigation measures would be required to protect trees and boundary features. Protect stone dyke feature and incorporate into design.
- The Council's Landscape Architect strongly recommended that for landscape and visual reasons only the lower part of the site should be developed for housing.

In conclusion, taking the above into consideration, it is not considered that this site is acceptable for a housing allocation and should be excluded from the Main Issues Report/Local Development Plan 2.

Darnick

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
ADARN003	Bankhead	Darnick	Central	Housing	30	2.6	Excluded

Conclusions

The proposed site sits within a sensitive and prominent area of the CAT policy area, where coalescence between Darnick and Tweedbank is a concern. Preventing coalescence between settlements is one of the main purposes of the CAT policy. The CAT policy does not preclude all development within the CAT area, but the development of this site would result in unacceptable coalescence between Darnick and Tweedbank being on a prominent open space between the settlements. The site is also considered to relate too poorly to the settlement of Darnick to be considered further, extending across the busy B6374.

The development would be expected to result in potential adverse impacts upon the setting of Darnick, its conservation area, and Listed Buildings in the vicinity of the site, and potentially on the Eildon and Leaderfoot National Scenic Area, whilst potential impacts on the River Tweed SAC and River Tweed SSSI would require assessment. Furthermore, the site is in the core of the Inventory Battlefield of Darnick.

The site is also problematic from a roads point of view in respect of access. In conclusion, it is not considered that this site is appropriate for allocation for housing within the Main Issues Report/LDP2.

Earlston

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
MEARL004	Georgefield & East Turrford	Earlston	Central	Mixed Use	700	69.9	Excluded

Conclusions

Part of this site is already allocated in the Scottish Borders LDP 2016, AEARL010 (40 units) and AEAR011 (120 units). The proposal is to increase the number of units on those existing allocations to 255 units in what is roughly the plan period through bringing forward phasing and to reallocate 27 acres of land which is currently broadly identified for Structure Planting/ Landscaping within a wider 'longer term mixed use' allocation SEARL006 for housing instead. In total this development proposal seeks, in the long term, to allocate 796 units on the sites AEARL010; AEAR011; and SEARL006.

There are no plans to remove sites AEARL010 (40 units) and AEAR011 (120 units) from the LDP. These sites are still considered to meet the objectives of the LDP and represent a suitable and deliverable expansion of Earlston. However, there is no basis for increasing the amount of development on these sites. Additionally there is no basis for altering what is a broad Long Term Expansion allocation and specifying both 796 units and the replacement of areas of the site currently broadly identified for Structure Planting/ Landscaping for housing instead.

It should be noted at this point that the proposal submitted is vague on the location of development and the specifics of what is proposed. It provides no tangible case for the changes proposed. The argument that is made is, strangely, based on a basic site layout dating from 2009 with frequent reference made to the long out of date Scottish Borders Consolidated Local Plan (2011).

Eckford

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
RECKF002	Easter Wooden Steading	Eckford	Rest of Borders	Redevelopment	5	0.7	Excluded

Conclusions

The LDP would not allocate an area of land in a rural setting for a proposal which would be tested via a planning application under the Council's Housing in the Countryside policy. The site should not be included within the MIR/LDP2.

Ednam

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
AEDNA012	Land east of Keleden	Ednam	Rest of Borders	Housing	6	0.4	Excluded

Conclusions

Since the Roads Planning Team commented, planning consent was recently given for a house on the northern part of this site which in turn may have implications for access to the site. It may be possible an access to the southern part of the site could be formed through this plot. An alternative access could likely to be formed over land to the east which is understood to be outwith the applicant's control. The Roads Planning Team also have concerns relating to the pedestrian and street lighting connectivity with the rest of the village and the carriageway of the minor public road to the north would require to be widened to 5.5m.

Comments from the biodiversity officer are still awaited with regards to any potential impact upon the River Tweed SAC. The major issue with this site is that the LDP does not allocate land for development of less than five units. It is not considered the site can comfortably achieve this and would be out of character with the low density of surrounding detached properties. It is considered there are more appropriate sites tabled for consideration as part of the MIR site submission process.

Galashiels

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
BGALA005	Easter Langlee Renewable Park	Galashiels	Central	Business and Industrial	N/A	67.8	Excluded

Conclusions

Conclusion from LDP 2016 site assessment: The site is physically separated from the town by existing woodland. Impact on biodiversity is considered to be moderate due to scale but the following should be conserved: trees & hedges, adjacent woodland.

There is considerable archaeology within the north east corner of the site which would require to be avoided. The site is identified as being constrained in the Landscape Capacity Study as it is in a valley which is detached from the settlement; it is separated by a lip of land from the Tweed valley; the proximity of the waste disposal site and the overhead lines which currently fragment the site with wayleaves. The development of this site would require significant improved road access which would require land outwith the control of the applicant but could be considered for longer term development purposes.

The following would require detailed investigation: ROW to S, the potentially contaminated land of the waste disposal site to the east, the gas hazard pipelines and their protection zones, electricity pylons. It is not considered the site should be included within the MIR/LDP2.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
AGALA038	Easter Langlee Mains II	Galashiels	Central	Housing	400	25.0	Excluded

Conclusions

The site was considered through the process 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 was as follows:

This site is located outwith the settlement boundary and is separated from nearby housing by a mature shelter belt. The site is constrained by the detachment from Galashiels, compounded by distance from the town centre and the barrier created by the 'lip' of land which separates the area from the Tweed Valley. The site has good access to services and facilities and is served by an acceptable level of public transport including the proposed Borders Railway. The potential impact on biodiversity is minor. The section of the Langshaw road adjacent to the site will require upgrading, in terms of carriageway widening and extending the footway and lighting infrastructure out from the town, and the northern part of the road may require realignment in order to facilitate safe access to it. A major hazard pipeline runs through the site and the Easter Langlee landfill site is located immediately to the east of the site. It is considered that other, more appropriate sites are available within the housing market area to meet the shortfall. This site would not represent a logical extension of the built up area as it would extend the settlement beyond an existing mature shelter belt to the north of Coopersknowe. This would prejudice the character and natural built up edge of the settlement to the detriment of the landscape setting. Furthermore, the proximity of the site to the existing landfill site would be contrary to prevailing national policy leading to unacceptable adverse impacts on the residential amenity of the proposed dwellings as result of noise and odour nuisance from the adjacent landfill site.

The southern part of this site was considered for housing as part of the Local Development Plan Examination (LDP 2016), the Reporter made the following comments in relation to housing site (AGALA030): "Approaching the site from the north, the land to the west of the road has a pleasant countryside appearance and the crest of the hill provides a distinct entrance to Galashiels. The construction of the houses, as proposed, would have a marked visual impact and severely detract from the local importance of this land within the landscape setting of the town. Whilst the proposed community allotments would be unlikely to have a significant impact, the construction of even a small number of houses at this location would not be acceptable in either visual or landscape character terms. Irrespective of the location of the site within the landscape, the proximity of the Easter Langlee landfill operation is a practical concern. The distance between the proposed residential development and the landfill site would be less than 100 metres. Noting the guidance in Scottish Planning Policy I agree with the council that this would not be acceptable".

Since the aforesaid proposals were considered, it is now established that the landfill site will be capped in the near future. Despite this, it remains the understanding of our section that the Waste Manager would remain concerned by any proposed housing within close proximity of the landfill site due to potential leakage. The additional overriding issue with any development of this site is that Langshaw Road would require significant upgrading involving land outwith the control of the applicant.

Due to the aforementioned reasons it is not therefore considered appropriate to allocate this site for housing.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
AGALA039	Land at Winston Road	Galashiels	Central	Housing	114	2.5	Excluded

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 within the eastern boundary of the site. A Flood Risk Assessment would be required by SEPA. 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 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. It is considered that for the aforesaid conflicts, this is not a desirable location for residential development.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
RGALA007	St John's Manse	Galashiels	Central	Redevelopment	6	0.1	Excluded

Conclusions

Development of the site for residential purposes is regarded as acceptable in principle. This is an appropriate infill site within the settlement boundary. The Council would not, however, allocate a site which cannot accommodate less than 5 units. The eastern part of the site is occupied by a traditional dwellinghouse and it is unclear if it would be the intention to demolish the dwellinghouse or retain it. It is therefore unclear if the site in question can accommodate 5 or more properties. Regardless of this, the site in question is located within the settlement boundary and would offer an opportunity for infill development through the planning application process. Given the uncertainty relating to the capacity of the site, it is considered that this proposal is better considered through the planning application process as infill development.

Gattonside

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
AGATT013	Gateside Meadow/Castlefield	Gattonside	Central	Housing	60	19.7	Excluded

Conclusions

The site was identified as constrained in the Development and Landscape Capacity Study for the following reasons: development across the 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.

It should also be noted that this site formed part of the 2006 Local Plan Inquiry and the Local Development Plan 2016 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. 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.

The site is located within the CAT policy area which aims to ensure the high quality living environment is protected and to prevent piecemeal development, which would detract from the area's environment. The scale of the development within this elevated and prominent position would not adhere to the requirements of the CAT policy.

The issues raised by the Council's Roads Planning Team appear to be insurmountable given the land requirements are outwith the ownership of the applicant.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
AGATT016	Lower Gateside	Gattonside	Central	Housing	70	5.5	Excluded

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.

The site is located within the CAT policy area which aims to ensure the high quality living environment is protected and to prevent piecemeal development, which would detract from the area's environment. The scale of the development within this elevated and prominent position would not adhere to the requirements of the CAT policy.

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.

Hawick

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
AHAWI019	Land west of Crumhaugh House Hospital	Hawick	Rest of Borders	Housing	10	0.1	Excluded

Conclusions

Whilst the development of this site appears to be acceptable in principle subject to the retention and protection of TPO'd trees within and adjacent to the site and also subject to care being taken to protect the character and setting of the category B listed former Cottage Hospital, the Roads Planning Officer is unable to support development due to the vehicular access onto the A7 Trunk Road which is constrained. Furthermore, the majority of the site is excessively steep in nature so it is unlikely that a public road could meet gradient requirements. Even if it could, it would inevitably have to be over engineered. Works to the access would invariably require works to existing protected trees. A Flood Risk Assessment would also be required. Any development at this location would be small scale and would be best considered through the development management process.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
AHAWI024	Former Stonefield Quarry	Hawick	Central	Housing	1	0.5	Excluded

Conclusions

The site is separated from the settlement by the former railway embankment. It is a relatively secluded site located within a former quarry on the east site of the dismantled Waverley Line and has a poor relationship with the settlement and is not consistent with the general pattern of development in the area. There would be low impact on the wider settlement but the site does not integrate well into the surrounding area. This site may be at risk of flooding during a 1 in 200 year pluvial event and there is also a steep gradient from Hardie's Hill to the East of the site where surface water management may also be required. There are no known archaeological issues.

The access serving this site is inappropriate for the vehicles associated with housing development in terms of gradient and surfacing. A right of way (BR113) crosses the site from east to west.

The site was considered by the Reporter during the process of the Local Development Plan 2016 who agreed to exclude the site for the following reasons:

1. The written submission simply requires the site of the former Stonefield Quarry to be included within the plan. The accompanying drawing is entitled "Proposed House at Quarry Site, Stonefield."
 2. I share the council's opinion that the embankment of the former railway line provides a very well-defined settlement boundary in this part of Hawick. Access to the site would be via an existing bridge through the embankment with an incline from Stonefield, the nearest public road. The embankment and the means of access would ensure development of the site would be largely unconnected with the settlement of Hawick both visually and physically. In turn, development would not contribute to place-making, a central principle of Scottish Planning Policy.
 3. In addition, I believe that the confines of the site, located within a former quarry and bounded to the north by the high embankment, would not lead to a residential ambience of high quality.
 4. As it appears only one house is intended within the former quarry, there is no strategic significance in the potential development of the site.
 5. All-in-all, I conclude that the land of the former Stonefield Quarry should not be allocated for residential development, be it a single house or a small group of houses. Similarly, the settlement boundary should not be adjusted at this location. As pointed out by the council, any formal proposal would be assessed against the relevant policies of the local development plan.
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Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
AHAWI028	Land at West Lees	Hawick	Central	Housing	15	1.5	Excluded

Conclusions

The LDP would not allocate areas of land in rural locations such as this for a proposal which would otherwise be tested under the Council's Housing in the Countryside policy.

A Flood Risk Assessment would be required for any development at the site. The proposal is unacceptable from a roads point of view due to the site's remote nature in respect of service provision. Developments need to be in locations that allow accessibility to local amenities by sustainable transport modes such as walking and public transport. The level of development proposed would require a new public road to serve it. The private track serving this site is single track and the gradient steeper than would normally be acceptable for a public road. Access onto the existing public road is problematic due to it being situated on the inside of a bend where visibility is restricted due to the horizontal alignment of the road and a bridge parapet to the east. The site is located within a prominent rural location.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
AHAWI029	Land at Appletreehall	Hawick	Central	Housing	10	1.7	Excluded

Conclusions

The LDP would not allocate areas of land in rural locations such as this for a proposal which would otherwise be tested under the Council's Housing in the Countryside policy.

A Flood Risk Assessment would be required for any development at the site. From a roads point of view, the allocation of this site for housing would not be acceptable due to its remote nature in respect of service provision. Developments need to be in locations that allow accessibility to local amenities by sustainable transport modes such as walking and public transport. The road network in and around Appletreehall is constrained and lacking in appropriate infrastructure to support such a development. The proposed access point is of some concern due to the presence of the adjacent building which would impact on junction visibility.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
AHAWI030	Land at Former Allotments, Braid Road	Hawick	Rest of Borders	Housing	20	1.1	Excluded

Conclusions

The site is unacceptable from a roads point of view due to the excessive gradient of Wellogate Brae. Furthermore, the site is allocated within the Local Development Plan 2016 as a protected Key Greenspace. The site has been previously used as allotments although this use has now ceased and the site is now a grazing field. The submission notes that there was a lack of interest in allotment holders coming forward. Whilst no response has been received from Neighbourhood Services in this respect, there is an insurmountable constraint in respect of access to the site in any event.

Heiton

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
AHEIT003	Sunlaws (Phase 2)	Heiton	Central	Housing	42	7.3	Excluded

Conclusions

This is an isolated location for 42 units. There is little relation to the surrounding settlements, and Heiton and Roxburgh themselves are not very sustainable and accessible settlements. However, safe pedestrian connectivity is already provided to Heiton and a quiet cul de sac back road connects to Roxburgh. Also Heiton itself has been deemed suitable for an allocation in recent plans.

The existence of previous planning permissions and a masterplan related to a broader project in the area does not mean that this site should be allocated. However, there is a proven market for this type of development - as Sunlaws 1 demonstrates. The site is a distinctive rolling form of landscape but is broadly protected from surrounding viewpoints by virtue of this topography and by surrounding hedgrows and mature trees.

There are no physical constraints to development here. However, the site is detached from any settlement and is not therefore considered acceptable.

Jedburgh

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
AJEDB017	Land east of Howdenburn Court	Jedburgh	Central	Housing	15	0.8	Excluded

Conclusions

The boundaries of this site have been extended and are now considered under AJEDB018. This proposal is therefore superseded and excluded.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
MJEDB002	Land east of Hartrigge Park	Jedburgh	Central	Mixed Use	N/A	27.3	Excluded

Conclusions

There is no requirement for allocations for housing and/or business and industrial land on this scale in Jedburgh.

An allocation at this site - at this scale - cannot be supported by SB Roads. The site is also within Hartrigge Designed Landscape area and the Alison Grant landscape assessment notes a 'constraint': 'Remnant Policies and Fringe Farmland'; Physical and perceptual distance from the existing settlement'. Around half the site is made up of long-established deciduous tree plantations and these would need to be retained. This leaves around half the site developable. However the site is detached from Jedburgh and there would be limited scope for integration.

The site might be suitable for future business and industrial land in Jedburgh. At present it is likely to be the case that there is a plentiful supply of such land in the town so no such allocation is required. As a housing site it is unsuitable for a number of reasons. First, there is a generous supply of housing land in Jedburgh on sites that are far better located. Second the site is too isolated and detached from the current settlement. Third, it is surrounded by industrial use and actually includes a poultry use - which is a very unsuitable neighbouring development. Fourth, the site contains a significant amount of deciduous woodland which would need to be retained and this makes the site quite a difficult future development area.

Depending on the situation in terms of employment land supply, part of the site could be suitable for a future employment allocation. There is no need for a housing allocation here as there are better sites available.

Kelso

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
AKELS024	Land adjacent to Harrietfield Cottages	Kelso	Central	Housing	12	0.6	Excluded

Conclusions

The location does not relate to any designated settlement. As such, housing here would create a new small settlement. The proposal should be tested under the Council's Housing in the Countryside policy. Roads service have raised serious concerns. It is unlikely that junction improvements of the scope required could viably be provided through the scale of development. This site is not acceptable for a housing allocation.

Kirkhope (Nr Ettrickbridge)

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
RKIRK001	Site at Old Kirkhope Steading	Kirkhope (Nr Ettrickbridge)	Rest of Borders	Housing	6	0.6	Excluded

Conclusions

The LDP would not allocate areas of land in rural locations such as this which should otherwise be tested under the Council's Housing in the Countryside policy. The site is detached from public transport, services and employment.

Issues relating to contamination, flooding, biodiversity and drainage would require to be investigated further as part of any application submission.

Lanton

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
ALANT002	Land east of Lanton Village	Lanton	Central	Housing	6	1.1	Excluded

Conclusions

Lanton is characterised by a largely linear form of development with properties being arranged around the public roads. The Scottish Borders Local Development Plan 2016 states that development beyond the plan period in Lanton should be kept to a minimum and limited to small scale infill. Development which would negatively impact on the character and setting of the village will be resisted. It is considered that development at the location proposed would not integrate well with the character and setting of the village.

There are issues in terms of obtaining an acceptable visibility splay from the site on to the main road. The location of the access would require to be remote from the settlement. There are moderate biodiversity issues to be addressed as well as archaeology matters to be considered.

Maxton

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
AMAXT003	Land and buildings at East End Farm	Maxton	Central	Housing	25	2.0	Excluded

Conclusions

While there is no ecological constraints associated with the proposal, there is a question around the overall sustainability of allocating 25 units in a village with no services. The allocation would be made up of two existing allocations brought together through one new allocation which is currently made up of redundant modern agricultural buildings as well as two farmhouses/dwellings which would be retained. There is an issue regarding education capacity which needs to be clarified. Otherwise, there are no constraints which rule out development. The market for 25 units in Maxton over the course of the plan period is questionable, however it could be argued that this re-allocation would make delivery more likely as the single site will be simplified, roads access improved, and there will be potential for an improved development in design terms. The proposal would remove some large agricultural buildings which have no design value, but the development would still have to address potential impact on the Tweed Lowlands SLA; boundary treatments might include planting of hedgerows.

Having considered the case for the reallocation, no change is necessary because the farm buildings already fall within the envelope of the settlement boundary and could be redeveloped as infill development in any case. The 25 unit allocation over two separate sites should simply remain and there is nothing stopping a proposal incorporating all sites coming forward through the planning application process.

Melrose

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
AMELR008	Land at Dingleton Mains	Melrose	Central	Housing	50	3.2	Excluded

Conclusions

This site was the subject of an objection at the 2006 Local Plan Inquiry and was considered as part of the Local Plan Amendment process. The site is identified as constrained within the Landscape Capacity Study. The Reporters assessment at the Inquiry was that the site should not be developed because it would have an adverse impact on the National Scenic Area. This site is unacceptable because the site would have an adverse impact on the landscape of the National Scenic Area and the setting of the settlement.

The site is located within the CAT policy area which aims to ensure the high quality living environment is protected and to prevent piecemeal development, which would detract from the area's environment. The scale of the development at this location would not adhere to the requirements of the CAT policy.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
AMELR012	Bleachfield	Melrose	Central	Housing	40	3.2	Excluded

Conclusions

The site was considered as part of the Housing SG which concluded that the site was unacceptable.

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. Furthermore, development at this location would have a detrimental impact upon the setting and sense of arrival to Melrose; an unacceptable impact upon the Eildon and Leaderfoot National Scenic Area; a detrimental impact upon the character of the Melrose Conservation Area; and a potential adverse impact upon the special qualities of the Eildon & Leaderfoot Hills NSA.

In summary, it is not considered that this site is acceptable for development.

Midlem

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
AMIDL003	Townhead	Midlem	Central	Housing	5	0.5	Excluded

Conclusions

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, this remains relevant to this current site assessment:

Midlem has little in the way of service or employment provision and has limited public transport options. The site is located on the western edge of the village beyond recently built housing. Allocating this site would extend the settlement further west at an elevated location and result in the site being prominent within the landscape; in addition, it was judged that the site was not suitable for roads access and that a pedestrian route would not be able to be provided from the site to the rest of the village.

It should be noted that this site formed part of the recent Local Development Plan Examination. The Reporter stated "development at this location would not integrate well with the village in terms of appearance and character. Significantly, I believe it would not contribute to "place-making", a central guiding principle in Scottish Planning Policy". The Reporter goes on to state that "extending the development boundary at this location would provide the potential for additional development over currently vacant land with little relationship to the Conservation Area. Indeed, as the council argues, the land is elevated and would be prominent in the landscape. This could reduce the value of the setting of the Conservation Area within the wider landscape".

The Roads Officer could only support two dwellinghouses at this location. This is too low for a housing allocation which would normally be 5 units or more.

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Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
AMIDL004	West of Springfield	Midlem	Central	Housing	1	0.1	Excluded

Conclusions

The site was considered at the Local Development Plan Examination in 2016 under site code SBMID001. The Reporter stated that "development at this location would not integrate well with the village in terms of appearance and character. All-in-all, I find little merit in extending the settlement boundary as proposed". This position has not changed however the site was re-considered as part of the Housing SG Call for Sites and an initial stage 1 RAG assessment was undertaken, the site assessment concluded that the site should not be taken forward as part of the Housing SG. The conclusion of the assessment was as follows and remains relevant:

This site would potentially accommodate a single dwellinghouse, however, a dwellinghouse on the site would not relate well to the generally linear form of the village. Although the site adjoins the existing settlement boundary, the proposed boundary does not follow any distinct physical or natural features on the ground and is not therefore regarded as a logical extension of the settlement.

It is also not the purpose of the Local Development Plan to identify single plots for development only sites with a capacity of five or more units will be allocated.

In view of the above, it is not considered that this proposal can be supported.

Morebattle

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
AMORE002	Land west of Primary School	Morebattle	Central	Housing	8	1.1	Excluded

Conclusions

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 was as follows:

"A large proportion of this site is allocated as a district business and industrial site and remains undeveloped although the safeguarded site to the west is fully developed and is in use. This site allows for potential expansion of the business and industrial site in the future. Although the majority of the site is Prime Agricultural Land, the site is relatively free of constraints. There are also two undeveloped housing allocations within Morebattle, one of which was allocated as part of the Local Plan Amendment. It is not considered that there is a requirement for an additional housing site within the settlement at this point in time."

The arguments set out in the RAG 1 Assessment still hold. Although the landowner/proposer has been unable to attract industrial/business development on allocation BMORE001, this does not mean it should be reallocated for housing. There appears to be a lack of developer interest in Morebattle. In recent years only very small scale development has taken place. This might be expected for a small settlement outside the rural growth area. There is no developer identified for the proposed allocation and there is no reason to believe that there will be market interest in the site (located adjacent existing industrial development) than the existing more suitably allocated sites in Morebattle. This proposal would involve the reallocation of BMORE001 for housing development, but there is no good case for such a reallocation. This would involve the loss of a future employment/business opportunity in a rural area for housing, when there are already two existing sites, RMO6B and AMORE001 offering a plentiful supply of housing in Morebattle. The development for housing would mean the westerly linear development of the village and would require appropriate access to the village through footpaths, lighting and redesignation of the village's 30mph zone. Such work is not required at the existing allocations.

Newmill (Nr Hawick)

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
RNEWM001	Site at Newmill Steading	Newmill (Nr Hawick)	Rest of Borders	Housing	8	0.1	Excluded

Conclusions

The allocation of a re-development site at such a location would not comply with the principles of the Local Development Plan as it is not appropriate to allocate the site for re-development which should otherwise be tested under the Council's Housing in the Countryside policy. Should the applicant wish to pursue the matter, a planning application could be submitted for consideration against the Council's Housing in the Countryside Policy.

Newstead

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
ANEWS007	Newstead East	Newstead	Central	Housing	18	0.9	Excluded

Conclusions

Development at this location would have an adverse impact upon the form of the settlement as it would elongate it and cross the existing boundaries formed by roads. It is considered that any development of the site would affect the rural setting of the conservation area, west of it. The site was previously rejected by the Reporter at the examination of the Local Development Plan on the following grounds:

'... I believe that the site is a valuable element in the landscape setting of Newstead. Indeed, in this respect, I concur with the Newstead settlement profile in stating that the fields to the east should be protected from future development as they are considered to form part of the character of the village'. 'Despite the planning permission granted for some limited development at the eastern edge of Newstead, I believe the boundary at this location to be clear and worthy of retention. The current sense of entry to the village would be lost should the suggested development take place. This would be contrary to the principle of place-making set out in Scottish Planning Policy'.

Overall, it is not considered that this site can be accepted for a housing allocation.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
ANEWS008	Newstead North I	Newstead	Central	Housing	25	1.2	Excluded

Conclusions

The site was considered through the process of the Housing SG under ANEWS006. The notable changes are now an increased proposed capacity of 25 units (from 23) and the demolition of the existing Woodwood Cottage and the incorporation of a small area of garden ground of 14 Rushbank in order to achieve access.

The following site assessment from the earlier Housing SG proposal still remains relevant to the assessment of this site (ANEWS006):

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 points and that the Council can consequently be satisfied the requirements can be resolved. A Transport Statement would also be required for any development.

The applicant has not demonstrated that the requisite road improvements can be implemented as they involve land outwith their control. In view of this, it is not considered that this proposal can be supported.

Nisbet

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
ANISB002	East of Nisbet	Nisbet	Central	Housing	6	0.3	Excluded

Conclusions

Nisbet is located within the Central Borders Rural Growth Area and is a village which has in recent times seen successful development of new housing which has been sympathetic to the Conservation Area status of the village.

The access roads issue raised is surmountable, and development of over 4 units with an associated adoptable road would not represent undue urbanisation. SEPA requires a FRA which assesses the risk from the small watercourse which is potentially culverted through the site. SEPA do not support development located over a culvert that is to remain active. Review of the surface water 1 in 200 year flood map indicates that there are flooding issues at the site. That flood risk covers around on third of the site area on its northern, street facing, part of the site. The developer's suggested layout accounts for the planning and infrastructure issues that have been raised. Two quarries were previously recorded on site, both of which appear to have been infilled, this requires further investigation, but the affected area is likely to be left as open space in any case. The developable part of the site does sit within a relatively prominent position in the village, but landscaping could help mitigate this.

While development here is not likely to be absolutely constrained by any particular issue and the site is within the Central Borders RGA, Nisbet is a very small village without services and one that has recently absorbed a relatively large scale of development. The allocation of a further 6 units could be seen to have negative cumulative impact.

The Roads Planning Team would only be able to support a maximum number of four units on the site. This is below the minimum number of five units required for allocation.

Oxnam

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
AOXNA002	Land to west of Oxnam Road	Oxnam	Rest of Borders	Housing	20	2.9	Excluded

Conclusions

Oxnam is not a recognised settlement. It is not considered necessary or sustainable to make an allocation for up to 20 self build plots in this location. The deliverability of such an allocation is doubtful. There are very few existing services and new residents would have to drive to Jedburgh for all basic daily services. There is a moderate biodiversity risk in this location because of the proximity of the River Tweed SAC. The settlement has been able to grow through development in the countryside policies in recent times. Further organic growth could take place this way or through the inclusion of a development boundary and/or a small allocation for future growth, possibly even on a portion of this site, but 20 units and a site of this size represents significant over-development. This allocation should not be included in the MIR, but there is potential to include a portion of it as part of a wider consultation on the possibility of providing a development boundary for the settlement through the LDP process. The site is located within a rural setting and does not relate to any existing settlement. It is therefore considered that this site should be excluded.

Selkirk

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
ASELK030	Land to west of Calton Cottage	Selkirk	Central	Housing	100	6.1	Excluded

Conclusions

The site was considered as part of the Housing SG. An initial stage 1 RAG assessment was undertaken, however concluded that the site should not be taken forward as part of the Housing SG. The conclusion of the assessment is as follows and remains relevant to this proposal:

This site is located outwith Selkirk, but partially borders the settlement boundary. Although partially adjacent to the settlement boundary, the site is notably detached from the built up parts of the town.

There are two existing housing allocations nearby, Philiphaugh North and Philiphaugh Steading. Another site has been proposed through the SG process at the Angle's Field. It would be preferable for some or all of these allocated sites to be developed before any land beyond the settlement boundary in this part of Selkirk was considered.

Overall, the site's poor relationship with Selkirk prevents the site from progressing to Stage 2 assessment.

Furthermore, the site is unacceptable from a roads point of view given the detached location of the site. The site is out on a limb and difficult to integrate with other housing developments within Selkirk. Furthermore, it is unlikely that an acceptable access arrangement could be achieved and the existing road network does not have the required pedestrian facilities that a development of this size would require.

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Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
ASELK031	Land north of Bannerfield	Selkirk	Central	Housing	130	12.0	Excluded

Conclusions

The site area and capacity was reduced for the purposes of the consultation process during the process of the Housing SG 2017 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 principle of residential development at this location may be acceptable. However, the extent of the site from that submitted during the 'Call for Sites' was significantly reduced for the consultation process during the Housing SG 2017. 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 into the site due to topography and the elongated nature of the site. It is not therefore considered that this proposal can be supported from a roads point of view.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
ASELK032	Philiphaugh Nursery	Selkirk	Central	Housing	10	0.6	Excluded

Conclusions

The site was considered as part of the Housing SG. An initial stage 1 RAG assessment was undertaken, however concluded that the site should not be taken forward as part of the Housing SG. The conclusion of the assessment is as follows, this remains relevant to this current assessment:

The site is safeguarded as a Key Greenspace within the Local Development Plan 2016 and is not therefore considered appropriate for a housing allocation. Issues relating to the registered battlefield (Philiphaugh) would require to be investigated further.

Furthermore, the proposal is not supported by the Roads Planning Team as the site does not relate particularly well to the existing settlement offering little in the way of scope for integration with the existing street network. Furthermore, access to it is problematic in terms of visibility due to the horizontal alignment of the A708 along this section.

Whilst the Roads Officer may be in a position to support a reduced size, this would not overcome the fact that the site is a Key Greenspace.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
MSELK003	Land west of Heather Mill	Selkirk	Central	Mixed Use	5	0.1	Excluded

Conclusions

The site was considered as part of the Housing SG. An initial stage 1 RAG assessment was undertaken, however concluded that the site should not be taken forward as part of the Housing SG. The conclusion of the assessment is as follows:

Although the site is currently allocated within the Local Development Plan 2016 as a business and industrial site, this is a local designation which gives a low level of protection for this particular use. It is accepted that this site may be acceptable for residential use in the future, there is currently however the potential for a conflict of uses due to the fact that the land to the immediate south can still be utilised for business/industrial purposes. This potential conflict has also been identified by the Roads Planning Team. SEPA has also raised concerns relating to residential development behind a flood scheme.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
MSELK004	Land and buildings at Whinfield Mill	Selkirk	Central	Mixed Use	33	1.3	Excluded

Conclusions

The site is designated as a district business and industrial site within the Local Development Plan 2016. Due to the existing character and nature of uses within the immediate vicinity of the site, it is not considered that a mixed use development would be acceptable at this location. The development of the site for mixed use purposes would lead to the loss of business/industrial land and raise a potential conflict in uses at this location.

Smailholm

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
ASMAI001	Land adjacent to Village Hall	Smailholm	Central	Housing	7	1.0	Excluded

Conclusions

Only development that allows for an organic growth of the village would be appropriate. There is a need to protect the conservation area status of the village. While there is a need for sensitivity and there is a greater degree of complexity in terms of identifying land for the future expansion of Smailholm, this does not rule out development. The land could be identified in the LDP for housing development, but it would have to be of a layout and design that is in keeping with the conservation area status of the village at this location. This means that a lower density of housing would only be appropriate on this site in order to follow the character of surrounding properties. It is difficult to envisage how this site could be sensitively developed with 5 or more properties. It is perhaps more likely that a lesser scaled development might be achievable at this location. In any event, the site is located within the settlement boundary of Smailholm and it is therefore considered that this proposal would be best considered through the planning application process.

St Boswells

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
MSTBO001	Land north west of Garage	St Boswells	Central	Mixed Use	N/A	2.9	Excluded

Conclusions

There are landscape issues in relation to the NSA and the potential issues of coalescence to consider. Aside from this there have been no issues that pose a threat to potential development. Having said that, this site is the subject of a planning application process, and is related to the existing garage site.

It would be premature to allocate this in the LDP2. Instead this should be treated as a DM issue and the subsequent LDP updated to reflect this.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
RSTBO001	Garage Site	St Boswells	Central	Redevelopment	40	0.5	Excluded

Conclusions

This site would be suitable as a brownfield development opportunity. This would not strictly have to be allocated in the development plan as it already lies within the development boundary. An allocation here needs to be considered as interrelated with the landowner's plans to expand their operations on the west of St Boswells (MSTBO001). This site (RSTBO001) is, according to the landowner, no longer fit for purpose. As such this creates a brownfield development opportunity. So, allocating this site for housing effectively adds weight to the need for an employment and industrial use expansion at MSTBO001.

Considered alone, there is quite a strong planning case for the redevelopment of this current garage and filling station site for housing, should it become redundant (however, 40 units may be too high a density). Aside from the complications around the interrelation with MSTBO001, there are (resolvable) contamination issues and trunk road access issues to consider. This site should not be included in the MIR but would be supported as redevelopment in future if it was to become redundant through the planning application process.

Stichill

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
ASTIC003	Land north west of Eildon View	Stichill	Rest of Borders	Housing	16	1.0	Excluded

Conclusions

The site was considered as part of the Housing SG. An initial stage 1 RAG assessment was undertaken, however concluded that the site should not be taken forward as part of the Housing SG. The conclusion of the assessment is as follows:

The site was previously considered in the preparation of the Local Plan. The site was rejected on roads access grounds.

The site sits within Central HMA but is outwith the SDAs. There are no current allocations within the settlement, but there has been recent development within Stichill following the erection of 8 dwelling houses at land south of the B6364. The proposed 16 units at this site would represent further relatively large scale development for a small settlement such as Stichill.

The site is situated within the SBC designated Stichill Designed Landscape, which relates to the now-demolished Stichill House. The site is located within close proximity to two C Listed Buildings, including the gates to Stichill House.

There are no known key services provided in Stichill. The nearest primary school is located in nearby Ednam. Stichill is considered to have poor local service accessibility.

The site submission does not confirm ownership of the road and consequently the Council is not able to confirm that the access road can be formed to the required adoptable standard. Consequently it is considered at this point in time that the proposal is premature and cannot be confirmed as being effective within this SG process. If the access issue can be addressed and resolved at a later point in time it consequently may be considered for allocation within a future LDP taking cognisance of any other relevant matters.

Overall, it is considered that there are better sites available in the Central Housing Market Area and the site should not be considered further."

OVERALL CONCLUSION 2018

The sustainability of a 16 unit allocation in a village with no daily services is very questionable. In terms of the details, the issue of using the shared access has still not been resolved. It is not in the landowners ownership and so the viability of the site's development is undermined. Related to this, that access point would likely require a major impact on or the demolition of the C listed gated entrance to the former Stichill House estate. Comment from HES is required in this regard but it is highly unlikely that this would be supported. The alternative routes suggested do get around this problem technically, but lead to other issues in terms of feasibility and impact on the surrounding area. These alternative accesses need to be assessed further. For the aforesaid reasons, it is not considered that this site can be brought forward for housing within the MIR/LDP2.

Tweedbank

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
MTWEE003	Lowood II	Tweedbank	Central	Mixed Use	300	38.0	Excluded

Conclusions

This submission proposes an area of land to the north of the River Tweed and a small area of land at the eastern access of the site in addition to the area of land (MTWEE003) which was allocated for mixed use development through the process of the Housing SG 2017. The additional land proposed, in particular the land to the north of the River Tweed, is inappropriate for a mixed use allocation. This area of land is both detached from the site at Lowood and is an important green corridor both visually and environmentally. It is not considered that the additional land supported can be included. MTWEE002 will, however, remain an allocation within the LDP2.

The following is the summary of MTWEE002 as contained within the assessment for the Housing SG 2017, which otherwise remains relevant:

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 to 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.

Yetholm

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
BYETH001	NW of Deanfield Place	Yetholm	Rest of Borders	Business and Industrial	N/A	1.0	Excluded

Conclusions

The issues raised by the Roads Planning Service are enough to rule out an allocation of this site in the MIR. There is no footway access to the village and the site cannot be accessed from plan allocation RY1B.

Northern HMA

Broughton

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
ABROU002	South west of Dreva Road	Broughton	Rest of Borders	Housing	25	3.2	Excluded

Conclusions

The site was submitted for consideration as a 'Call for Site'. The same site was recently considered as part of the Housing SG and was not taken forward. If developed, the site would integrate well into the settlement. It is noted that the site is already included within the Housing Land Audit (HLA) and had a recent consent for 25 units (now lapsed). Nevertheless, there is an extant planning consent from the 1970's. It should also be noted that this site remains within the Broughton Development Boundary. The most recent 2017 Housing Land Audit shows that there are 51 units within the established housing land supply, over 4 sites within Broughton. It is considered that the current allocations and extant planning consent are sufficient for the LDP2 plan period. In conclusion, the site will not be taken forward for inclusion within the MIR for housing.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
ABROU003	Old Kirkyard Field	Broughton	Rest of Borders	Housing	10	2.2	Excluded

Conclusions

The site was submitted as part of the 'Call for Sites' process for consideration, for housing. The site has limited access to public transport, services and employment.

PNH raised issues regarding the location of the site within the National Scenic Area, but did not make a formal objection. The Landscape Officer did not make any formal objection to the proposal and advised that the site is partially contained by hedgerow and mature trees along the B7016, which should be retained and enhanced with additional tree planting along the hedgerow. This in addition to broad woodland belt the south west corner and along the western boundary would help to contain development in the views.

It should be noted that there are already 2 allocated housing sites within Broughton and an extant planning consent from the 1970's. The most recent 2017 Housing Land Audit shows that there are 51 units within the established housing land supply, over 4 sites. It is considered that the current allocations and extant planning consent are sufficient for the LDP2 plan period. In conclusion, the site will not be taken forward for inclusion within the MIR for housing. However, could be considered in the future should land be required.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
ABROU004	Village Park Site	Broughton	Rest of Borders	Housing	10	2.4	Excluded

Conclusions

The site was submitted as part of the 'Call for Sites' process for consideration, for housing. The site has limited access to public transport, services and employment.

SNH raised issues regarding the location of the site within the National Scenic Area, but did not make a formal objection. However the Landscape Officer advised that if the site is allocated, sites should be developed in smaller pockets/phases rather than as a large single block. Furthermore, the existing hedgerow and mature trees should be retained and enhanced and additional tree/hedge planting would be essential to help contain this development.

It should be noted that there are already 2 allocated housing sites within Broughton and an extant planning consent from the 1970's. The most recent 2017 Housing Land Audit shows that there are 51 units within the established housing land supply, over 4 sites. It is considered that the current allocations and extant planning consent are sufficient for the LDP2 plan period. In conclusion, the site will not be taken forward for inclusion within the MIR for housing. However, could be considered in the future should land be required.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
ABROU005	Land adjacent to Broughton Cemetery	Broughton	Rest of Borders	Housing	12	0.9	Excluded

Conclusions

The site was submitted as part of the 'Call for Sites' process for consideration, for housing. It should be noted that there are already 2 allocated housing sites within Broughton and an extant planning consent from the 1970's. The site has limited access to public transport, services and employment.

Further to a site assessment, the Roads Planning Officer has advised that they cannot support the proposal, for the following reasons, 'The allocation of this site would expand the settlement boundary in linear nature along the A701, stretching it beyond the existing 30mph. An objective of any principal road is to effectively contain the speed restrictions for settlements and allow the safe and expeditious movement of longer distance traffic'.

The site is immediately adjacent to the east wall of the churchyard, which Historic Environment Scotland state may raise issues of national significance, in relation to the setting of the monument. The Archaeology Officer also raised concerns that this is likely the site of a medieval village, with moderate to high archaeological potential. Furthermore, the site lies adjacent to the Category B listed building 'Old Broughton Parish Church' and care would be needed in any development, to respect the scale and setting of the remains of the Church.

In conclusion, taking into consideration the objection raised from the Roads Officer and the above constraints, the site will not be included within the MIR.

Cardrona

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
ACARD001	South of B7062	Cardrona	Western	Housing	25	3.5	Excluded

Conclusions

The site was submitted as part of the 'Call for Sites' process for consideration, for housing. The site has good access to public transport, services and employment.

The site is separated from the rest of the settlement of Cardrona by the B7062. A site at this location (albeit a larger site) was previously considered by the Local Plan Reporter, who stated that development should not extend south of the B road. The Reporter also commented that "The new building frontage would be obvious to those passing through on this road, as it would form what would be essentially ribbon development ... far from improving the character of the road, I consider that this would be very unwelcome and out of character on what is essentially a very scenic rural road, not a housing access."

It is noted that this site (ACARD001) was considered as part of the Housing SG and was not included. The same site is currently under consideration and it is noted the applicant has submitted a Site Appraisal/Development Proposal. However, the proposal remains the same as the Housing SG proposal. Therefore, in conclusion, the site will not be included within the MIR for the reasons outlined above.

Eddleston

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
AEDDL006	Temple Hill East	Eddleston	Rest of Borders	Housing	50	2.4	Excluded

Conclusions

The site was submitted as part of the 'Call for Sites' process for consideration, for housing. The site has good access to public transport, services and employment. The site lies to the south east of Eddleston.

LUC undertook a study as part of the MIR process, 'Western Rural Growth Area: Development Options Study', to identify and assess options for housing within the Central Tweeddale Area. The reason for this study being that there are limited development allocations currently identified within the LDP for the Central Tweeddale area in comparison to other areas within the Scottish Borders. As part of this study, 34 search areas were identified and explored in more detail. Search Area number 4: Eddleston south east, included the proposed site (AEDDL006). The study concluded that development within this search area would be separate from, and would contrast with, Eddleston's historic valley location. Furthermore, as part of the site assessment, the proposal is not supported by either SNH or the Council's Landscape Architect.

As part of the LUC Study 3 potential housing options were identified within Eddleston. It is considered that these sites are more suitable and appropriate for housing development. Therefore, taking the above into consideration, this site will not be included within the MIR.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
AEDDL007	North of Bellfield II	Eddleston	Rest of Borders	Housing	35	4.4	Excluded

Conclusions

The site is located to the north of Eddleston, directly to the north of the existing housing allocation (AEDDL002). The site was identified as part of the 'Western Rural Growth Area: Development Options Study' which was undertaken by LUC, to identify and assess options for housing and business & industrial land within Tweeddale. The reason for this study being that there are limited development allocations currently identified within the LDP and for the future, within the Tweeddale area, in comparison to other areas within the Scottish Borders. The site currently being considered is proposed for housing development site.

Eddleston has good access to services, employment and public transport. Further to a site assessment, the following constraints/issues were identified, which may require mitigation;

- Flood Risk Assessment required, in respect of potential flood risk and surface water runoff on the site;
- Foul sewerage constraints, as the site is located outwith the current sewer catchment;
- Protect and enhance the existing boundary features, where possible;
- Potential protected species, including breeding birds within the site, would require mitigation;
- The Designed Landscape (SBC) and Garden and Designed Landscape (HES) 'Portmore' are located to the north of the site;
- Consideration of the potential impact of the development on the River Tweed SAC/SSSI;
- Structure shelterbelt planting using deciduous/mixed woodland species will be essential along eastern elevation boundary to achieve a 'landscape fit'
- The Roads Planning Officer advised that the proposal is acceptable. (AEDDL002) would need to be developed first, in order to integrate this proposed site within the settlement. Access into the site can be taken from a number of points along the former public road and a link to (AEDDL002) would be required;
- Potential for archaeology on the site;
- Potential for Drainage Impact Assessment, in respect of the WWTW; and
- Potential for Water Impact Assessment, in respect of the WTW.

There are no insurmountable constraints, which would prevent the development of this site for housing, subject to mitigation measures. It is acknowledged that the site immediately to the south is already allocated for housing within the LDP and remains undeveloped to date. The Roads Planning Officer has confirmed that access would need to come via the allocated housing site (AEDDL002) and that the site should be developed prior to this one. Therefore, given that (AEDDL002) remains undeveloped to date, it is considered more appropriate for this site to be considered for longer term housing. It should be noted that this site is therefore also being considered as a longer term housing option (SEDDL001).

In conclusion, it is considered more appropriate to take forward this site as a longer term housing option, taking the above into consideration. Therefore, this site will not be taken forward within the MIR as a housing option, however the longer term option (SEDDL001) will be taken forward.

Innerleithen

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
AINNE008	South of Peebles Road	Innerleithen	Western	Housing	75	6.8	Excluded

Conclusions

The site lies to the west of Innerleithen, just outwith the settlement boundary, on the south side of the A72. The site was submitted as part of the 'Call for Sites' process, for consideration as housing. It should be noted that the site was considered as part of the Housing SG for housing development and was ultimately not included. An initial Stage 1 RAG assessment was undertaken as part of the Housing SG. It is acknowledged that concerns were raised in the conclusions at that stage, regarding the prominent location, impact upon the SLA and potential archaeology.

However since that assessment, a more extensive study of the Central Tweeddale area has been undertaken by LUC, in order to identify and assess options for housing and business & industrial land within Central Tweeddale. The site was one option put forward for consideration, in respect of a mixed use site. A re-assessment has therefore been undertaken, in light of the additional information contained within the LUC Study and consultation responses. It should also be noted that there are a lack of suitable development opportunities within the Tweeddale area going forward. It is acknowledged that the landowners provided the following additional information as part of the Call for Sites process; Access Appraisal, Archaeology Appraisal, Constraints & Opportunities Plan and Development Framework Plan.

Innerleithen has good access to public transport, services and employment, given the proximity to Peebles and good links to Galashiels and Edinburgh. Further to a site assessment, the following constraints/issues were identified, which may require mitigation;

- Flood Risk Assessment required, in respect of potential flood risk and surface water runoff on the site;
- Potential connectivity to the River Tweed SAC/SSSI, mitigation required to ensure no likely significant effects;
- Protect and enhance the existing boundary features and protect boundary features on dis-used railway;
- Potential protected species, including breeding birds within the site, would require mitigation;
- Located within the 'Tweed Valley' Special Landscape Area;

The western part of the site is constrained within the Landscape Capacity Study;

SNH advise that the site should remain unallocated, given the potential for any development to result in a dominant element on the western approach into the settlement. However, structure planting is proposed and it is considered that this would mitigate any visual impacts of the development from the A72;

- Transport Assessment or at least Statement required;
- Evidence of archaeology within the site, therefore mitigation required. The Officer would prefer in-situ protection, full investigation would be required for the area within the Roman Camp;
- Roads Planning Officer raised no objections to the allocation;
- Potential for Drainage Impact Assessment, in respect of the WWTW;
- Potential for Water Impact Assessment, in respect of the WTW; and
- Non vehicular links to existing path network and Peebles town/amenities.

Overall, taking the above into consideration, it is considered that there are no insurmountable planning issues which cannot be overcome through appropriate mitigation measures. However, given the existing pressures to find business & industrial land within the Tweeddale area, it is considered that a mixed use allocation on this site (which accommodates an element of both housing and employment land) would be the most appropriate way for the site to be developed. Therefore this proposal for housing (AINNE008) will not be taken forward as an option within the MIR.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
AINNE009	Kirklands II	Innerleithen	Western	Housing	80	7.6	Excluded

Conclusions

It should be noted that this site was initially coded as (AINNE011) however it became evident that the site boundary was actually the same as (AINNE009) which was previously considered. Therefore, the consultation responses will all have the reference (AINNE011). It should be noted that the site was recently submitted for consideration as part of the Housing SG. An initial stage 1 RAG assessment was undertaken, however concluded that the site should not be taken forward as part of the Housing SG.

This site is identified within the Local Development Plan for longer term housing (SINNE001). However, Innerleithen currently has 3 housing allocations and 1 mixed use allocation, with a total indicative site capacity of 245 units, with no completions on any site to date. Furthermore, the 2017 Housing Land Audit states that the total established housing land supply within Innerleithen is 275 units. It is considered that there are sufficient housing allocations within Innerleithen for the LDP2 plan period. Furthermore, as the Roads Planning Officer has indicated this site (AINNE009) would rely on the development of the existing housing allocation (AINNE004) in order to provide a link to the site. It should be noted that (AINNE004) has not yet been commenced.

Therefore, taking the above into consideration, the site will not be included within the MIR as a housing option. However, it will be retained as a potential longer term housing option for the future.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
AINNE010	Upper Kirklands	Innerleithen	Western	Housing	40	5.0	Excluded

Conclusions

The site was submitted for consideration as part of the Call for Sites process. The site is located to the north west of the existing housing allocation (AINNE004).

There is some archaeological potential within the site, which would require further investigation. The site is constrained within the Landscape Capacity Study and the site is located within the Tweed Valley SLA. It is considered that development of this site would result in unacceptable encroachment further up the hill which could negatively impact on the settlement. Furthermore the Roads Planning Officer is unable to support development at this site. The Officer advised that whilst access can be achieved from the allocated site (AINNE004), the gradient of the site is such that a suitable layout is unlikely to be achieved. Therefore, there are significant constraints which would prevent this site from being developed.

Innerleithen currently has 3 housing allocations and 1 mixed use allocation, with a total indicative site capacity of 245 units, with no completions on any site to date. Furthermore, the 2017 Housing Land Audit states that the total established housing land supply within Innerleithen is 275 units. It is considered that there are sufficient housing allocations within Innerleithen for the LDP2 plan period.

Therefore, taking the above into consideration, the site will not be included within the MIR as a housing option.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
MINNE002	Traquair Road East	Innerleithen	Western	Mixed Use	12	0.1	Excluded

Conclusions

The site was submitted as part of the 'Call for Sites' process, for a mixed use. The site is currently allocated within the LDP for business and industrial land. The majority of the site submitted is for housing, with the mixed use element being a part of the site already developed. The area immediately to the west is allocated as safeguarded business and industrial land. There are pressures to find new business and industrial land within the Tweeddale area. As part of the MIR process, LUC have undertaken a study to identify business and industrial opportunities within the Tweeddale area. The development of housing at this location, would ultimately lead to the loss of allocated business and industrial land, would not be supported. This is the only un-developed business and industrial allocation within the LDP for Innerleithen. Furthermore, it is not considered that development here would relate well with the existing industrial estate.

Furthermore, the Roads Planning Officer has concerns for a mixed use on this site. Economic Development state that housing on this site would be impractical.

In addition, Innerleithen already has 3 allocated housing sites and 1 mixed use site allocated within the LDP, amounting to an indicative capacity of 245 units.

In conclusion, taking the above into consideration, the site will not be taken forward for inclusion within the MIR.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
RINNE003	St Ronans Terrace/Hall Street	Innerleithen	Western	Redevelopment	9	0.1	Excluded

Conclusions

The site was submitted for consideration as part of the 'Call for Sites' process, with an indicative site capacity of 9 units (social rent/retirement units). There is an existing bungalow on the site at present. It is considered that development of the site for residential purposes is regarded as acceptable in principle. However, the site is small and it is considered that development for 9 units, as submitted, would represent over development of the site. Whilst redevelopment of the site could be supported, it is unlikely that an allocation for 5 units or more could be achieved within the site. The Council would not allocate a site which cannot accommodate less than 5 units. The site is located within the Innerleithen settlement boundary and could offer an opportunity for infill development through the planning application process. Given the uncertainty relating to the capacity of the site, it is considered that this proposal is better considered through the planning application process, as a potential infill development. Therefore, the site will not be included within the MIR as an option for redevelopment.

Lauder

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
ALAUD008	Maitland Park (Phase 2)	Lauder	Rest of Borders	Housing	60	4.3	Excluded

Conclusions

The site was submitted as part of the Call for Sites process for consideration for housing.

There is flood risk on substantial part of site along southerly edge. The settlement has limited access to services and potentially a moderate impact on biodiversity. The site contributes to the immediate setting of the settlement. Development at this location would also result in elongating the settlement. The site is constrained within the Development and Landscape Capacity Study and it is considered that development of the site would impact negatively on the settlement approach from south. Lauder has already two allocated housing sites with an indicative capacity of 130 units. The Reporter at a previous Local Plan Inquiry stated "development at this location would be less suitable than development on the west side of Lauder".

At this point in time, it is not considered that there is any need for a further allocation within Lauder. It is likely that the site will continue to be submitted again for consideration in the future and although it is acknowledged that there are major landscape issues to be addressed regarding this site, future other options around the town boundary are limited. Therefore, the site will not be included within the MIR although it will likely be re-considered in the future.

Nether Blainslie

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
ANETH002	Nether Blainslie East	Nether Blainslie	Rest of Borders	Housing	20	2.5	Excluded

Conclusions

The site was submitted as part of the Call for Sites process, for consideration as housing. The site has limited public transport and the nearest services are located at Earlston and Lauder. The site benefits from a southerly aspect. The site is an extensive site to the east of the settlement that appears disconnected. The site also contributes to the setting of the settlement. Furthermore, the Roads Planning Officer is unable to support the allocation of this site. Therefore, taking the above into consideration the site will not be included within the MIR.

Oxton

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
AOXTO009	South west of Oxton	Oxton	Rest of Borders	Housing	25	1.5	Excluded

Conclusions

The site was submitted for consideration as part of the Call for Sites process, for housing development. The site lies to the south west of Oxton. The settlement of Oxton has limited access to services. It is considered that development at this location would not integrate well with the rest of the settlement. The Roads Planning Officer is unable to support development at this location. Part of the site is affected by the HSE zoning. Therefore, taking the above into consideration, the site will not be included within the MIR.

Peebles

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
SBPEE001	Peebles Development Boundary Amendment	Peebles	Western	Development Boundary	N/A	5.5	Excluded

Conclusions

This proposal was submitted as part of the Call for Sites process. The proposal put forward is to extend the existing settlement boundary of Peebles to include the area directly to the west of the existing mixed use allocation (MPEEB006). It should be noted that the proposal is merely for the extension to the existing settlement boundary and does not include any use or indicative site capacity. Therefore, the consultation responses are based on the settlement boundary expansion and not on any proposed use on the site.

It is acknowledged that the northern part of this site currently forms part of the Rosetta Caravan Site, alongside the area to the east, within the settlement boundary. Furthermore, there is a pending planning application (13/00444/PPP), covering the housing allocation (APEEB044), mixed use allocation (MPEEB006) and this area in question. The indicative proposals show a mixed use development over the housing and mixed use allocations, with the relocation of the caravan park on the site proposed. However, it should be noted that this application remains pending subject to the conclusion of a Section 75 Legal Agreement.

The applicant's submission states that the indicative masterplan submitted as part of (13/00444/PPP) shows the improved holiday park is proposed to the west of (MPEEB006) allocation. They request that the location of the improved holiday park, is identified within the settlement boundary for leisure purposes.

The Local Development Plan does not allocate sites specifically for leisure uses. It is considered that the most appropriate way to deal with such a proposal adjacent to the settlement boundary is through the planning application process, assessing proposals against the relevant policies within the LDP. At this point in time the application including the improved holiday park remains pending and the majority of the site remains open fields. Therefore, it would not be considered appropriate to extend the settlement boundary of Peebles at this point in time. Therefore, the proposed settlement boundary extension will not be included within the MIR.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
APEEB038	Langside Farm	Peebles	Western	Housing	40	8.6	Excluded

Conclusions

The site was submitted as part of the 'Call for Sites' process, for consideration as a housing site.

Further to the site assessment, there are a number of constraints regarding the development of this site. The site is located outwith the extent of the town. There is strong, mature landscaping to the south of the site and the site contributes to the setting of the town. The site is constrained within the D&LC Study. The Roads Planning Officer has stated they are unable to support the current extent of the site as it is.

As part of the MIR process, the Central Tweeddale Study was undertaken by LUC to identify and assess options for housing and business & industrial land within Tweeddale. The reason for this study being that there are limited development allocations currently identified within the LDP and for the future, within the Central Tweeddale area. As part of this study a number of housing and mixed use sites (including longer term) have been put forward. These sites have also been subject to consultation and site assessment. It is considered that the Central Tweeddale Study identified more suitable sites in comparison to this one. Therefore, this site (APEEB038) will not be included within the MIR.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
APEEB045	Venlaw	Peebles	Western	Housing	26	7.2	Excluded

Conclusions

The site was submitted as part of the Call for Sites process for housing development. The proposal was recently submitted and considered as part of the Housing SG, however was not taken forward. The site was also considered as part of the LDP Examination and the Reporter did not bring the site forward. The main concern related to landscape fit. The Reporter stated that 'I must pay particular regard to this as the site is located within a Special Landscape Area. I agree with the Council that the existing settlement is well-contained at this point by rising topography to the east. I found that to be a very attractive feature of this important vehicular entrance to the town. Development of the site is likely to lead to the appearance of urban sprawl ascending the higher land to the east. 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'.

Furthermore, there has been a recent planning application (17/00015/PPP) for housing development on this site. The application was refused by a Reporter at appeal. It should be noted that the reason for refusal relating to the principle of housing outwith the settlement boundary and never touched on any other potential constraints with the site.

It is considered that the site contributes greatly to the setting of the settlement. Development at this location would result in a negative impact on the wider settlement and not just to the immediate area. The topography of the site would affect the ease of access particularly for walking and cycling. The Category B listed building 'Castle Venlaw' is located to the south east of the site, and the Category C listed 'North Lodge' to the north. The entire site falls within the SBC Designed Landscape 'Venlaw'. The Cultivation Terraces are sited within the site boundary. There is potential for archaeology on the site. The site is also within the SLA and would negatively impact on it.

The site is also constrained by access into the site. The Roads Planning Service are unable to support the development of the site.

Taking all of the above into consideration, it is not considered that the site will be taken forward for consideration as part of the MIR.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
APEEB047	South west of Edderston Road	Peebles	Western	Housing	200	11.0	Excluded

Conclusions

The site was submitted as part of the Call for Sites process, for consideration as housing. The site lies to the west of Peebles. This site (APEEB047) was considered as part of the Housing SG and an initial stage 1 RAG assessment was undertaken.

It is acknowledged that parts of this site/larger sites have been assessed for development in previous Local Plans and the site has not been taken forward. Although the sites/parts of the site have previously been assessed, since these previous assessments, as part of the MIR process a more extensive study of the Central Tweeddale area has been undertaken by LUC, in order to identify and assess options for housing and business & industrial land within Central Tweeddale. The reason for this study being that there are limited development allocations currently identified within the LDP and for the future, within the Central Tweeddale area, in comparison to other areas within the Scottish Borders. 24 search areas were identified within the study and this site (APEEB047) was part of search area number 12 'Southpark and Edderston Park'. Ultimately, part of the area on the north side of the road was included within a site put forward for consideration as part of the study, however the area to the south of the road was not. The site put forward as part of the Central Tweeddale Study took into consideration the landscape constraints surrounding the area, including the NSA, SLA and Landscape Capacity Study and mitigation proposed.

The site assessment identifies a number of constraints regarding this site, including; potential archaeology, development at this location would become detached from Peebles, the site is constrained within the Landscape Capacity Study and the site is dependent upon a new River crossing. As discussed above, further to previous assessments of this site, the Central Tweeddale Study looked at the wider area and ultimately identified a number of housing and mixed use opportunities for the area, which have taken into consideration constraints.

Overall, there are constraints to developing this site, including the requirement for a new river crossing over the River Tweed, which would require further investigation. However, ultimately it is considered that better sites have been identified through the LUC Study, this includes a longer term mixed use site (SPEEB008), which includes part of this site and a larger area to the north, wrapping around Edderston Ridge and Southpark Industrial Estate. Therefore, this site will not be taken forward for inclusion within the MIR.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
APEEB049	South west of Whitehaugh	Peebles	Western	Housing	106	4.1	Excluded

Conclusions

The site was submitted as part of the Call for Sites process. This site was recently considered as part of the Housing SG and was not taken forward. 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. 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 state 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.

As part of the MIR process, LUC have undertaken a study in order to identify and assess options for housing and business & industrial land within Tweeddale. The reason for this study being that there are limited development allocations currently identified within the LDP and for the future, within the Tweeddale area, in comparison to other areas within the Scottish Borders. A number of housing and mixed use sites, including additional longer term sites have been identified. It is considered that there are constraints to the development of this site, which require further investigation, for example the river crossing. Therefore, it is considered that more suitable sites have been identified as part of the Tweeddale Study which could be included within the MIR as options for the LDP2. This site will remain as an identified longer term option for housing in the future, and allow time for further investigations regarding a river crossing.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
APEEB052	South west of Peebles	Peebles	Western	Housing	100	43.0	Excluded

Conclusions

The site was submitted for consideration as part of the Call for Sites process, for housing development.

It is acknowledged that parts of this site have been assessed for development in previous Local Plans and the site has not been taken forward. Although the site/parts of the site have previously been assessed, since these previous assessments, as part of the MIR process a more extensive study of the Central Tweeddale area has been undertaken by LUC, in order to identify and assess options for housing and business & industrial land within Central Tweeddale. The reason for this study being that there are limited development allocations currently identified within the LDP and for the future, within the Central Tweeddale area, in comparison to other areas within the Scottish Borders. 24 search areas were identified within the study and this site (APEEB052) was part of search area number 12 'Southpark and Edderston Park'. Ultimately, a small part of this site was identified as part of an option within the study for mixed use development. The site put forward as part of the Central Tweeddale Study took into consideration the landscape constraints surrounding the area, including the NSA, SLA and Landscape Capacity Study and mitigation proposed. Therefore, a re-assessment of this site has been undertaken, taking into consideration the information contained within the LUC Study.

The site assessment identifies a number of constraints regarding this site, including; potential archaeology, SLA, NSA, the site is constrained within the Landscape Capacity Study and the site is dependent upon a new River crossing. As discussed above, further to previous assessments of this site, the Tweeddale Study looked at the wider area and ultimately identified a number of housing and mixed use opportunities for the area, which have taken into consideration constraints.

Overall, there are constraints to developing this site, including the requirement for a new river crossing over the River Tweed, which would require further investigation. Ultimately it is considered that better sites have been identified through the LUC Study. This includes the mixed use site (SPEEB008), which forms part of this site, wrapping around Edderston Ridge and Southpark Industrial Estate, which takes into consideration the surrounding landscape constraints. However, there are still outstanding constraints regarding access with (SPEEB008), including the requirement for a new river crossing, therefore that option will be a longer term mixed use opportunity. This will allow time for further investigations regarding a new bridge. This site (APEEB052) will not be included within the MIR.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
APEEB053	Rosetta Road II	Peebles	Western	Housing	30	6.4	Excluded

Conclusions

This site is currently allocated for mixed use development within the LDP (MPEEB006), with an indicative site capacity for 30 units. The site was recommended for inclusion within the LDP by the Reporter. The indicative site capacity was added through the Housing Supplementary Guidance. The site was again submitted as part of the Call for Sites process, however for consideration solely as a housing allocation. The landowner requests that the site allocation is altered to reflect the planning application (13/00444/PPP) indicative masterplan.

This site was recently included within the LDP by the Reporter for a mixed use development, which included no indicative site capacity at that time. The Reporter also included within the LDP the adjacent housing allocation (APEEB044) with an indicative site capacity of 100 units. As part of the Housing SG, an indicative site capacity was added to the existing mixed use allocation (MPEEB006). This reflected the ability of this site to accommodate an element of housing in the future.

The landowner states that the reason for requesting that this site is allocated for housing, rather than mixed use development, is to reflect the masterplan included within planning application (13/00444/PPP). The indicative proposals show a mixed use development covering the housing and mixed use allocations, with the relocation of the caravan park on the site adjacent site to the west. However, it should be noted that this application remains pending subject to the conclusion of a Section 75 Legal Agreement. Therefore, there is nothing to say for definite that the masterplan included within the pending planning application will actually be developed.

Given the recent allocation for the mixed use by the Reporter, it is not considered appropriate to alter this allocation so soon. Furthermore, there is an indicative housing capacity within the mixed use allocation. It would be for the applicant to test an increased housing capacity through the planning application process. Furthermore, the planning application which the applicant refers to remains pending. Once the Section 75 Legal Agreement has been resolved, this issue could perhaps be re-visited further down the line. However taking into consideration the above, it is not considered that the housing proposal will be included within the MIR, rather retained as a mixed use allocation with an indicative site capacity of 30 units.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
APEEB054	East of Kittlegairy View	Peebles	Western	Housing	200	20.9	Excluded

Conclusions

The western part of the proposed site forms part of a larger site (SPEEB005), identified for potential longer term mixed use development within the LDP. However, the eastern part of the proposed site is not identified for longer term development. The site was put forward as part of the Call for Sites process, for consideration as housing development. Parts of the site have previously been considered for mixed use/housing development in previous Local Plans. Most recently as part of the Housing SG (MPEEB004 and MPEEB008) were considered for mixed use development, however not taken forward.

There are a number of constraints regarding the site. SEPA have raised flood risk issues and request that the site is removed from the LDP. The Ecology Officer advises that there are major biodiversity risks. There is potential archaeology constraints within the site. In respect of landscape, the site is located within the Tweed Valley SLA and is constrained within the Landscape Capacity Study.

The Roads Planning Officer has advised that development in this location is reliant on a new crossing over the River Tweed, but some development could be brought forward to meet a need for employment land.

It is acknowledged that the site within the LDP is identified for potential mixed use development which could incorporate a mixture of housing and employment uses. The site put forward is solely for housing development and omits a small parcel of land, which the applicant states could be for future employment use. Given the lack of employment land within the Central Tweeddale area it is considered more appropriate to retain this as a mixed use allocation, which would allow the provision of both housing and employment opportunities in the future.

Taking into consideration the above constraints, including the requirement for an additional river crossing, the site will not be included within the MIR. However, it will be retained in the LDP as a potential longer term mixed use site. This will allow time for further investigations to be undertaken regarding the flood risk concerns and new bridge crossing requirement.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
APEEB055	Standalane	Peebles	Western	Housing	50	2.6	Excluded

Conclusions

The site was submitted as part of the Call for Sites process, for housing. The site lies to the north of Peebles, adjacent to the existing housing allocation (APEEB044) and mixed use allocation (MPEEB006).

Further to the site assessment and consultation, the Roads Planning Officer is unable to support the proposed development for housing. The main reasons for this being the topography of the site and proposed access route. The excessive gradient represents a significant problem in terms of achieving a suitable road layout. In addition Rosetta Road would have to be upgraded from the entrance to the Violet Bank development to the access. Links to the allocated housing and mixed use sites site at the caravan park (MPEEB006 and APEEB044) would also have to be incorporated into any layout, which would involve structures to cross Gill Burn. Any development at the north end of Peebles will be reliant upon improved vehicular linkage being provided over the Eddleston Water between Rosetta Road and the A703. This should ideally be provided between Kingsland Square and Dalatho Street, but there may be other acceptable opportunities further north.

Taking into consideration the above comments from the Roads Planning Officer and the infrastructure constraints, the site will not be included within the MIR.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
SPEEB007	Land East of Cademuir Hill	Peebles	Western	Long Term Housing	N/A	19.5	Excluded

Conclusions

The sites lie to the south of Peebles, adjacent to the settlement boundary and to the south of Kings Muir. The sites were identified as part of the 'Western Rural Growth Area: Development Options Study' which was undertaken by LUC, to identify and assess options for housing and business & industrial land within Central Tweeddale. The reason for this study being that there are limited development allocations currently identified within the LDP and for the future, within the Central Tweeddale area, in comparison to other areas within the Scottish Borders. The sites currently being considered are proposed for longer term housing development.

It is acknowledged that parts of the site(s) have previously been assessed for development and not been taken forward. Although the sites/parts of the site(s) have previously been assessed, since these previous assessments a more extensive study of the Tweeddale area has been undertaken by LUC, in order to identify and assess options for housing and business & industrial land within Tweeddale. This site was one option put forward for consideration, in respect of a longer term housing site.

The Roads Planning Officer was not supportive of the development of the southern 2 sites, as Bonnington Road would be the shortest route into town and it is not of a standard suitable for serving this level of development. However they advised that the northern site has potential subject to a new bridge crossing over the River Tweed.

In conclusion, this site will not be taken forward with the inclusion of all 3 parcels of land. However, taking on board the comments from the Roads Planning Officer, a reduced site (SPEEB009) which only includes the northern site will also now be considered.

Stow

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
ASTOW029	West of Crunzie Burn	Stow	Rest of Borders	Housing	5	1.4	Excluded

Conclusions

This site was submitted for consideration as part of the Call for Sites process for housing. A larger site was previously assessed as part of the Housing SG, however not included.

Further to a site assessment and consultation, there are a number of constraints regarding the development of this site for housing. The site forms an important part of the setting of the settlement, and is constrained within the Development and Landscape Capacity Study. In addition, development at this location would result in extending higher into the hill than all other development. The Roads Planning section have raised concerns and are only able to support a minimum amount of development. Anything over 4 units will require the road to be brought up to an adoptable standard and it is not envisaged that this could be achieved. This is likely to include the provision of a possible new bridge over the Crunzie Burn and the access route via Earlston Road is narrow will a considerable level of on street parking and is not suitable to serve more houses. It should be noted that developments of less than 5 units will not be allocated within the LDP.

Taking the above into consideration, the site will not be included within the MIR.

West Linton

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
AWEST019	North East of Robinsland Farm	West Linton	Rest of Borders	Housing	100	3.2	Excluded

Conclusions

The site was submitted as part of the Call for Sites process for housing development.

Development of this site would have a moderate impact on the local ecology. West Linton has a range of services and facilities and access to a potential employment site. The majority of the site is flat, exposed and open in character. Potential for archaeology on the site. The site is constrained within the Development and Landscape Capacity Study undertaken for the settlement.

The Roads Planning Officer is unable to support the site, for the following reasons. The road infrastructure in West Linton, and in particular Main Street, is not capable of supporting further development in the village unless some relief can be afforded. As such, any further housing in West Linton should be immediately to the east of Broomlee Crescent and will rely on street connectivity between Deanfoot Road and Station Road. Such linkage would offer some relief for Main Street.

Taking into consideration the above constraints, the site will not be included within the MIR.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
AWEST020	Deanfoot Road	West Linton	Rest of Borders	Housing	30	2.6	Excluded

Conclusions

The site was submitted as part of the Call for Sites process, for consideration to housing development. The site has previously been considered for housing as part of the Local Plan Amendment (AWEST008) and the Local Development Plan (AWEST015) and not taken forward. The site is located to the north east of West Linton adjacent to the settlement boundary.

Further to a site assessment and consultation, there are a number of constraints on the site. Development would have a moderate impact upon ecology, therefore mitigation would be required. There is potential for archaeology on the site and mitigation would be required. The Development and Landscape Capacity Study considered this area to be marginal for development. The site is within a visible location from the main Edinburgh Road. However, the site can integrate well, if planting was established to create a well defined setting and visual containment. The Roads Planning Officer is unable to support housing at this site for the following reason. The road infrastructure in West Linton, and in particular Main Street, is not capable of supporting further development in the village unless some relief can be afforded. As such, any further housing in West Linton should be immediately to the east of Broomlee Crescent and will rely on street connectivity between Deanfoot Road and Station Road. Such linkage would offer some relief for Main Street.

Given the above constraints from the Roads Planning Officer it is not considered that housing can be supported on this site. Therefore, the site will not be included within the MIR. However, the Roads Planning Officer can support an employment use on this site. Consequently the site has also be considered for a business & industrial use (BWEST003) and is subject to a separate site assessment.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
AWEST021	North of West Linton	West Linton	Rest of Borders	Housing	180	12.3	Excluded

Conclusions

The site was submitted as part of the Call for Sites process, for housing development. The site was recently assessed as part of the Housing SG (AWEST016 and AWEST018) and was not taken forward for inclusion.

Further to a site assessment and consultation, a number of constraints were identified with the site. The site is highly visible when approaching the settlement from the north. There is also potential for archaeology onsite. The site is identified as constrained within the Development and Landscape Capacity Study, and is located within the Special Landscape Area.

The Roads Planning Officer is unable to support the allocation of this site and provided the following comments. The road infrastructure in West Linton, and in particular Main Street, is not capable of supporting further development in the village unless some relief can be afforded. As such, any further housing in West Linton should be immediately to the east of Broomlee Crescent and will rely on street connectivity between Deanfoot Road and Station Road. Such linkage would offer some relief for Main Street. Furthermore, this site in particular is somewhat disconnected from the rest of the village. There are too many constraints with the private road known as The Loan so that sole means of vehicular access would likely be from a new roundabout on the A702 Trunk Road outside the village (subject to Transport Scotland approval). The A702 Trunk Road through the village operates to a degree as a bypass and the site sits on the opposite side of it from the village services. A development of this scale would be expected to integrate well with the existing street network and there is very little opportunity for this.

In conclusion, taking the above constraints into consideration, the site will not be included within the MIR for housing.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
AWEST022	The Loan	West Linton	Rest of Borders	Housing	10	1.0	Excluded

Conclusions

The site was submitted as part of the Call for Sites process for housing development.

The site would have a moderate impact on the ecology of the area, and West Linton has a range of services and facilities. The Roads Planning Officer is unable to support the allocation of this site for the following reasons - The vertical and horizontal constraints of the Loan. The Loan is currently a private road and any further development which utilises this access would require the road to be upgraded to an adoptable standard. Whilst the running surface could be improved the horizontal constraints and vertical alignment of this road is such that I do not believe the road could be upgraded to a suitable standard for adoption. The access onto the A702 would be a matter for Transport Scotland to comment.

Taking on board the above comments, the site will not be included within the MIR for housing. There are more suitable sites identified through the Central Tweeddale Study which will be put forward for consideration.

Southern HMA

Newcastleton

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
ANEWC004	North of Station House	Newcastleton	Rest of Borders	Housing	22	1.1	Excluded

Conclusions

The Roads Planning Team has objected to the allocation of the site on the grounds of the former railway line which extends along the eastern edge of the site and is safeguarded under Policy IS4 of the Local Development Plan 2016. The site lies adjacent to the Conservation Area of Newcastleton which is characterised by a grid building pattern. The site is detached from the settlement by the former railway line and it is difficult to envisage how it could be developed in keeping with the character of the Conservation Area. For these reasons, it is not considered that this site can be accepted. Any development of the site would require to be the subject of a Flood Risk and Drainage Assessment.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
ANEWC012	Land north of Copshaw Place	Newcastleton	Rest of Borders	Housing	19	1.0	Excluded

Conclusions

The site is located within the 1 in 200 year floodplain of the Liddel Water, this is one of the most at-risk sites in Newcastleton. New development within this area is therefore viewed as unacceptable.

Report 3: Extract of Site Assessment Database - Redevelopment sites

Berwickshire HMA

Eyemouth

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
REYEM007	Former Town Hall	Eyemouth	Eastern	Redevelopment	N/A	0.1	Redevelopment

Conclusions

This site was identified through the duration of the MIR process, via consultation working groups. The site is a vacant former Town Hall, located within Eyemouth.

The site will be included within the MIR for consultation as a potential re-development site.

Central HMA

Hawick

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
RHAWI017	Former Peter Scott Building	Hawick	Central	Redevelopment	N/A	0.1	Redevelopment

Conclusions

The site was identified through the duration of the MIR process, via consultation working groups. No consultation/SEA has yet been undertaken for this site. The site is a vacant former mill building, located within the Hawick town centre.

The site will be included within the MIR for consultation as a potential re-development site.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
RHAWI018	Buccleuch Mill	Hawick	Central	Redevelopment	N/A	0.1	Redevelopment

Conclusions

The site was identified through the duration of the MIR process, via consultation working groups. No consultation/SEA has yet been undertaken for this site. The site is a vacant former mill building, located close to the town centre of Hawick.

The site will be included within the MIR for consultation as a potential re-development site.

Jedburgh

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
RJEDB003	Howdenburn Primary School	Jedburgh	Central	Redevelopment	N/A	2.2	Redevelopment

Conclusions

In line with a brownfield-first strategy, the site should be given as much policy support as possible. There are no constraints on this site. As such, the site should be allocated as a redevelopment opportunity. Policy support for this should be provided through a Preferred MIR allocation.

The site is quite exposed but is partly developed and is surrounded by residential development, so there is a clear precedent for development here. Development would lead to a loss of amenity in terms of a reduction in the amount of greenspace that is currently on site. New development would have to be at a suitable scale in order to integrate with the surrounding housing areas and would need to retain a suitable portion of the greenspace.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
RJEDB004	Parkside Primary School	Jedburgh	Central	Redevelopment	N/A	2.2	Redevelopment

Conclusions

The site is relatively well contained, nestled behind established deciduous trees and a small hilltop. The site could accommodate development but should recognise the surrounding uses. This is a brownfield site and an allocation for redevelopment would further encourage its redevelopment.

There have been suggested uses at this point. Redevelopment for car parking for the intergeneration campus and residential use both supported by the Roads Planning Team. Either use could be accommodated and there are no significant constraints.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
RJEDB005	Former Tennis Court/Ski Slope	Jedburgh	Central	Redevelopment	N/A	1.3	Redevelopment

Conclusions

Redevelopment for housing is classed as doubtful overall. Its location, adjacent the Jed Water, leaves around half the site affected by 1:200 flood risk and a smaller part of the site is constrained by slope gradient. This only leaves a relatively small proportion of the site as developable for many uses.

The land could revert to white land, and be considered for appropriate infill development, rather than forming a specific redevelopment allocation for housing. If redevelopment is allocated then the plan should highlight the limitations imposed by the flood risk on site.

It should be noted that the alternative to an allocation for redevelopment would be to imply that the site is to be left to fall into disuse and disrepair. Accordingly a redevelopment opportunity with important caveats on the site constraints would be appropriate.

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
RJEDB006	Jedburgh Grammar School	Jedburgh	Central	Redevelopment	N/A	0.8	Redevelopment

Conclusions

The site should be allocated as a specific redevelopment opportunity that incorporates the retention and reuse of the C listed school building and school house, the loss of which would have a detrimental impact on Jedburgh. Wider development in the site would need to fit with the Conservation Area status which covers the site. The site is very well located in terms of accessibility, sustainability and local impact and integration. There are no planning or infrastructure issues which preclude development. There is a potential issue with development viability which arises from the need to retain the listed buildings within a location where the market has been subdued in recent years.

Report 4: Extract of Site Assessment Database - Sites to be Removed from LDP

Berwickshire HMA

Eyemouth

Site reference	Site name	Settlement	RGA	Existing Use	Indicative Capacity	Ha	MIR Status
BEY1	Barefoots	Eyemouth	Eastern	Housing	20	1.3	Remove LDP Site

Conclusions

The site is currently allocated for housing within the Local Development Plan (BEY1), with an indicative site capacity of 20 units. The site was allocated within the 1994 Berwickshire Local Plan. The site was granted planning consent for 20 units (06/00611/OUT) and a renewal application was submitted in 2010 (10/00516/PPP). However, the renewal application was subsequently withdrawn. Further to this, planning application (14/01282/FUL) was submitted for the change of use of land to form an extension to the existing holiday park. The application was refused planning consent for the following reason: 'The proposal would be contrary to Policy H3 of the Consolidated Local Plan in that the proposed change of use of land would result in the loss of allocated housing land which is required to meet the housing land requirement for the Berwickshire Housing Market Area' and 'The proposal would be contrary to Policy Inf3 of the Consolidated Local Plan in that the proposed development would give rise to road safety concerns with additional traffic to the park requiring to access residential streets rather than utilising the existing park entrance and access route'. The application was subject to a Local Review Body appeal and was refused planning consent. A further planning application (16/01058/FUL) was submitted for a change of use of land to form an extension to the existing holiday park. The Local Authority declined to determine the application.

All the existing allocations within the LDP were subject to review, as part of the MIR process and a letter was sent to the landowner of the site. The landowner wrote back to the Council advising they have no objections to the site being removed from the LDP as a housing allocation. They support the removal of the allocated site as they consider that it could be more realistically developed in conjunction with their holiday park. The owner indicated they have tried for several years to develop the site for housing, actively marketed the site for 8 years, including a fresh market exercise when the original consent was renewed, and no interest has been received from the developers to take the site forward.

Making the above into consideration, it is the Council's intention to remove the housing allocation (BEY1) from this site.

Preston

Site reference	Site name	Settlement	RGA	Existing Use	Indicative Capacity	Ha	MIR Status
zRO16	Preston Farm	Preston	Eastern	Redevelopment	45	2.0	Remove LDP Site

Conclusions

The site is currently allocated for re-development within the Local Development Plan (zRO16), with an indicative site capacity for 45 units. All the existing allocations within the LDP were subject to review, as part of the MIR process and a letter was sent to the landowner of this site. The site was allocated for re-development within the Local Plan, however has not been subject to any planning applications for residential use since the allocation. It should be noted that there have been a number of planning applications consented in recent years for works associated with an operations working farm. These include; the erection of agricultural buildings in 2012 and the installation of ground mounted solar array in 2012. It is evident that the site remains an operating working farm and is not redundant.

The landowner, Mr Forrest, has subsequently responded and confirmed in writing, that he owns the re-development site (zRO16). He believes that the site should be retained for re-development within LDP2. The majority of the re-development site is the current base for Mr Forrest's farming operations, however there are elements of the site which could be developed/re-developed and the land owner advised he is now considering these options. It is possible that the farming operations could cease operating on the re-development allocation and re-allocate elsewhere. However, currently they will remain within the existing allocation. The land owner has submitted 2 alternative sites within Preston for consideration, to compensate the loss of the current re-development site. However, these will be assessed on their own merits as part of the site assessment process.

In conclusion, given that there is strong evidence to show that this site is still a working farm and is not redundant, a re-development allocation is not considered to be appropriate. It is evident that the site is not effective and given the working operations of the farm there are no immediate plans for the re-development of this site. Furthermore, at the time of writing this conclusion, an application has been submitted for additional agricultural buildings within the site. Therefore, taking the above into consideration, it is proposed that the allocation (zRO16) is removed and not included within the LDP2. It is acknowledged that the agent indicates there may be a change of circumstances in the future surrounding the operation of the farm, however this is no different to any working farm. The site would remain included within the settlement boundary for Preston, as 'white land'. As a result, any smaller proposals within the site could be tested through the development management process subject to a planning application.

Central HMA

Chesters

Site reference	Site name	Settlement	RGA	Existing Use	Indicative Capacity	Ha	MIR Status
RC2B	Roundabout Farm	Chesters	Rest of Borders	Housing	5	0.1	Remove LDP Site

Conclusions

The site is currently allocated for housing within the LDP, with an indicative capacity of 5 units. All the existing allocations were subject to review, as part of the MIR process. The site was allocated for housing within the Roxburgh Village Plan (1996) up to the Local Development Plan 2016. Over this period, the size of the site has reduced due to piecemeal development. Given the length of time the site has been allocated, a letter was sent to the landowner requesting whether there is a realistic likelihood of the site being developed.

The landowner responded by telephone, advising that she was happy for the site to be removed. The landowner said that there is also a prominent tree within the site and it is doubtful whether the site could accommodate 5 new units. The site is also accoupied by existing properties. It was agreed that the site would be removed and not included within the new Local Development Plan 2.

Earlston

Site reference	Site name	Settlement	RGA	Existing Use	Indicative Capacity	Ha	MIR Status
EEA12B	Earlston Glebe	Earlston	Central	Housing	25	2.5	Remove LDP Site

Conclusions

This site is to be removed as an allocation and instead incorporated within the Earlston settlement boundary. The landowner (Church of Scotland) has responded to SBC mailout and has stated that they aim to develop the site but no developer for the site or specific plan for its development has been identified.

The site has been allocated since 1995, soon after this two houses were developed. Since then, development has not taken place and the site's effectiveness was questioned as long ago as 2007 by SG reporters as part of previous Local Plan process.

The site will become 'white land'. This means it could be developed for housing in future as infill development, and it may contribute a windfall development.

It should be noted that a significant part of the site is affected by flood risk and will not be developable for housing, however this had already been accounted for and has been reflected in its lower than usual site capacity in the LDP 2016.

Report 5: Extract of Site Assessment Database - Sites to be Retained within LDP

Berwickshire HMA

Ayton

Site reference	Site name	Settlement	RGA	Existing Use	Indicative Capacity	Ha	MIR Status
AAYTO004	Land north of High Street	Ayton	Eastern	Housing	6	0.7	Retain LDP Site

Conclusions

The site is already allocated for the proposed use and indicative site capacity within the Adopted Supplementary Guidance on Housing (November 2017). It is the intention of the Council to retain this allocation within the Local Development Plan 2.

Coldstream

Site reference	Site name	Settlement	RGA	Existing Use	Indicative Capacity	Ha	MIR Status
BCS3A	Guards Road	Coldstream	Rest of Borders	Housing	7	0.3	Retain LDP Site

Conclusions

The site is currently allocated for housing within the LDP, with an indicative site capacity for 7 units. All the existing allocations were subject to review, as part of the MIR process. The site was allocated as part of the 1994 Berwickshire Local Plan and there has been no planning history on the site to date. The site is currently used as an area of open space. Given the length of time the site has been allocated, a letter was sent to the land owner requesting whether there is a realistic likelihood of the site being developed.

The landowner and developer responded to the letter, advising that they are currently marketing the site and have had discussions with Eildon Housing Association, who are a RSL, however no deal was possible to date. Therefore, they requested that the site remains allocated within LDP2.

The developer, J S Crawford Properties are a well known local developer, who have developed a vast number of housing sites within the Scottish Borders. Given the weak market and slow development rates at the current time, it is acknowledged that this site is owned by a developer and is being actively marketed. There are no constraints to the site being delivered, therefore, it is considered that the site should remain allocated for housing within the LDP2. Furthermore, the units are programmed as being effective within the most recent HLA (2017).

Therefore, taking the above into consideration, it is considered that the allocation (BCS3A) will be retained.

Greenlaw

Site reference	Site name	Settlement	RGA	Existing Use	Indicative Capacity	Ha	MIR Status
AGREE006	Marchmont Road II	Greenlaw	Rest of Borders	Housing	60	0.1	Retain LDP Site

Conclusions

The site is currently allocated within the Local Development Plan (AGREE006) for housing, with an indicative site capacity for 60 units. All the existing allocations were subject to review, as part of the MIR process. The eastern part of the site was allocated as part of the 2009 Local Plan Amendment, while the western part of the site allocated in the 1994 Berwickshire Local Plan.

It is acknowledged that the eastern part of the allocation (AGREE006) is a recent housing allocation and not long after the allocation the economy experienced a downturn. This affected the number of completions recorded throughout the whole of the Borders and it is still recovering. It is therefore recommended that the existing housing allocation (AGREE006) is retained for inclusion within the LDP2, with an indicative site capacity for 60 units.

Site reference	Site name	Settlement	RGA	Existing Use	Indicative Capacity	Ha	MIR Status
BG200	Marchmont Road	Greenlaw	Rest of Borders	Housing	25	0.1	Retain LDP Site

Conclusions

The site is currently allocated within the Local Development Plan (BG200) for housing, with an indicative site capacity for 25 units. All the existing allocations were subject to review, as part of the MIR process. The site was allocated as part of the 2008 Local Plan and there has been no planning history on the site to date. This site has only been allocated for 10 years.

During the review process the agent, acting on behalf of the landowner, wrote to advise that there remains a reasonable prospect of delivering residential development on the existing allocation (BG200) during the current Local Plan period, or failing that, during the next Local Plan period. They have drawn up draft layout plans, services are nearby and the affordable element has been traded to the housing site (AGREE004) in preparation for development. Therefore, they support the retention of the existing housing allocation (BG200).

It is acknowledged that (BG200) is a recent housing allocation and not long after the allocation the economy experienced a downturn. This affected the number of completions recorded throughout the whole of the Borders and it is still recovering. It is therefore recommended that the existing housing allocation (BG200) is retained for inclusion within the LDP2, with an indicative site capacity for 25 units.

Swinton

Site reference	Site name	Settlement	RGA	Existing Use	Indicative Capacity	Ha	MIR Status
BSW2B	Well Field	Swinton	Rest of Borders	Housing	25	0.1	Retain LDP Site

Conclusions

The site is currently allocated for housing within the Local Development Plan (BSW2B), with an indicative site capacity for 25 units. The site was allocated for housing within the 1994 Berwickshire Local Plan. There have been a number of planning applications submitted for housing on the site, however no approvals to date. Planning applications (04/00004/OUT) and (04/00541/OUT) were both submitted and withdrawn for the erection of 25 units on the site.

The site is located within Swinton itself, on the Main Street and the principle of housing development is acceptable, subject to satisfying the criteria contained within the settlement profile for the allocation in the LDP. There is an allocated mixed use site (MSWIN002) located to the south of this housing allocation. The mixed use development site relies on 2 access points, one from Coldstream Road and one through the housing allocation (BSW2B).

It is acknowledged that there has been no recent interest in the housing allocation, however there has been recent interest in the adjacent mixed use site to the south. Furthermore, there is no other current housing allocation within Swinton. However, it should be acknowledged that the housing market has been slow since the recession and even more so in rural Berwickshire, in comparison to other areas. The development of this site for housing would ensure connectivity for the mixed use site to the south from Main Street, through the housing allocation, linking into (MSWIN002).

It is therefore considered in this instance that the housing site (BSW2B) should be retained for housing in LDP2. Especially when it provides a linkage and future connectivity to any development to the south. It is envisaged that when the market starts to pick up, this would be a natural infill housing development, rather than breaking into currently un-developed fields on the edge of Swinton and expanding the existing settlement boundary.

Central HMA

Eildon

Site reference	Site name	Settlement	RGA	Existing Use	Indicative Capacity	Ha	MIR Status
AEILD002	West Eildon	Eildon	Central	Housing	5	0.1	Retain LDP Site

Conclusions

The site is currently allocated for housing within the LDP, with an indicative site capacity of 5 units. All existing allocations were subject to review, as part of the MIR process. The site was allocated as part of the Scottish Borders Consolidated Local Plan 2011 and there has been no planning history on the site to date. The site is currently an enclosed grassed area. A Mini Planning Brief was produced for the site in 2011. Given previous indications that it may not be the landowner's intention to develop the site, a letter was sent out to the landowner requesting whether there is a realistic likelihood of the site being developed.

The joint landowners responded to the letter, confirming that several enquiries regarding a possible sale of the land had been received but that these are currently at a preliminary stage and the owners advised that a development could happen within the next two or three years.

Given this information, it is considered that the site should remain allocated for housing within the LDP2. Furthermore, the units are programmed as being effective within the most recent HLA (2017).

Galashiels

Site reference	Site name	Settlement	RGA	Existing Use	Indicative Capacity	Ha	MIR Status
EGL17B	Buckholm Corner	Galashiels	Central	Housing	60	0.1	Retain LDP Site

Conclusions

The site is currently allocated for housing within the LDP, with an indicative site capacity of 60 units. All existing allocations were subject to review, as part of the MIR process. The site was allocated for housing within the Ettrick and Lauderdale Local Plan 1995 up to the Local Development Plan 2016. Given the length of time the site has been allocated and the fact there is no history of planning applications on the site, a letter was sent to the landowner requesting whether there is a realistic likelihood of the site being developed.

A response was received from DM Hall on behalf of Thomson Cooper who are the administrators appointed to act on behalf of Murray & Burrell Ltd who are now in administration. DM Hall are currently marketing the site for housing and note that this is a good housing site located within a sustainable location and therefore strongly believe that they can deliver housing in the not too distant future and therefore seek the Council's support in continuing the allocation of the site for housing development in the next LDP.

It is acknowledged that there has been no recent interest in the housing allocation, however, the housing market has been particularly slow since the recession.

Given this information, it is considered that the site should remain allocated for housing within the LDP2.

Site reference	Site name	Settlement	RGA	Existing Use	Indicative Capacity	Ha	MIR Status
EGL200	North Ryehaugh	Galashiels	Central	Housing	20	0.1	Retain LDP Site

Conclusions

The site is currently allocated for housing within the LDP, with an indicative site capacity of 20 units. All existing allocations were subject to review, as part of the MIR process. The site was allocated for housing within the Scottish Borders Local Plan 2008 up to the Local Development Plan 2016. Given the length of time the site has been allocated and the fact there is no history of planning applications on the site, a letter was sent to the landowner requesting whether there is a realistic likelihood of the site being developed.

A response was received from DM Hall on behalf of Thomson Cooper who are the administrators appointed to act on behalf of Murray & Burrell Ltd who are now in administration. DM Hall are currently marketing the site for housing and note that this is a good housing site located within a sustainable location and therefore strongly believe that they can deliver housing in the not too distant future and therefore seek the Council's support in continuing the allocation of the site for housing development in the next LDP.

It is acknowledged that there has been no recent interest in the housing allocation, however, the housing market has been particularly slow since the recession.

Given this information, it is considered that the site should remain allocated for housing within the LDP2.

Site reference	Site name	Settlement	RGA	Existing Use	Indicative Capacity	Ha	MIR Status
EGL32B	Ryehaugh	Galashiels	Central	Housing	10	0.1	Retain LDP Site

Conclusions

The site is currently allocated for housing within the LDP, with an indicative capacity of 10 units. All existing allocations were subject to review, as part of the MIR process. The site has been allocated for housing since at least the Etrick and Lauderdale Local Plan 1996 and there has been no planning history on the site to date.

Torwoodlee and Buckholm Estates Company Ltd own the site and have indicated that the site is currently being marketed and it is anticipated that the recent return of railway will generate more interest in the site. This is a medium term anticipation.

It is acknowledged that there has been no recent interest in the housing allocation, however, the housing market has been particularly slow since the recession.

Given this information from the landowner, it is considered that the site should remain allocated for housing within the LDP2.

Site reference	Site name	Settlement	RGA	Existing Use	Indicative Capacity	Ha	MIR Status
EGL41	Buckholm North	Galashiels	Central	Housing	180	0.1	Retain LDP Site

Conclusions

The site is currently allocated for housing within the LDP, with an indicative capacity of 180 units. All existing allocations were subject to review, as part of the MIR process. The site has been allocated for housing since the Scottish Borders Local Plan 2008 and there has been no planning history on the site to date. Given the length of time the site has been allocated, a letter was sent ut to the landowner requesting whether there is a realistic likelihood of the site being developed.

Torwoodlee and Buckholm Estates Company Ltd own the site and have indicated that the site is currently being marketed and it is anticipated that the recent return of railway will generate more interest in the site. This is a medium term anticipation.

It is acknowledged that there has been no recent interest in the housing allocation, however, the housing market has been particularly slow since the recession.

Given this information from the landowner, it is considered that the site should remain allocated for housing within the LDP2.

Gattonside

Site reference	Site name	Settlement	RGA	Existing Use	Indicative Capacity	Ha	MIR Status
EGT10B	Orchard	Gattonside	Central	Housing	5	0.1	Retain LDP Site

Conclusions

The site is currently allocated for housing within the LDP, with an indicative capacity of 5 units. All existing allocations were subject to review, as part of the MIR process. The site has been allocated for housing since at least the Etrick and Lauderdale Local Plan 1995. An outline planning application for residential development was submitted in 2003 (03/01969/OUT) for this site and the adjoining land to the north. This application was ultimately withdrawn. The site is currently an undeveloped field.

The landowner is an active local developer and has confirmed verbally they would wish for this allocation to be retained.

Given this information, it is considered that the site should remain allocated for housing within the LDP2. Furthermore, the units are programmed as being effective within the most recent HLA (2017).

Hawick

Site reference	Site name	Settlement	RGA	Existing Use	Indicative Capacity	Ha	MIR Status
RHA12B	Summerfield 1	Hawick	Central	Housing	40	0.1	Retain LDP Site

Conclusions

The site is currently allocated for housing within the LDP, with an indicative site capacity of 40 units. All existing allocations were subject to review, as part of the MIR process. The site has been allocated since at least the Roxburgh Local Plan 1995 and there has been no planning history on the site to date. A planning brief was produced for the site in 2007. Given the length of time the site has been allocated, a letter was sent out to the landowner requesting whether there is a realistic likelihood of the site being developed.

The Executor of the land in question has responded confirming that he would wish to retain the existing allocations for housing, with a view to future development. The Executor would not wish the Council to consider the removal of the sites from the LDP.

It is acknowledged that there has been no recent interest in the housing allocation, however, the housing market has been particularly slow since the recession, particularly in Hawick in comparison with other areas.

Given this information, it is considered that the site should remain allocated for housing within the LDP2.

Site reference	Site name	Settlement	RGA	Existing Use	Indicative Capacity	Ha	MIR Status
RHA13B	Summerfield 2	Hawick	Central	Housing	60	0.1	Retain LDP Site

Conclusions

The site is currently allocated for housing within the LDP, with an indicative site capacity of 60 units. All existing allocations were subject to review, as part of the MIR process. The site has been allocated since at least the Roxburgh Local Plan 1995 and there has been no planning history on the site to date. A planning brief was produced for the site in 2007. Given the length of time the site has been allocated, a letter was sent out to the landowner requesting whether there is a realistic likelihood of the site being developed.

The Executor of the land in question has responded confirming that he would wish to retain the existing allocations for housing, with a view to future development. The Executor would not wish the Council to consider the removal of the sites from the LDP.

It is acknowledged that there has been no recent interest in the housing allocation, however, the housing market has been particularly slow since the recession, particularly in Hawick in comparison with other areas.

Given this information, it is considered that the site should remain allocated for housing within the LDP2.

Heiton

Site reference	Site name	Settlement	RGA	Existing Use	Indicative Capacity	Ha	MIR Status
RHE2B	Heiton Mains	Heiton	Central	Housing	15	0.9	Retain LDP Site

Conclusions

The site is already allocated for the proposed use within the current Local Development Plan and it is the intention of the Council to retain this allocation within the Local Development Plan 2.

Site reference	Site name	Settlement	RGA	Existing Use	Indicative Capacity	Ha	MIR Status
RHE3B	Ladyrig	Heiton	Central	Housing	20	1.1	Retain LDP Site

Conclusions

The site is already allocated for the proposed use within the current Local Development Plan and it is the intention of the Council to retain this allocation within the Local Development Plan 2.

Jedburgh

Site reference	Site name	Settlement	RGA	Existing Use	Indicative Capacity	Ha	MIR Status
RJ27D	Wildcat Cleuch	Jedburgh	Central	Housing	6	1.7	Retain LDP Site

Conclusions

The site is already allocated for the proposed use within the current Local Development Plan and it is the intention of the Council to retain this allocation within the Local Development Plan 2.

Site reference	Site name	Settlement	RGA	Existing Use	Indicative Capacity	Ha	MIR Status
RJ2B	Lochend	Jedburgh	Central	Housing	43	3.1	Retain LDP Site

Conclusions

The site is already allocated for the proposed use within the current Local Development Plan and it is the intention of the Council to retain this allocation within the Local Development Plan 2.

Site reference	Site name	Settlement	RGA	Existing Use	Indicative Capacity	Ha	MIR Status
RJ7B	Annefield	Jedburgh	Central	Housing	40	0.1	Retain LDP Site

Conclusions

The site is already allocated (part of ANEWT005) for the proposed use within the current Local Development Plan and it is the intention of the Council to retain this allocation within the Local Development Plan 2.

Site reference	Site name	Settlement	RGA	Existing Use	Indicative Capacity	Ha	MIR Status
RJEDB007	The Anna II	Jedburgh	Central	Redevelopment	N/A	0.1	Retain LDP Site

Conclusions

This site forms part of RJEDB001. This site came through as part of the schools review in Jedburgh along with other potential redevelopment sites. However, given that the site is already allocated for redevelopment within the current Local Development Plan, it is the intention of the Council to retain this allocation within the Local Development Plan 2.

Kelso

Site reference	Site name	Settlement	RGA	Existing Use	Indicative Capacity	Ha	MIR Status
AKELS029	Nethershot (Phases 1 & 2)	Kelso	Central	Housing	240	10.3	Retain LDP Site

Conclusions

The site is already allocated for the proposed use within the adopted Local Development Plan (Phase 1) (AKELS021) and the Adopted Supplementary Guidance on Housing (Phase 2) (AKELS026). It is the intention of the Council to retain these allocations within the Local Development Plan 2. It should be noted that the site capacities included within the LDP are only indicative, any increased capacity would be tested through the development management process at that time.

The submission shows a proposed increase in the indicative capacity by four units. This is an indicative capacity only and would be pursued through the planning application stage.

Site reference	Site name	Settlement	RGA	Existing Use	Indicative Capacity	Ha	MIR Status
RKE12B	Rosebank 2	Kelso	Central	Housing	20	1.4	Retain LDP Site

Conclusions

The site is already allocated for the proposed use within the current Local Development Plan and it is the intention of the Council to retain this allocation within the Local Development Plan 2.

Lilliesleaf

Site reference	Site name	Settlement	RGA	Existing Use	Indicative Capacity	Ha	MIR Status
ELI6B	Muselie Drive	Lilliesleaf	Central	Housing	7	0.7	Retain LDP Site

Conclusions

The site is already allocated for the proposed use within the Local Development Plan 2016. It is the intention of the Council to retain this allocation within the Local Development Plan 2. The proposal seeks to increase the indicative capacity of the site from 7 units to 20 units. This is not acceptable however, due to concerns raised by the Roads Planning Officer who has concerns that the size of the site would not allow for the required road infrastructure and parking. This would require to be tested through the process of a planning application.

Newstead

Site reference	Site name	Settlement	RGA	Existing Use	Indicative Capacity	Ha	MIR Status
ANEWS005	The Orchard	Newstead	Central	Housing	6	0.1	Retain LDP Site

Conclusions

The site is already allocated for the proposed use within the Adopted Supplementary Guidance on Housing (November 2017). It is the intention of the Council to retain this allocation within the Local Development Plan 2. The indicative capacity of the site is 6 units, this is considered appropriate given the location of the site within the Newstead Conservation Area. An indicative site capacity of 18 for this site is considered to be exceptionally high. However, the capacity of the site would be established through the planning application process.

Newtown St Boswells

Site reference	Site name	Settlement	RGA	Existing Use	Indicative Capacity	Ha	MIR Status
ANEWT010	Newtown Expansion III	Newtown St Boswells	Central	Housing	400	0.1	Retain LDP Site

Conclusions

The site is already allocated (part of ANEWT005) for the proposed use within the current Local Development Plan and it is the intention of the Council to retain this allocation within the Local Development Plan 2.

Selkirk

Site reference	Site name	Settlement	RGA	Existing Use	Indicative Capacity	Ha	MIR Status
ASELK033	Angles Field	Selkirk	Central	Housing	30	0.1	Retain LDP Site

Conclusions

The site is already allocated for the proposed use within the Adopted Supplementary Guidance on Housing (November 2017). It is the intention of the Council to retain this allocation within the Local Development Plan 2. However, the Scottish Environment Protection Agency has raised objections to the allocation of Angles Field (ASELK033) on the grounds that this is undeveloped land and that flood risk from the Long Philip Burn cannot be fully prevented. This matter has been discussed with the Council's Flood and Coastal Management Team and the Senior Project Manager of the Selkirk Flood Protection Scheme. As part of the Selkirk Flood Protection Scheme, a final 'as built' model run will be undertaken of the scheme to determine actual risk. This will confirm the actual standard of protection. It is expected that this will be undertaken by the end of August 2018 and thereafter analysed. This information will then be conveyed to the Scottish Environment Protection Agency for their information and further comments. Angles Field remains an existing allocation within the Local Development Plan 2016 (as amended by the Housing Supplementary Guidance 2017) and it is noted that this allocation is subject to further scrutiny by SEPA and is therefore now subject to review.

Site reference	Site name	Settlement	RGA	Existing Use	Indicative Capacity	Ha	MIR Status
ASELK042	Philiphaugh Steading II	Selkirk	Central	Housing	24	1.2	Retain LDP Site

Conclusions

The principle of residential development at this location has long since been established given the site is already allocated within the LDP 2016. The reduced size and capacity, which takes account of the recent Flood Protection Scheme, is regarded as acceptable.

However, SEPA object to the allocation of the site on flooding grounds on the grounds that the site is in a sparsely developed developed area and an increase in sensitivity from commercial to residential. SEPA do not consider that the site meets the requirements of SPP and they advise that their position is unlikely to change. SEPA require that the site is removed from the LDP. These matters have been discussed with the Council's Flood and Coastal Management Team and the Senior Project Manager of the Selkirk Flood Protection Scheme. As part of the Selkirk Flood Protection Scheme, a final 'as built' model run will be undertaken of the scheme to determine actual risk. This will confirm the actual standard of protection. It is expected that this will be undertaken by the end of August 2018 and thereafter analysed. This information will then be conveyed to SEPA for their information and further comments. This site is therefore suggested as an 'alternative' site at this point in time, due to the outstanding objection raised by SEPA. This is, however, subject to ongoing discussion and will be reported further in the Proposed Plan.

Site reference	Site name	Settlement	RGA	Existing Use	Indicative Capacity	Ha	MIR Status
MSELK002	Heather Mill	Selkirk	Central	Mixed Use	75	0.1	Retain LDP Site

Conclusions

The site is already allocated for the proposed use within the Adopted Supplementary Guidance on Housing (November 2017). It is the intention of the Council to retain this allocation within the Local Development Plan 2.

Sprouston

Site reference	Site name	Settlement	RGA	Existing Use	Indicative Capacity	Ha	MIR Status
RSP2B	Church Field	Sprouston	Central	Housing	15	1.5	Retain LDP Site

Conclusions

The site is already allocated for the proposed use within the current Local Development Plan and it is the intention of the Council to retain this allocation within the Local Development Plan 2. It should be noted that the site capacity included within the LDP are only indicative, ultimately any proposal would be assessed throughout the development management process.

Yetholm

Site reference	Site name	Settlement	RGA	Existing Use	Indicative Capacity	Ha	MIR Status
RY1B	Deanfield Court	Yetholm	Rest of Borders	Housing	7	0.1	Retain LDP Site

Conclusions

This site is owned by Scottish Borders Council. Forward Planning spoke to Neil Hastie directly, who advised that they are doing works to the walls along this road at the moment and in discussions with developers, therefore likely prospect that this site will be developed. It is therefore considered that the site should remain an allocation within the LDP.

Northern HMA

Innerleithen

Site reference	Site name	Settlement	RGA	Existing Use	Indicative Capacity	Ha	MIR Status
AINNE004	Kirklands/Willowbank II	Innerleithen	Rest of Borders	Housing	150	0.1	Retain LDP Site

Conclusions

The site was submitted as part of the Call for Sites process. However, the site is already allocated for the proposed use within the LDP. It is the intention of the Council to retain this allocation within the Local Development Plan 2.

Site reference	Site name	Settlement	RGA	Existing Use	Indicative Capacity	Ha	MIR Status
TI200	Kirklands	Innerleithen	Western	Housing	55	0.1	Retain LDP Site

Conclusions

The site was submitted as part of the Call for Sites process. However, the site is already allocated for the proposed use within the LDP. It is the intention of the Council to retain this allocation within the Local Development Plan 2.

Lauder

Site reference	Site name	Settlement	RGA	Existing Use	Indicative Capacity	Ha	MIR Status
RLAUD002	Burnmill	Lauder	Rest of Borders	Redevelopment	5	0.1	Retain LDP Site

Conclusions

Retain the allocation for re-development within the LDP2. Consider removal of the indicative site capacity at the Proposed Plan stage.

Peebles

Site reference	Site name	Settlement	RGA	Existing Use	Indicative Capacity	Ha	MIR Status
APEEB044	Rosetta Road	Peebles	Western	Housing	100	0.1	Retain LDP Site

Conclusions

The site is already allocated for the proposed use within the current Local Development Plan and it is the intention of the Council to retain this allocation within the Local Development Plan 2 for housing, with an indicative site capacity for 100 units.

Site reference	Site name	Settlement	RGA	Existing Use	Indicative Capacity	Ha	MIR Status
MPEEB006	Rosetta Road Mixed Use	Peebles	Western	Mixed Use	30	0.1	Retain LDP Site

Conclusions

The site is currently allocated within the LDP as a mixed use development, with an indicative site capacity for 30 units. The site was submitted as part of the Call for Sites process by the landowner. They wish the site to be retained for mixed use development, however for an increased site capacity of 100 units. They state that this would tie in with the masterplan, submitted as part of planning application (13/00444/PPP), which shows housing within this site. The landowner also states that as part of the planning application, the Council accepted an overall maximum site capacity of 130 houses. They state that given the change, the LDP designation (APEEB044) would find it difficult to deliver 100 units, as identified. Therefore, they request that (MPEEB006) is increased to 100 units from 30 units.

Both the housing allocation (APEEB044) and the mixed use allocation (MPEEB006) were recently included within the LDP by the Reporter, as part of the LDP Examination. The Reporter at that stage only included an indicative site capacity on the housing allocation (100 units). As part of the Housing SG, 30 indicative units were added to the mixed use allocation. It is also noted that the planning application (13/00444/PPP) remains pending, subject to a Section 75 Legal Agreement, therefore there is no extant planning consent for housing on either of the site. The combined indicative site capacity between the 2 allocations is 130 units.

As part of the LDP Examination, the Reporter stated that 'Allocation of this site would allow for the relocation and enhancement of the existing holiday accommodation and related facilities. I note in this regard that the proposed plan recognises tourism as one of the main employment sectors in the plan area'. Therefore, given the lack of progress with the planning application or any other proposals being put forward since the LDP Examination, it is not considered appropriate to alter the Reporters decision. Therefore, the site will be retained for mixed use development, with an indicative site capacity for 30 units.

Report 6: Extract of Site Assessment Database - Proposed Settlement Boundary

Central HMA

Oxnam

Site reference	Site name	Settlement	RGA	Proposed Use	Indicative Capacity	Ha	MIR Status
SBOXN001	Oxnam Development Boundary	Oxnam	Central	Development Boundary	N/A	0.1	Not Applicable

Conclusions

The Council has been approached by Oxnam Community Council with a view to having a development boundary incorporated around the hamlet. This would effectively mean Oxnam would become a recognised settlement within the LDP. It is considered Oxnam is of a size which could justify inclusion within LDP2 and could ensure control of future development proposals within the current building group. A proposed boundary, suggested by the Community Council, is proposed within the MIR.

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BORDERLANDS INCLUSIVE GROWTH DEAL - UPDATE

Report by Executive Director

SCOTTISH BORDERS COUNCIL

30 August 2018

1 PURPOSE AND SUMMARY

- 1.1 **This report sets out progress since April 2018 in developing a Borderlands Inclusive Growth Deal proposition; and seeks agreement to the establishment of a Members Reference Group to support the on-going development of the Deal.**
- 1.2 Alongside four partner Councils, the Council has been progressing work on the development of a Borderlands Inclusive Growth Deal proposition. This work has involved close liaison with both UK and Scottish Governments in order to develop a small number of strategic programmes and projects. It will be essential that these programmes and projects compliment the South of Scotland Enterprise Agency proposals and support the inclusive growth agenda.
- 1.3 The aim is to formally submit a Deal overview document and associated strategic outline business cases to the UK and Scottish Governments at the end of September 2018. Based on knowledge gained from the Edinburgh and South East Scotland City Region Deal process, another key step for the Council to take is the establishment of a Member Reference Group. This advisory group would support the development of the Borderlands Inclusive Growth Deal by ensuring ongoing political oversight of the development of the Borderlands Inclusive Growth Deal proposition and the Deal process.

2 RECOMMENDATIONS

- 2.1 **I recommend that Scottish Borders Council:-**
 - (a) **Notes the positive progress made in developing a Borderlands Inclusive Growth Deal proposition;**
 - (b) **Agrees to establish a Members Reference Group to support the on-going development of the Deal proposition;**
 - (c) **Agrees that the Members Reference Group should be those Elected Members nominated by Council to the South of Scotland Alliance; and**
 - (d) **Agrees that a report setting out the details of the proposed Borderlands Inclusive Growth Deal submission will be presented to the Council at its meeting on 27 September 2018.**

3 BACKGROUND

- 3.1 The Borderlands Inclusive Growth Deal is a cross border proposition for inclusive economic growth that is being developed by Scottish Borders Council; Dumfries and Galloway Council; Carlisle City Council; Cumbria County Council; and Northumberland County Council. It flows from the Conservative Manifesto for the UK Government elections in May 2017 to "bring forward a Borderlands Growth Deal, including all councils on both sides of the border, to help secure prosperity in southern Scotland". The Scottish Government remains committed to developing Growth Deals across Scotland and have expressed support for the development of a Borderlands Inclusive Growth Deal.
- 3.2 The Borderlands Inclusive Growth Deal complements the opportunities presented by the South of Scotland Enterprise Agency and the work to be carried out by the South of Scotland Economic Partnership. It will also complement the projects being developed as part of the Edinburgh and South East Scotland City Region Deal.

4 THE BORDERLANDS INCLUSIVE GROWTH DEAL

- 4.1 Since the last update in April 2018 officers have been working with civil servants from both Governments to develop the programmes and projects that will eventually form the Inclusive Growth Deal. It is considered that the close involvement of civil servants from both Governments has helped move forward this development work in a more efficient way than was the case with the process that was used in developing the Edinburgh and South East Scotland City Region Deal. A number of technical workshops have been held involving key civil servants and other policy experts from relevant agencies to help ensure that the projects being formulated are deliverable in the context of a Borderlands Inclusive Growth Deal.
- 4.2 The current intention is that the Inclusive Growth Deal will focus on a small number of key programmes and projects. To secure the support of both governments these must be strategic in their approach and transformational in their economic impact. For the Scottish Government it is essential that the programmes and projects compliment the South of Scotland Enterprise Agency proposals and support the inclusive growth agenda.
- 4.3 The programmes are Digital; Energy; Destination Borderlands; Place; Business Investment and Infrastructure; and Knowledge Exchange Network. There are also five key projects that will be promoted, including: a Mountain Bike Innovation Centre in Scottish Borders; and moving forward the appraisal and feasibility process for the Borders Railway extension from Carlisle to Tweedbank.
- 4.4 Consultancy support has been put in place to help ensure that the strategic outline business cases required by the Governments for these programmes and projects can be delivered on time. The Lead Officer team has been meeting regularly and additional staff resources have been deployed by each Council to ensure that workstreams are being effectively progressed. Scottish Futures Trust and Scottish Enterprise have also been providing officer support and support for feasibility work in respect of Scottish elements of the proposals.

- 4.5 In terms of governance, this work is being overseen by Chief Executives of the five Councils, who have been meeting regularly to receive progress reports and ensure that strategic and operational issues are resolved. Council Leaders have also met regularly as the Borderlands Partnership Board to agree the priority themes for the Deal and ensure appropriate political input to the Deal development process.
- 4.6 Good progress has also been made since the last update in engaging with a wide range of stakeholders. Businesses, communities and other stakeholders have been able to feed in their views and ideas on projects and priority actions. This has been achieved through the major consultation exercise that the South of Scotland Economic Partnership undertook during May and June 2018 with twenty six events across the South of Scotland. A successful Borderlands Inclusive Growth Deal conference was held in Dumfries on 6 June 2018 to conclude that engagement process.

5 NEXT STEPS

- 5.1 The next key step in developing the Borderlands Inclusive Growth Deal is the completion of the various strategic outlines business cases for the programmes and projects mentioned in Section 4.2. These will be accompanied by a Deal Overview document. The aim is to complete all of these documents to an appropriate standard so that they can be formally submitted to UK and Scottish Governments at the end of September 2018. The current intense period of development work will continue right up until that time, being informed by continuing discussions with key civil servants and other policy experts. This will help to ensure that the projects being formulated are deliverable in the context of an Inclusive Growth Deal.
- 5.2 Based on the knowledge gained from the Edinburgh and South East Scotland City Region Deal development process, another key step for Scottish Borders Council to take is the establishment of a Member Reference Group, which would run through to the signing of the Deal. This advisory group would support the development of the Borderlands Inclusive Growth Deal by ensuring ongoing political oversight of the development of the proposition and the Deal process.
- 5.3 It is proposed that the Elected Members nominated by Council to serve on the South of Scotland Alliance are the most appropriate Members to form the Reference Group. The Elected Members are: Cllr Mark Rowley; Cllr Sandy Aitchison; Cllr Stuart Bell; Cllr Carol Hamilton; and Cllr Tom Miers. Their involvement at a south of Scotland level through the South of Scotland Alliance means that they are well placed and have already been involved in many discussions about the Deal to provide the strategic input required from the proposed Reference Group. Any decisions required will be brought to Council as appropriate, for consideration by all Members.
- 5.4 A Borderlands Inclusive Growth Deal briefing for all Elected Members was held on 21 August 2018. It is proposed that a further briefing is held in mid-September to provide further details on the Deal proposition. It is then intended that a report is presented to Scottish borders Council at its meeting on 27 September 2018 to agree the details of the Deal submission in time for the end of September deadline.

6 IMPLICATIONS

6.1 Financial

At present, the key cost implication for the Council is to provide funding to support the current development phase of the Borderlands Inclusive Growth Deal. It has been agreed that all of the partner Councils will contribute £100,000 to support the Deal development phase, up to the signing of an Inclusive Growth Deal; this cost is being met from existing budgets. If a Deal is successfully signed, it will be necessary to consider whether further funding will be required in order to deliver the detailed business cases that the UK and Scottish Governments will require prior to the release of any funding. A future report will present recommendations on the overall future funding implications for the Council if the negotiations with the UK and Scottish Governments proceed.

6.2 Risk and Mitigations

Partnership working will always present challenges. However, the Council and partners involved in the Borderlands Inclusive Growth Deal are committed to working together to ensure its success and positive additional investments from the UK and Scottish Governments. As discussed throughout the report there are actions in place to mitigate risks to the achievement of the objectives. These mitigations include regular engagement with key stakeholders and meetings/workshops between key partners to ensure that projects and other activities are aligned. Risk registers will also be developed and appropriately managed for each of the programmes and projects which support the work of the partner Councils.

6.4 Equalities

An equality impact assessment (EIA) will be undertaken as part of the process to finalise a Borderlands Inclusive Growth Deal. Further EIAs may also be required in future for the different projects that will make up the overall programme of work, should that be secured.

6.5 Acting Sustainably

The Borderlands Inclusive Growth Deal will have a focus on Inclusive Growth and Low Carbon economy. It is expected that there will be a range of positive impacts for the local economy, communities and potentially the environment.

6.6 Carbon Management

The Borderlands Inclusive Growth Deal may have positive implications for carbon emissions in the Scottish Borders, but these will not be clear until further detailed work has been undertaken on the potential projects.

6.7 Rural Proofing

Rural proofing is not required because this project does not change Council strategy or policy.

6.8 Changes to Scheme of Administration or Scheme of Delegation

No changes to either the Scheme of Administration or the Scheme of Delegation are required 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 are being consulted and their comments will be tabled verbally at the meeting.

Approved by

Rob Dickson
Executive Director

Signature

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Background Papers: N/A

Previous Minute Reference: Executive, 17 April 2018

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DELIVERING SBC'S CORPORATE PLAN: A FRAMEWORK FOR MANAGING PERFORMANCE

Report by Chief Executive

SCOTTISH BORDERS COUNCIL

30 August 2018

1 PURPOSE AND SUMMARY

- 1.1 This report presents a revised Performance Management Framework (PMF) to support the delivery of Scottish Borders Council's Corporate Plan 2018 -2023. It builds on the progress achieved under the previous PMF and places emphasis on changing the culture in relation to performance management and on developing and improving SBC's current performance reporting.**
- 1.2 SBC approved its existing Performance Management Framework (PMF) in 2013 which was structured around the eight Corporate Priorities set out in the SBC Corporate Plan (2013-2018). The new PMF, presented at **Appendix 1** to this report, proposes that reporting is aligned to the four Corporate themes set out in the new SBC Corporate Plan (2018-2023), approved by Council in February 2018.
- 1.3 Section 4 of this report presents a summary of the key proposals within the PMF relating to a strengthened culture within SBC around the use of performance management to drive and support continuous improvement.
- 1.4 Section 5 of this report summarises the proposed, more comprehensive approach to Performance Reporting, aligned to the new Corporate Plan and structured around its 4 themes.
- 1.5 Examples of current SBC Performance Reporting can be accessed at www.scotborders.gov.uk/performance.

2 RECOMMENDATIONS

- 2.1 I recommend that Council approves the Performance Management Framework described in this report and presented at Appendix 1.**

3 Background

- 3.1 SBC approved a Corporate Plan in April 2013 (further refreshed in October 2015) which presented a vision for Scottish Borders Council, underpinned by a set of values and standards and eight priorities. The existing version of the Performance Management Framework (PMF) supported this Corporate Plan in terms of structure and content.
- 3.2 In February 2018, a new [Corporate Plan](#) (2018-23) was approved, based around 4 Corporate themes:
- Our Services For You
 - Independent, Achieving People
 - A Thriving Economy, With Opportunities For Everyone
 - Empowered, Vibrant Communities
- Our Community Planning Partners have also developed new strategic plans, including the Scottish Borders Community Plan 2017 and the Health and Social Care Partnership's Revised Strategic Plan (2018 -2021).
- 3.3 A revised PMF is now required to align to these plans and assist in identifying, tracking and managing the performance of SBC services including those delivered with partners or by Arm's Length External Organisations (ALEOs) and other commissioned or contracted third parties.
- 3.4 To respond to an increasingly challenging and changing external context, SBC's Corporate Management Team has identified that a revised PMF should place a greater emphasis on the management of performance and on driving continuous improvement based around the "Plan, Do, Review, Revise" improvement model. This revised document is presented at **Appendix 1**

4 Performance Management

- 4.1 The new Performance Management Framework (PMF) sets out the need to optimise and demonstrate that SBC is achieving "best value" for tax-payers including through self-evaluation and robust performance management.
- 4.2 The Local Government in Scotland Act 2003 introduced the statutory duty of Best Value. Every council undergoes a Best Value Audit annually and a Best Value Assurance audit at least once every five years. Looking at services from a critical Best Value perspective will help Scottish Borders Council to understand:
- What progress it is making in improving local outcomes and the sustainability of improvements;
 - How well services are performing;
 - The pace and depth of improvement.
- 4.3 The new PMF sets out the benefits of self-evaluation as a key part of managing performance. Corporate Management Team's aspiration is to move to a single, simpler self-evaluation framework during 2018/19 that all managers can use to assess- where they are; how they know; and what they need to do to improve. Until a single framework is developed, SBC will continue to use the adopted Self-Evaluation approach "How Good is Our Council (HGIOC)". Self-evaluation should help to focus on performance improvement and as such, requires that the views of stakeholders, and in

particular service users, are gathered on a regular basis and used to drive improvement. SBC's Draft Customer Strategy 2018 -2023 explains the need to engage customers in both the design and delivery of services. Sources of customer feedback will include the Household Survey, People's Panel, and Area Partnerships.

- 4.4 Over the next 5 years, SBC will work to create a high performance culture amongst its staff, and those delivering services on our behalf, to ensure continued progress in delivering services for customers, despite increasing demand and tightening resources. The new Performance Management Framework will underpin this culture and outlines the tools that will be used, including the staff appraisal process.
- 4.5 As well as strengthening the culture internally around performance management, SBC will work with commissioned/contracted services from the outset to ensure that we can manage and report on performance as effectively as possible.

5 Performance Reporting

- 5.1 Reporting performance publicly, in a clear and understandable way, is a statutory duty and needs to be integral to management of the Council at all levels. **Appendix 1** sets out the proposed structure of performance reporting, around the 4 Themes of the Corporate Plan (2018-2023) as well as the layers of reporting that will be provided.
- 5.2 To date, performance reporting to Executive Committee has included a mix of performance measures (those measures that SBC has control over e.g. processing times) and context measures that SBC has little control over e.g. employment rates. The new PMF proposed that a distinction is made between these two types of measures.
- 5.3 Executive Committee has also, to date, received separate reports on Corporate Transformation. However going forward, it is proposed that a high level summary of the business changes programmes and projects that will have a positive impact on performance be included within the quarterly performance report.
- 5.4 SBC will seek to learn from reporting undertaken by other Local Authorities and where appropriate make incremental improvements to reporting layout, structure and content. Any changes will be communicated to Council Executive when first introduced.

6 IMPLICATIONS

6.1 Financial

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

6.2 Risk and Mitigations

- a) Effective performance management arrangements will ensure that services, and those providing services on behalf of SBC, are aware of any weaknesses and can take corrective action in a timely manner, therefore mitigating any risks more effectively. The Council's Risk Management Policy and framework ensures that all services, and services delivered by third parties, identify and manage risks to the achievement of their objectives, with senior management providing appropriate levels of oversight. Performance should be enhanced by

having robust risk management arrangements in place.

- b) There is a risk that the objectives in the new corporate plan cannot be achieved if a high performance culture within SBC is not widely established. To mitigate against this risk, SBC's Corporate Management Team has committed, through this PMF, to using and developing a range of tools for managers including a single, simple self-evaluation framework, a Contract Management Framework to help improve performance of commissioned /contracted services (by providing a structure for managers to oversee contracts) and regular reviews of service performance at both department and corporate management teams. This PMF should enhance the reputation of the Council with both improved performance and reporting.

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

Economic, social and environmental impact of SBC actions can be monitored more effectively if there is effective performance reporting arrangements in place.

6.5 Carbon Management

There are no significant effects on carbon emissions arising from the proposals contained in this report.

6.6 Rural Proofing

This report does not relate to new or amended policy or strategy and as a result rural proofing is not an applicable consideration.

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 contained 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 their comments will be incorporated into the final report.
- 7.2 Corporate Communications have been consulted and their comments incorporated into this report.

Approved by

Tracey Logan
Chief Executive

Signature

Author(s)

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Background Papers:

Previous Minute Reference: n/a

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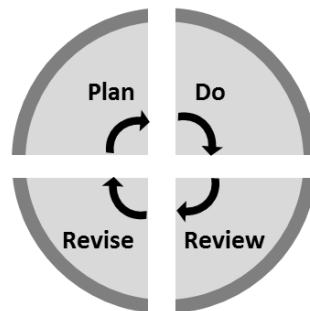
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How are we doing?

A performance management framework focussed on continuous improvement

Revised Edition: August 2018



| scotborders.gov.uk/yourpart | yourpart@scotborders.gov.uk | #yourpart

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Executive Summary

SBC approved a new Corporate Plan in February 2018 ([Our Plan for 2018-2023 and your part in it](#)). To support the delivery of this plan, a focus on continuous improvement is required, taking a structured approach to managing and reporting performance for a variety of stakeholders.

This document presents an overview of SBC's Performance Management Framework (PMF) and has 3 main sections:

<p>1. Introduction, purpose & our current strategic context</p>	<p>As resources tighten and demand for services increase, managing performance becomes increasingly important, helping SBC to more effectively address the needs of communities, & achieve the outcomes we have committed to in key strategic plans.</p>
<p>2. Performance Management Strengthening Performance Management across SBC</p>	<p>We must be able to demonstrate "Best Value"- delivering value for tax-payers money when delivering or commissioning services. This includes the use of self-evaluation and performance information and customer feedback to drive improvement and support decision making.</p> <p>Creating a high performance culture is critical to delivering against growing demand for services within a context of tightening resources.</p>
<p>3. Performance Reporting Proposals for Performance Reporting, aligned to the 4 themes in the new corporate plan</p>	<p>Performance reporting going forward will reflect the 4 themes in the new SBC Corporate Plan:</p> <ul style="list-style-type: none"> • Our Services For You • Independent Achieving People • A Thriving Economy, With Opportunities For Everyone • Empowered, Vibrant Communities <p>Good quality, comprehensive performance reporting is needed to not only enable management of services, but to satisfy our statutory obligations to stakeholders to demonstrate Best Value.</p> <p>SBC also has a requirement, under the Community Empowerment (Scotland) Act 2015, to examine performance more locally. Where possible, performance will be reported by Locality across our 5 areas (Berwickshire, Cheviot, Eildon, Teviot & Liddesdale, and Tweeddale).</p>

Various tools and guidance sit underneath this framework to support managers at all levels of the organisation.

1) Introduction, purpose and our current strategic context

1.1) Introduction and why we need a performance management framework

This revised Performance Management Framework (PMF) is for the period 2018 to 2023 and supports the delivery of SBC's new Corporate Plan. It builds upon the previous PMF approved by Scottish Borders Council (SBC) in October 2015.

As resources increasingly tighten and demand for services increases, a revised PMF should assist us to deliver value for money, whether it's by delivering services directly or by commissioning others to deliver on our behalf. In particular it places a **greater emphasis on the management of performance and on driving improvement**, building on the current approach which, over the last 5 years, has brought about improvements in reporting, awareness and transparency. The need to develop greater understanding of the quality and impact of services delivered to local areas (known as "localities") will also be important going forward.

Transparency and rigour will continue to be a major focus for SBC and performance information should increasingly help to identify and **drive improvement work and priorities**, contributing to informed decision making.

As part of this framework we have identified examples of good practice across SBC and other authorities. SBC aspires to be one of the "best in class", and seeks to promote a culture of continuous improvement through:

- The balanced assessment of progress;
- Recognition of achievement.

1.2) The Improvement Cycle

Any Performance Management Framework should help to build a culture of continuous improvement by setting out a logical approach to driving **performance improvement**. This framework is based around the “**Plan, Do, Review, Revise**” model, shown below:

Figure 1:



Source: Adapted from Audit Scotland

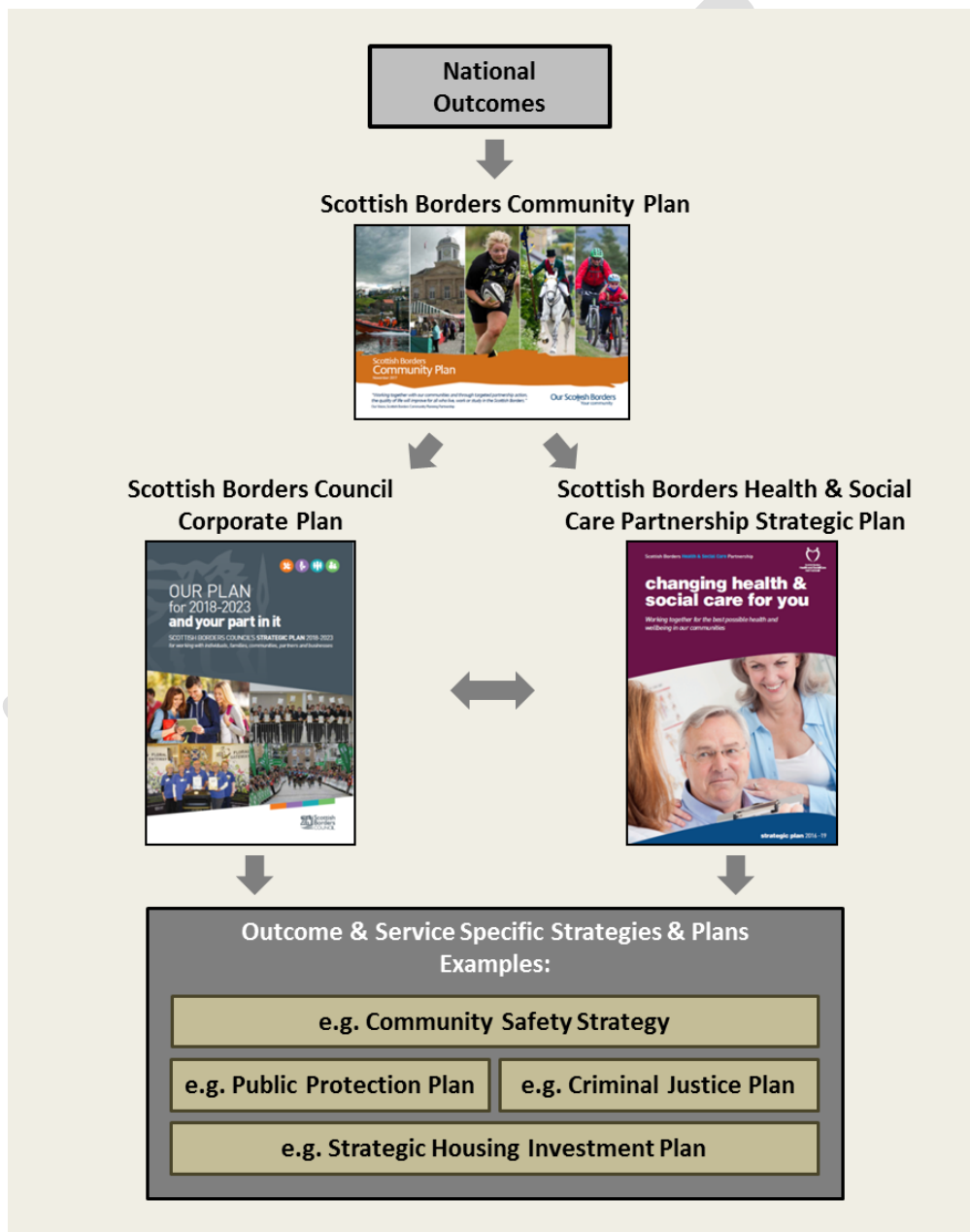
This cycle will influence the approach taken when looking at both **performance management** (section 2) and **performance reporting** (Section 3).

1.3) What we are working to achieve - key Strategic Plans for the Scottish Borders

The services provided by SBC and partners are arranged around the needs of our communities, and set out in our major strategic plans:

- a. Scottish Borders Community Plan 2017, and developing locality plans
- b. Scottish Borders Council's Corporate Plan (2018-2023)
- c. Health and Social Care Partnership's Strategic Plan (2018 -2021)

Figure 2:



This revised PMF is intended to align to these plans and assist in identifying, tracking and managing the performance of:

- SBC services
- the services we deliver with partners
- services delivered by Arm's Length External Organisations (ALEOs) or other commissioned or contracted third parties with whom we contract or partner

..... to ensure that the **outcomes and objectives** in these plans are addressed.

a. Scottish Borders Community Plan

Under the Community Empowerment (Scotland) Act 2015, the Scottish Government has made it a requirement that Community Planning Partnerships should work together, and with local communities and businesses, to effectively tackle challenges and improve outcomes, with a particular focus on reducing inequalities.

Community planning is the process by which Councils and other public bodies work with local communities, businesses and community groups to plan and deliver better services and improve the lives of people who live in our area. The Scottish Borders Community Planning Partnership is tasked with taking this forward in the Scottish Borders. In addition to SBC, other key organisations are represented on the partnership including NHS Borders, Police Scotland, Scottish Enterprise and Scottish Fire and Rescue Service. A range of other statutory and non-statutory partners are also included.

The new [Community Plan](#) (known under the Community Empowerment Act as a "Local Outcomes Improvement Plan") is based around 4 themes:

1. Our Economy, Skills and Learning: "How do we build and improve our economy, skills and learning?"
2. Our Health, Care & Wellbeing: "How do we promote and improve our health, care and wellbeing?"
3. Our Quality of Life: "How do we protect and improve our quality of life?"
4. Our Place: "How do we develop and improve our place?"

Within each theme a series of desired "Outcomes" are set out (replacing what was in our "Single Outcome Agreement" with the Scottish Government). The outcomes within the new Community Plan continue to align to and support the 11 outcomes in the Scottish Government's revised [National Performance Framework](#).

This Performance Management Framework will support the Community Plan by helping SBC and partners assess the impact of our collective work. There is a strong correlation / overlap between the Community Plan and Corporate Plan "Themes" (shown in Figure 3 at the end of this section)

Under the Community Empowerment (Scotland) Act 2015, the Scottish Borders Community Planning Partnership is also required to produce locality plans and in the Scottish Borders, there will be 5 locality plans. The Act also places a particular focus on reducing inequalities. Some inequalities and outcomes are not Borders-wide but much more localised to specific communities, for example rural isolation. To reflect these localised inequalities, locality plans are being prepared for each of the areas:

- Berwickshire
- Cheviot
- Eildon
- Teviot & Liddesdale
- Tweeddale

Section 3.5 describes the proposed approach to Localities specific performance reporting.

b. Scottish Borders Health & Social Care Partnership Revised Strategic Plan (2018-2021)

[Link to Plan](#)- note, revised plan, although approved, is not yet on website, should be by end Aug

The revised Plan articulates what the Health and Social Care Partnership wants to achieve to improve health and well-being in the Borders through integrating health and social care services and by working with communities.

This high-level Plan is supported by the implementation of Strategies related to specific themes (such as Dementia, Mental Health etc.) and 5 Locality Plans that reflect differing need and demand across the Borders.

The plan has 3 strategic objectives:

- We will improve the health of the population and reduce the number of hospital admissions;
- We will improve the flow of patient into, through and out of hospital;
- We will improve the capacity within the community for people to better manage their own health conditions and support those who care for them.

Similar to the Community Plan, this Performance Management Framework will support the partnership working driven by the Health and Social Care Strategic Plan. Again, there exists strong alignment in terms of objectives with the SBC Corporate Plan and the Community Plan- see Figure 3

c. Scottish Borders Council's Corporate Plan 2018-2023

The new Corporate Plan ("[OUR PLAN for 2018-2023 and your part in it](#)") sets a direction for SBC for the period 2018 to 2023 in order to:

- Make the most of the opportunities we now have
- Tackle the challenges we face
- Take account of what our Councillors want to achieve for the Scottish Borders
- Ensure we respond to national policies and other statutory requirements.

The previous Corporate Plan (2013-2018) was based around 8 Corporate Priorities. However the new plan is based around 4 themes and sets out the high level actions that SBC is committed to, as well as the part that individuals, communities, families and businesses can play to help keep the Scottish Borders thriving. The 4 themes are:

- a. Our Services For You
- b. Independent Achieving People
- c. A Thriving Economy, With Opportunities For Everyone
- d. Empowered, Vibrant Communities

Section 3 of this PMF highlights how Performance Indicators (PIs) and Performance Reporting will be aligned to these themes and to allow stakeholders to assess the impact that SBC is having.

Figure 3, below, highlights how the Themes of the SBC Corporate Plan and Scottish Borders Community Plan align to each other.

Figure 3:

		Community Plan Themes			
		Economy, Skills & Learning	Health, Care & Wellbeing	Quality of Life	Our Place
Corporate Plan Themes	Our Services for You		✓	✓	✓
	Independent Achieving People	✓	✓	✓	✓
	Thriving Economy	✓			✓
	Empowered Vibrant Communities	✓	✓		✓

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2) Performance Management

In order to ensure that the outcomes and objectives set out in our strategic plans are achieved, there needs to be a focus on managing performance across SBC at all levels. This section sets out how we will demonstrate that SBC is achieving value for money, through a number of means including self-evaluation and robust performance management, with a focus on continuous improvement.

2.1) Achieving Value for Tax-Payers Money (Best Value)

The Local Government in Scotland Act 2003 introduced a statutory duty of Best Value. Each year, an "Annual Audit Report" is produced for every Council in Scotland and comprises an audit of the annual accounts, a review of financial sustainability, financial management, governance and transparency and Value for Money. In addition, Audit Scotland's Best Value Assurance Reporting (BVAR) is also undertaken for each authority at least once every five years.

SBC must ensure that our own services, *and those who provide services on our behalf*, are fully aware of these requirements and that the **Performance Management** approach, and supporting **Performance Reporting**, meets the needs of Best Value Assurance.

2.2) Focusing on Improvement (Self-Evaluation)

Currently SBC is using the "How Good is Our Council" (HGIOC) as its self-evaluation framework. This is based around 5 key questions:

- What key outcomes have we achieved?
- How well do we meet the needs of our stakeholders?
- How good is our delivery of key processes?
- How good is our management?
- How good is our leadership?

This allows an over-arching question to be answered "**What is our capacity for improvement?**"

Self-evaluation is an integral part of the Improvement Cycle (Figure 1).

The Improvement Service has recently reworked and refined the Public Sector Improvement Framework (PSIF) which SBC will now revisit. During 2018/19, SBC will develop a simplified, single self-evaluation methodology, suitable for all services at all levels of management.

2.3) Listening to our customers

A key part of any self-evaluation is ensuring that the views of stakeholders, and in particular service users, are gathered on a regular basis and used to drive improvement. SBC's new Customer Strategy 2018 -2023 will work to ensure that we don't just listen, but that we engage customers in both the design and delivery of services (where appropriate).

There are a number of tools that SBC uses to ensure that we're listening:

- Using the online tool "Citizen Space", the views of all residents across the Scottish Borders are sought in our **Household Survey**.
- During 2018, the Scottish Borders "**People's Panel**" will be re-established and will consist of between 200 and 300 people in each locality, who will be willing to answer questions, attend focus groups and get involved in giving their views on a range of topics.
- As SBC's **Digital Customer Access (DCA)** project develops, more services will be provided online, and feedback can be gathered more easily.
- **Area partnerships** provide SBC and partners the opportunity to, on a regular basis, bring together key organisations, groups, businesses and individuals from across the public, private and third sectors and from within our local communities. Meetings are open to all members of the public, and Local Councillors and Community Councillors are in attendance.

These tools, as well as more specific work done within services e.g. with those in receipt of care, help drive continuous improvement.

2.4) Strengthening the Performance Management Culture across SBC and our delivery partners

To deliver the ambitious plans we have for the Scottish Borders, it will be critical to create a high performance culture across SBC and with those providing services on our behalf.

A structured PMF can assist with driving this culture by:

- Gaining agreement on how performance management should be approached, with consistent expectations;
- Helping to embed performance management as a key aspect of everyone's role;
- Helping managers stay in control;
- A cohesive target setting and monitoring approach which achieves "the golden-thread" (see illustration in Section 2.5 below)
- Ensuring an appropriate performance challenge and review process

The culture should promote rigorous performance management whilst remaining fair and supportive of our staff.

As many service areas look to provide services in different ways e.g. through trusts, the third sector, or commercial organisations, we need to acknowledge that business risk is not transferred but remains with the Council and requires effective contract management and risk management infrastructure, oversight, senior engagement, scrutiny and challenge to ensure we are getting what we pay for and value for money.

As well as strengthening our culture internally around performance management, we need to work with commissioned/contracted services from the outset to ensure that we can manage and report on performance, and use Performance Indicators and data to incentivise good performance.

Oversight of performance for **Live Borders**, the integrated trust that provide sport and cultural services, and **SBCares**, the Council's care company, will be done through both SBC's Executive Committee and Major Contracts Governance Group.

2.5) Management's Role in Monitoring Performance

Performance will be monitored at a number of levels- see diagram below. Managers must ensure that they embrace and adopt the Performance Management approach and drive this through their Services and teams. There should be alignment of objectives and targets at all levels, achieving the "golden thread".

Figure 4:



2.6) Managing individual performance

The purpose of an Appraisal is to enhance employee performance through growth & personal development. In order to manage individual performance more effectively and consistently, SBC is introducing a "Competency Framework" for use within the Appraisal process. Appraisals will be undertaken on an annual basis and recorded within Business World and monitored by management teams on a regular basis.

3) Performance Reporting

Regular reporting of performance to stakeholders is not only a statutory duty for SBC but is integral to the effective management of the services that SBC is responsible for (either directly or through a third party). This section sets out how SBC will meet its duty and build on its existing performance reporting approach.

3.1) Why do we need to report our Performance?

The objectives of performance reporting are:

- To help enable effective management of Services across the council
- To assess the impact of our work as a council and as part of the Health & Social Care Partnership and Community Planning Partnership
- To inform stakeholder, including the public, of progress towards delivering the Corporate Plan
- To meet legislative requirements around public reporting and transparency.

The Accounts Commission defines the performance information that councils must publish for performance comparison and benchmarking purposes. The Commission will look for evidence that councils are using benchmarking information to improve performance. Each year, Elected Members are provided with a briefing on the **Local Government Benchmarking Framework**, and this framework is clearly linked from our [performance page](#) on SBC's website. Officers use this information to inform continuous improvement.

3.2) Learning from others

A review of the approaches adopted by a sample of other councils across Scotland and England has highlighted that the public performance reporting undertaken by SBC could already be considered amongst the best in class, in terms of presentation, accessibility and timeliness. SBC will continue to explore best practice and incorporate the most effective parts of what others are doing within its own performance reporting.

3.3) Structures for performance reporting

Regular performance reporting will be structured around the 4 themes in the Corporate Plan (2018-2023) and produced as follows:

- Monthly internal reports to Corporate and Department Management Teams;
- Quarterly reports for Scottish Borders Council's Executive Committee and made available at www.scotborders.gov.uk/performance

Executive Committee will receive reports on a quarterly basis, structured around the 4 themes in the corporate plan and designed to provide "layers" of detail e.g. from the high level to detailed trend information and officer commentary. This is described below:

- a) Summary pages will highlight achievements and highlights during each quarter of reporting, bringing to life the work of SBC and Partners and any relevant Change & Improvement projects- **shown below:**

OUR PLAN for 2018-2023 and your part in it

HIGHLIGHTS DURING QUARTER 1 APRIL to JUNE 2018

OUR SERVICES FOR YOU

INDEPENDENT, ACHIEVING PEOPLE

A THRIVING ECONOMY, WITH OPPORTUNITIES FOR EVERYONE

EMPOWERED, VIBRANT COMMUNITIES

COMMUNITY ACTION TEAM

A new community action policing team has been launched in the Borders, aiming to tackle local issues across the area. With an investment of £282,000 from Scottish Borders Council, the team has been operational since 1st April 2018 and will provide a dedicated community resource which will specifically target issues such as anti-social behaviour and on-street parking.

In its first 3 months, the team has tackled a range of locally established priorities including school vandalism, illegal parking, anti-social behaviour and drug related issues. More than 75 hours of hi-visibility foot patrol has been undertaken which has been very well received by local residents, business owners and visitors to the Borders. In addition over 100 hours of mobile patrols have taken place. More detail on the work of the Community Action Team can be found later in this report.

MATCHING UNIT

The Matching Unit is a small administrative team created to match a care service to the assessed needs of the client. It was set up in April 2017 and has focussed on care at home. In the first quarter of 2018/19 alone, the unit sourced 472 home care packages and Care Managers report spending less than half the time they previously did on administrative tasks associated with sourcing care for clients. The service is currently expanding to include District Nurse care at home requests and has potential to include other client types such as direct payment and Mental Health.

EXAM RESULTS EVIDENCE OF SUSTAINED HIGH STANDARDS ACROSS BORDERS SCHOOLS

The 2018 exam results showed that young people are continuing to benefit from high quality educational opportunities across the region with the results showing a picture of consistent achievement compared with previous years.

There has been a particularly positive trend in literacy and numeracy with more young people than ever attaining success. In 54, 98% achieved a literacy award, 97% achieved a National 5 English award, 92% achieved a numeracy award and 8.62% achieved a National 5 award in Maths.

At National 5 level, the overall pass rate for 54 was 63% and in 55 89% of young people gained a National 5 award.

Higher results demonstrate a consistently positive trend with 85% gaining an award.

Scottish Borders has remained in the top quartile nationally for Positive Destinations, and well above the Scottish average, with 95.3% of pupils achieving a positive and sustained destination.

EXAM RESULTS 2017/18

SCHOOL YEAR	54 PUPIL ATTAINMENT	55 PUPIL ATTAINMENT	56 PUPIL ATTAINMENT
	ACHIEVED 5+ SCOF LEVEL 4 (HIGHER OR ABOVE)	ACHIEVED 5+ SCOF LEVEL 4 (HIGHER OR ABOVE)	ACHIEVED 5+ SCOF LEVEL 4 (HIGHER OR ABOVE)
2017/18	41.48%	16.25%	35.01%
2014/17	39.98%	18.05%	33.53%

PASS RATES 2017/18

NATIONAL 5	HIGHER	ADVANCED HIGHER
SB= 76.8%	SB= 74.8%	SB= 80.6%
Scotland= 77.4%	Scotland= 76.8%	Scotland= 80.5%
SB Last Year= 81.0%	SB Last Year= 79.5%	SB Last Year= 83.2%

For more on performance visit www.scotborders.gov.uk/performance or email performance@scotborders.gov.uk
Correct at time of publication: 28 August 2018.

- b) For each theme, an infographic page will present the **Performance Indicators** (those that reflect service delivery and quality, impact or speed of service where SBC has direct influence. E.g. Planning processing times, School Attendance;) and **Context Indicators** over which SBC has limited influence (E.g. Number of crimes, Employment rate)

OUR SERVICES FOR YOU

OUR PERFORMANCE DURING Q1 APRIL to JUNE 2018

PLANNING PERMISSION PROCESSING TIMES

13.7 weeks – average time to process Major Developments

Q4 2014/17 0.0 Weeks

HOUSING BENEFIT & COUNCIL TAX REDUCTION

7.2 weeks – average time to process Local Developments – Non Householder

Q4 2014/17 7.9 Weeks

WASTE RECYCLING

6.8 weeks – average time to process Local Developments – Householder

Q4 2014/17 6.6 Weeks

CUSTOMER TELEPHONE CALLS

39.52% annual household waste recycling rate

Q1 2017 38.74%

COUNCIL TAX COLLECTION

60.13% annual household waste landfill rate

Q1 2017 48.97%

FREEDOM OF INFORMATION REQUESTS

0.35% annual household waste other treatment rate

Q1 2017 0.29%

WELFARE BENEFITS

58.67% average Community Recycling Centre (CRC) recycling rate

Q1 2017 54.11%

CUSTOMER ADVICE AND SUPPORT

354 people referred to Welfare Benefits, generating a monetary gain of **£0.907m**

Q1 2017/18 400 referrals, gain £2.796m

SCOTTISH BORDERS COUNCIL ENERGY USE (26 KEY SITES)

1,735,783 kwh electricity consumption at a cost of **£0.226m**

Q1 2017/18 1,493,587 kwh, cost £0.208m

COMPLAINTS TO SCOTTISH BORDERS COUNCIL

1,975,893 kwh gas consumption at a cost of **£0.060m**

Q1 2017/18 1,939,943 kwh, cost £0.053m

STAGE ONE COMPLAINTS

26.70 average days to process new claims

Q1 2017/18 New claims 29.11 days

STAGE TWO COMPLAINTS

6.91 average days to process changes

Q1 2017/18 Changes 8.22 days

ESCALATED COMPLAINTS

24,162 voice interactions logged through CRM system by Customer Services

Q1 2017/18 26,413

STAGE ONE COMPLAINTS

31.6% collected in year

Q1 2017/18 31.96%

STAGE TWO COMPLAINTS

91% completed on time

Q1 2017/18 94%

CONTEXT INDICATORS UPDATE

INDEPENDENT, ACHIEVING PEOPLE

INDICATOR	THIS PERIOD	LAST PERIOD	CHANGE
Planning Applications	354	312	↑
Face to Face Interactions (CRM) by Customer Services	15,245	15,207	↑
Total Logged customer contact with SBC	42,257	43,118	↓
Killed on Borders Roads	2	3	↓
Seriously injured on Borders Roads	10	20	↓
Capital Receipts Cumulative **	£113.9k	-	n/a
Properties surplus	25	21	↑
Properties marketed	8	7	↑
Properties under offer	8	7	↑
Complaints Closed	226	159	↑
FDIs requests received	352	343	↑
Facebook Engagements	59.4k	235.8k	↓
Twitter Engagements	11.7k	83.7k	↓

KEY # 1 quarter lag ** Cumulative in year ↑ Increased ↓ Reduced

Context Indicators are indicators where Scottish Borders Council has indirect influence (e.g. crime figures) or can include the context within which the council is operating (e.g. employment rate)

For more on performance visit www.scotborders.gov.uk/performance or email performance@scotborders.gov.uk
Correct at time of publication: 28 August 2018. # Performance indicators with a quarter lag in data.

c) **Details, including trend information and officer commentary**, will be provided in addition to the summaries, also separated into Performance indicators, shown below.

A Thriving Economy, with Opportunities for Everyone: PERFORMANCE Indicators

Performance Indicator	Trend Chart	Value	Commentary	Status Against Target	Managed By
CP01-P001P % of Invoices paid within 30 days	<p>CP01-P001P How many invoices, received by us, were paid within 30 days of receiving the invoice?</p>	85%	<p>Observations: The indicator has significantly improved during May and June and has now stabilised at 89%. Work will continue to positively impact this indicator. The %age of payments made electronically has stabilised between 97 and 98%.</p>		Kathryn Dickson

...and **Context indicators**

Our Services for You: CONTEXT Indicators

Context Indicator	Trend Chart	Value	Commentary	Managed By
CP01-P001P Number of Planning Applications Received	<p>CP01-P001P How many planning applications do we receive?</p>	354	<p>Observations: Application numbers in Q1 totalled 354, 42 more than the previous quarter and 20 fewer than Q1 2017/18. The total number of applications received in the first 6 months of 2018 was 666, a reduction of 93 (or 12%) on the same period in 2017.</p>	Ian Aikman

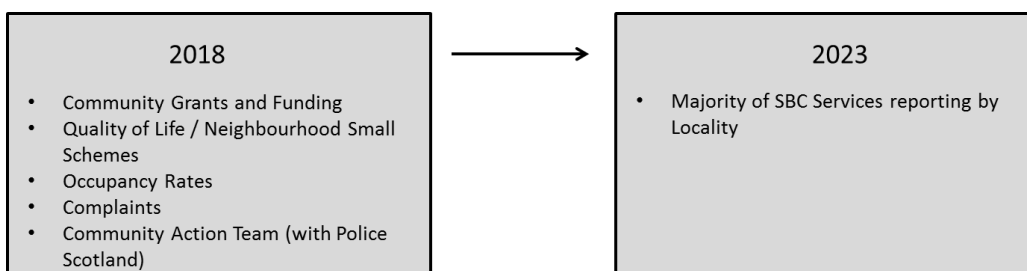
3.4) Capturing Performance information

Pentana (formerly Covalent) will continue to be used for collection and reporting of performance indicators in a consistent way. Pentana is not only used for performance indicators but is also used to capture SBC's risks as well as actions within some services. In addition, Pentana enables the public to view performance indicators from the SBC website.

3.5) Locality Reporting

As Locality Plans are developed to meet the requirements under the Community Empowerment Act, it will be important to identify which Services and Indicators can be reported in this way. Currently there are few Indicators which are split by Locality (see illustration below). Directionally there should be an assumption that as many indicators as possible are reported by Locality. It will also be important to determine which indicators should feature within SBC Performance Reporting since Locality Plans may also cover priorities identified by other Community Planning Partners.

Figure 6:



DRAFT

For more information on anything within this framework, contact the Corporate Performance team on 01835 826542 or email performance@scotborders.gov.uk

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APPOINTMENT OF A SELECTION COMMITTEE - EXTERNAL MEMBERS OF AUDIT COMMITTEES

Report by Chief Officer Audit and Risk

SCOTTISH BORDERS COUNCIL

30 August 2018

1 PURPOSE AND SUMMARY

- 1.1 **The purpose of this report is to gain approval to the appointment of a Selection Committee for the purpose of interviewing, selecting and appointing persons for the positions of external member of the Audit and Scrutiny Committee (Audit business only) and external member to the IJB Audit Committee, the latter subject to the IJB's formal approval.**
- 1.2 Scottish Borders Council has had at least two external members on its Audit Committee since 2002 to improve independence and objectivity and to ensure that the Committee's role in the scrutiny process will be robust as a key part of the Council's governance and in line with best practice.
- 1.3 The appointment of the existing external members of the Audit and Scrutiny Committee will end on 31 October 2018. The one existing external member has indicated his interest in being re-appointed. There is currently one vacancy and a formal recruitment process will commence soon.
- 1.4 Furthermore, the Scottish Borders Health and Social Care Integration Joint Board (IJB) is looking to appoint an external member to its Audit Committee for the first time to enhance its performance in line with best practice, and it is proposed to utilise the same recruitment process.
- 1.5 Approval is sought for the appointment of a Selection Committee for the purpose of interviewing, selecting and appointing persons as external member of the Audit and Scrutiny Committee (Audit business only) and as external member of the IJB Audit Committee, noting that the latter will require ratification by the IJB as part of its business.

2 RECOMMENDATIONS

- 2.1 **I recommend that the Council appoints a Selection Committee, comprising the Chairman of the Audit and Scrutiny Committee, the Convener, the Executive Member for Finance and the Chairman of IJB Audit Committee, for the purpose of interviewing, selecting and appointing persons as external member of the Audit and Scrutiny Committee (Audit business only) and as external member of the IJB Audit Committee, noting that the latter will require ratification by the IJB as part of its business.**

3 BACKGROUND

- 3.1 In 2002 the Council decided that the membership of its Audit Committee should include somebody who was completely independent of the Council to provide it with expert finance/business advice. Since then the Council has had at least two external members on its Audit Committee to improve independence and objectivity and to ensure that the Committee's role in the scrutiny process will be robust as a key part of the Council's governance and in line with best practice.
- 3.2 The appointments of the external members of the Audit Committee have been made every three years, at times separate from Local Elections when elected members might change, to enable continuity of membership. The appointment of the existing external member of the Audit and Scrutiny Committee (Audit business only) will end on 31 October 2018.
- 3.3 The Audit and Scrutiny Committee at its meeting on 13 November 2017 noted the procedure for appointment of non-voting members of the Audit and Scrutiny Committee (Audit business only). During the annual self-assessment the Committee considered its current Membership and has determined that two members should be appointed from an external source as non-voting members for appointment in October 2018. This is set out in the Audit and Scrutiny Committee Annual Report 2017/18. The one existing external member, Mr Michael Middlemiss, who has served for 3 years, has indicated his interest in being re-appointed, resulting in one vacancy.
- 3.4 Furthermore, the Scottish Borders Health and Social Care Integration Joint Board (IJB) is looking to appoint an external member to its Audit Committee for the first time to enhance its performance in the review and scrutiny of the IJB's corporate governance arrangements, risk management systems and associated internal control environment, in line with best practice. Discussions have been held with the Chairman of SBC's Audit and Scrutiny Committee, the Chairman of the IJB, and the Chairman of the IJB Audit Committee to propose that the same process be utilised to recruit an external member to the IJB Audit Committee, and that the Chair of the IJB Audit Committee be included in the Selection Committee for that purpose.
- 3.4 A formal recruitment process will commence soon with the publication of the advert for the one vacant SBC role and the one IJB role to be distributed widely within the community and across the Council's partner organisations. The appointments will be for a fixed period to 31 October 2021. The proposal is that a Selection Committee be appointed for the purpose of interviewing, selecting and appointing persons as external member of the Audit and Scrutiny Committee (Audit business only) and as external member of the IJB Audit Committee, noting that the latter will require ratification by the IJB as part of its business.
- 3.5 It is proposed that the Selection Committee has the following membership:
- Chairman of the Audit and Scrutiny Committee
 - The Convener
 - The Executive Member for Finance
 - Chairman of the IJB Audit Committee
- 3.6 The Selection Committee will consult with and be advised by the Chief Officer Audit and Risk during the recruitment process.

4 IMPLICATIONS

4.1 Financial

The appointment to the role of Audit Committee external member is on a voluntary basis, although travel and subsistence expenses will be reimbursed.

4.2 Risk and Mitigations

As stated in paragraphs 1.2 and 3.1, having external members on the Audit and Scrutiny Committee (Audit function) brings independent and objective views and expertise, therefore mitigating the risks associated with not following CIPFA's best practice guidance for Audit Committees, and enhances the robustness and independence of the Audit and Scrutiny Committee's role (Audit function) in the challenge and scrutiny of the Council's internal controls, risk management and governance arrangements.

As stated in paragraphs 1.4 and 3.4, the Scottish Borders Health and Social Care Integration Joint Board (IJB) is looking to appoint an external member to its Audit Committee for the first time to enhance its performance in line with best practice, and it is proposed to utilise the same recruitment process in the spirit of partnership working. It should be noted that formal appointment of the external member of the IJB Audit Committee will require ratification by the IJB as part of its business.

There is a risk that there will be no suitable candidates in the current recruitment process and the Selection Committee will be unable to make appointments. This risk is partially mitigated for the Council in that the one existing external member for the Council, Mr Michael Middlemiss, has indicated his interest in being re-appointed; and is partially mitigated for the Council and the IJB in that the publication of the advert for the Audit Committee external member roles will be distributed widely within the community and across the Council's partner organisations.

4.3 Equalities

Equalities and diversities matters will be taken into account by the Selection Committee when interviewing and considering their selection and appointment to the positions of external member of the Audit and Scrutiny Committee (Audit business only) and external member of the IJB's Audit Committee.

4.4 Acting Sustainably

There are no direct economic, social or environmental issues with this report.

4.5 Carbon Management

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

4.6 Rural Proofing

This report does not relate to new or amended policy or strategy and as a result rural proofing is not an applicable consideration.

4.7 Changes to Scheme of Administration or Scheme of Delegation

No changes to the Scheme of Administration or Scheme of Delegation are required as a result of this report.

5 CONSULTATION

- 5.1 The Corporate Management Team has been consulted on this report and any comments received have been taken into account.
- 5.2 The Chief Financial Officer, the Monitoring Officer, the Chief Legal Officer, the Service Director HR, and the Clerk to the Council have been consulted on this report and any comments received have been incorporated in the report.
- 5.3 The Chairman of SBC's Audit and Scrutiny Committee, the Chairman of the IJB, and the Chairman of the IJB Audit Committee have been consulted on the proposals that the same process be utilised to recruit an external member to the IJB Audit Committee, subject to the IJB's formal approval of the appointment thereafter.
- 5.4 Those Councillors within the proposed membership of the Selection Committee have been notified of the proposals in advance.

Approved by

Jill Stacey, Chief Officer Audit and Risk Signature

Author(s)

Name	Designation and Contact Number
Jill Stacey	Chief Officer Audit and Risk Tel: 01835 825036

Background Papers:

Previous Minute Reference: Scottish Borders Council 7 October 2015

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Contact us at Internal Audit intaudit@scotborders.gov.uk

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