

Public Document Pack



SCOTTISH BORDERS COUNCIL FRIDAY, 25 SEPTEMBER, 2020

A MEETING of the SCOTTISH BORDERS COUNCIL will be held on FRIDAY, 25 SEPTEMBER, 2020 at 10.00 AM. The Convener has directed that this meeting will be conducted in accordance with Section 43 of the Local Government in Scotland Act 2003 and will be accessed remotely by all Members via MS TEAMS. The meeting will be live streamed to the public and a link will be on the Council website.

J. J. WILKINSON,
Clerk to the Council,
18 September 2020

BUSINESS																		
1.	Convener's Remarks.																	
2.	Apologies for Absence.																	
3.	Order of Business.																	
4.	Declarations of Interest.																	
5.	<p>Minute (Pages 7 - 22)</p> <p>Consider Minute of Scottish Borders Council held on 27 August 2020 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: none;"> <tr> <td style="width: 60%;">(a) Local Review Body</td> <td style="text-align: right;">17 August 2020</td> </tr> <tr> <td>(b) Civic Government Licensing</td> <td style="text-align: right;">21 August 2020</td> </tr> <tr> <td>(c) Police, Fire & Rescue and Safer Communities Board</td> <td style="text-align: right;">28 August 2020</td> </tr> <tr> <td>(d) Selkirk Common Good Fund</td> <td style="text-align: right;">2 September 2020</td> </tr> <tr> <td>(e) Duns Common Good Fund</td> <td style="text-align: right;">3 September 2020</td> </tr> <tr> <td>(f) Sustainable Development</td> <td style="text-align: right;">4 September 2020</td> </tr> <tr> <td>(g) Planning & Building Standards</td> <td style="text-align: right;">7 September 2020</td> </tr> <tr> <td>(h) Galashiels Common Good Fund</td> <td style="text-align: right;">10 September 2020</td> </tr> </table> <p>(Please see separate Supplement containing the public Committee Minutes.)</p>	(a) Local Review Body	17 August 2020	(b) Civic Government Licensing	21 August 2020	(c) Police, Fire & Rescue and Safer Communities Board	28 August 2020	(d) Selkirk Common Good Fund	2 September 2020	(e) Duns Common Good Fund	3 September 2020	(f) Sustainable Development	4 September 2020	(g) Planning & Building Standards	7 September 2020	(h) Galashiels Common Good Fund	10 September 2020	5 mins
(a) Local Review Body	17 August 2020																	
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(h) Galashiels Common Good Fund	10 September 2020																	
7.	Scottish Borders Local Police Plan (Pages 23 - 44)	15 mins																

	<p>Consider:-</p> <p>(a) Report by Executive Director, Corporate Improvement and Economy (Copy attached.);</p> <p>(b) Presentation by Divisional Commander, Chief Superintendent John McKenzie; and.</p> <p>(b) Recommendation made by the Police, Fire & Rescue and Safer Communities Board held on 28 August relating to the Local Police Plan. (Copy attached.)</p>	
8.	<p>Making Offices COVID Safe (Pages 45 - 50)</p> <p>Consider joint report by Executive Director, Corporate Improvement & Economy and Service Director HR & Communications. (Copy attached.)</p>	15 mins
9.	<p>Responding to the Climate Emergency (Pages 51 - 66)</p> <p>Consider report by Executive Director, Corporate Improvement & Economy. (Copy attached.)</p>	20 mins
10.	<p>Local Development Plan (Pages 67 - 1962)</p> <p>Consider report by Executive Director, Corporate Improvement & Economy. (Copy attached.)</p>	20 mins
11.	<p>Indicative Regional Spatial Strategies for South of Scotland and South East Scotland (Pages 1963 - 2030)</p> <p>Consider report by Executive Director, Corporate Improvement & Economy. (Copy attached.)</p>	20 mins
12.	<p>Chief Social Work Officer Annual Report (Pages 2031 - 2066)</p> <p>Consider report by Chief Social Work & Public Protection Officer. (Copy attached.)</p>	10 mins
13.	<p>Motion by Councillor Mountford</p> <p>Consider Motion by Councillor Mountford in the following terms:-</p> <p>“Scottish Borders Council:</p> <p>(i) acknowledges the efforts that this Council has made to reduce greenhouse gas emissions and promote renewable energy;</p> <p>(ii) recognises that Councils can play a central role in creating sustainable communities, particularly through the provision of locally generated renewable electricity;</p> <p>(iii) further recognises:</p> <ul style="list-style-type: none"> • that very large financial setup and running costs involved in selling locally generated renewable electricity to local customers result in it being impossible for local renewable electricity generators to do so • that making these financial costs proportionate to the scale of a renewable electricity supplier’s operation would create significant opportunities for Councils to be providers of locally generated renewable electricity directly to local people, businesses and organisations, and • that revenues received by Councils that became local renewable electricity providers could be used to help improve local services and facilities; 	

	<p>(iv) accordingly resolves to support the Local Electricity Bill, currently supported by a cross-party group of 115 MPs, and which, if made law, would make the setup and running costs of selling renewable electricity to local customers proportionate by establishing a Right to Local Supply; and</p> <p>(v) further resolves to:</p> <ul style="list-style-type: none"> • inform the local media of this decision • write to local MPs, asking them to support the Bill, and • write to the organisers of the campaign for the Bill, Power for People, at 8 Delancey Passage, Camden, London NW1 7NN or infor@powerforpeople.org.uk expressing its support. 	
14.	<p>Motion by Councillor Tatler</p> <p>Consider Motion by Councillor Tatler in the following terms:-</p> <p>“Poverty exists in the Scottish Borders and has done for some time. There is evidence that there may be increased levels of poverty as a result of the Covid19 pandemic. Scottish Borders Council through a number of initiatives and programmes continues to provide support and assistance to combat the effects of poverty on individuals and families in our local communities. Much of this work is carried out in partnership with the Scottish Government and a range of Third-Sector organisations.</p> <p>In collaboration with its partners and involving those with “lived” experience of poverty, Scottish Borders Council will develop and implement a comprehensive Anti-Poverty Strategy – building on current work, identifying new areas where support is needed and campaigning for additional resources to tackle poverty. A Short Term Working Group of three Councillors will work with officers, Third Sector representatives and local people to prepare a Draft Anti-Poverty Strategy that will be considered for approval by the Council at its February 2021 meeting.”</p>	5 mins
15.	<p>Motion by Councillor H. Scott</p> <p>Consider Motion by Councillor H. Scott in the following terms:-</p> <p>“That Scottish Borders Council endorses and fully supports Chief Constable Iain Livingston’s announcement of the Police Scotland Assault Pledge, which is a campaign to tackle the increasing number of assaults, violence and abusive behaviour directed towards police officers and police staff, and his commitment to reduce the impact violence has on them, including measures to improve their safety.</p> <p>Ref: https://www.scotland.police.uk/what-s-happening/news/2020/august/chief-constable-s-pledge-to-tackle-assaults-on-police-officers-and-staff/”</p>	5 mins
16.	<p>Scheme of Administration and Appointments to Committees (Pages 2067 - 2134)</p> <p>Consider:-</p> <p>(a) Report by Service Director Customer & Communities on amendments to Scheme to take account of changes to Executive portfolios and Pension Scheme accounts review. (Copy attached.); and</p> <p>(b) Appointments to Committees and other positions:</p> <p>(i) a member of the Administration, not on the Executive Committee, to the Audit & Scrutiny Committee to replace</p>	15 mins

	<p>Councillor Scott Hamilton;</p> <p>(ii) a member of the Administration on the Audit & Scrutiny Committee to replace Councillor Scott Hamilton as Vice-Chair;</p> <p>(iii) a member of the Opposition to the Audit & Scrutiny Committee to replace Councillor Chapman;</p> <p>(iv) a member of the Opposition to the Sustainable Development Committee to replace Councillor Robson;</p> <p>(v) a member on the Planning & Building Standards Committee and Local Review Body to replace Councillor Miers;</p> <p>(vi) a member on the Scottish Borders Living Wage Working Group to replace Councillor Robson; and</p> <p>(vii) to replace Councillor Aitchison with Councillor Tatler as one of the Administration members of the Community Planning Strategic Board.</p>	
17.	Open Questions	15 mins
18.	Any Other Items Previously Circulated	
19.	Any Other Items Which the Convener Decides Are Urgent	
20.	<p>Private Business</p> <p>Before proceeding with the private business, the following motion should be approved:-</p> <p>“That under Section 50A(4) of the Local Government (Scotland) Act 1973 the public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in the relevant paragraphs of Part 1 of Schedule 7A to the aforementioned Act.”</p>	
21.	<p>Minute (Pages 2135 - 2138)</p> <p>Consider private Section of Minute of Scottish Borders Council held on 27 August 2020. (Copy attached.)</p>	1 mins
22.	<p>Committee Minutes</p> <p>Consider private Sections of the Minutes of the following Committees:-</p> <p>(a) Civic Government Licensing 21 August 2020 (b) Selkirk Common Good Fund 2 September 2020 (c) Galashiels Common Good Fund 10 September 2020</p> <p>(Please see separate Supplement containing private Committee Minutes.)</p>	1 mins
23.	<p>CGI Contract</p> <p>Consider report by Executive Director, Finance & Regulatory. (Copy to follow.)</p>	20 mins

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
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SCOTTISH BORDERS COUNCIL

MINUTE of MEETING of the SCOTTISH BORDERS COUNCIL held remotely by Microsoft Teams on 27 August 2020 at 10.00 a.m.

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

Apologies:- Councillors D. Paterson, G. Turnbull.

In Attendance:- Chief Executive, Executive Director (Corporate Improvement & Economy), Executive Director (Finance & Regulatory), Service Director Customer & Communities, Service Director HR & Communications, Service Director Young People, Engagement & Inclusion, Chief Social Work and Public Protection Officer, Chief Operating Officer – Adult Social Work & Social Care, Chief Legal Officer, Clerk to the Council.

1. **CONVENER'S REMARKS**

The Convener reminded Members of the meeting protocols.

**DECISION
NOTED.**

2. **ORDER OF BUSINESS**

The Convener advised of an additional item of business which would be considered in private.

**DECISION
NOTED.**

3. **MINUTES**

The Minutes of the Meetings held on 25 June and 30 July 2020 were considered.

**DECISION
AGREED that the Minutes be approved and signed by the Convener.**

4. **COMMITTEE MINUTES**

The Minutes of the following Committees had been circulated:-

(a)	Local Review Body	25 May 2020
(b)	Local Review Body	1 June 2020
(c)	Pension Fund Committee	22 June 2020
(d)	Pension Fund Board	22 June 2020
(e)	Audit & Scrutiny	23 June 2020
(f)	Hawick Common Good Fund	24 June 2020
(g)	Civic Government Licensing	26 June 2020
(h)	Coldstream Common Good Fund	30 June 2020
(i)	Peebles Common Good Fund	1 July 2020
(j)	Selkirk Common Good Fund	2 July 2020
(k)	Local Review Body	13 July 2020
(l)	Local Review Body	15 July 2020
(m)	Hawick Common Good Fund	17 July 2020

DECISION**APPROVED the Minutes listed above subject to paragraph 4 below.****5. COMMITTEE RECOMMENDATION**

There had been circulated copies of a recommendation from the meeting of the Selkirk Common Good Fund Sub-Committee held on 2 July 2020. This required Council approval as all three Elected Members of the Sub-Committee had declared an interest in the funding application. The recommendation was to award a grant of £2,250 to Selkirk Common Riding Trust, towards the cost of a new platform system at the Victoria Hall, subject to certain conditions.

DECISION**AGREED to approve the recommendation to award a grant of £2,250 to Selkirk Common Riding Trust, towards the cost of a new platform system at the Victoria Hall subject to the following:-**

- (a) that the arrangements and cost of storage of the platform be the responsibility of the Trust; and**
- (b) the work associated with the construction of the platform be carried out in accordance with current guidelines relating to the Covid-19 restrictions.**

6. IN-YEAR BUDGET REVIEW 2020/21

With reference to paragraph 5 of the Minute of 25 June 2020, there had been circulated copies of a report by the Executive Director, Finance & Regulatory, providing an update on the current financial position of the 2020/21 budget and proposing a re-alignment of resources to amend the budget approved by Council on the 26 February 2020 budget in response to the COVID-19 pandemic. The report explained that an in-year budget exercise to review both revenue and capital budgets had been undertaken by the Corporate Management Team (CMT) based on the first quarter (June 2020 month end) position and recommendations to revise these budgets were now submitted for approval. The COVID-19 emergency situation, currently affecting the UK, had caused unprecedented pressure on society and the economy with significant financial challenges that were continuing to change and emerge. The pandemic had caused a major impact on delivery of public services, with the Council having a key role to play in supporting Borders communities, businesses and residents during this time. As well as directly dealing with the impact of the virus and protecting communities, the Council was now re-opening key public services across the region, in line with the Scottish Government's Route Map. In June, an initial assessment of the revenue impact of COVID-19 on the Council's finances projected pressures of £15m excluding any impact on Council Tax at that point. The Corporate Management Team had since undertaken an exercise to re-plan the Council's 2020/21 revenue and capital budgets based on the June 2020 month-end position and this was summarised in Appendix 1 to the report. The analysis of the revenue budget, now including a projected impact on Council Tax, had highlighted estimated revenue budget pressures of £20.449m and available resources of £19.056m from a combination of in-year savings and additional grant support leaving a residual budget pressure, based on current forecasts, of £1.393m. The approach to the review of the capital budget had focussed on assessing the impact of the national "lockdown" of the construction industry and the associated inevitable delays in current and planned programmes of work. The overall impact on the capital plan was that net £26.855m of budget within the Capital Plan had moved as a timing movement to future years with a movement from base budget of £96.953m to a revised plan of £70.098m. This revised plan was based on a review of deliverability of the Plan with revised budgets now representing what project managers were forecasting would be spent and delivered during the remainder of 2020/21. Members congratulated Mr Robertson and his team for their work to date but acknowledged that there were still a number of challenges ahead.

DECISION

AGREED to:-

- (a) approve the revisions to the revenue and capital budgets for 2020/21 as set out in Appendix 1 to the report and note that these would be included as virements within the Executive monitoring report in September;**
- (b) note the ongoing management action being undertaken to aim to bring the revenue budget to a balanced position, if possible, by 31 March 2021;**
- (c) note that any budget shortfall at 31 March 2021 would require to be funded from Reserves; and**
- (d) note that future monitoring reports would be presented to the Executive Committee as part of the revenue and capital monitoring processes.**

7. FIT FOR 2024 - REVIEW OF AREA PARTNERSHIPS

With reference to paragraph 8 of the Minute of 25 June 2020, there had been circulated copies of a report by the Service Director Customer & Communities outlining the next steps in evolving the Area Partnerships and community capacity building arrangements, taking into account the recommendations of the report which was commissioned from the Scottish Community Development Centre (SCDC). It was proposed that the arrangements in each locality were developed at a grass roots level using a bottom-up approach. Therefore the report did not propose how the next steps, to the further development of the Area Partnerships, would take place but supported the empowerment of each Area Partnership to discuss, agree and implement improvement mechanisms for this in each locality. The Council was continuing to respond to the current Covid-19 pandemic and there had been a great deal of learning and experience of working with our communities through the Community Assistance Hubs. This ongoing learning would be taken into account in these next steps and how ongoing arrangements evolve. Members supported the approach being taken and emphasised the need to broaden engagement with Area Partnerships.

DECISION

AGREED:-

- (a) that the findings of the report by the Scottish Community Development Centre would continue to be fed back, via a range of stakeholders, to the wider community for their consideration;**
- (b) to approve the Action Plan outlined in Appendix 1 to the report;**
- (c) to request that each Area Partnership establish, at their next meeting, a mechanism to review the findings and make recommendations for further public consultation within each locality; and**
- (d) to receive a further report from the Service Director Customer & Communities on the outcome and next steps.**

8. COMMUNITY FUND 2019/20 - OUTSTANDING APPLICATIONS

There had been circulated copies of a report by the Service Director Customer & Communities presenting the current position regarding outstanding Community Fund applications carried forward from 2019/20, due to the Covid-19 pandemic, and requesting that authority was delegated to the Service Director Customer & Communities to allow these to progress. The report explained that due to the Covid-19 pandemic, the Community Fund was suspended on 20 March 2020 and staff were deployed to the Community Assistance Hubs (CAH's). As at 20 March 2020, a total of twenty Community Fund Fast Track (under £1.5k) applications had been received which totalled £20.5k. These applications were now

being progressed in line with the Scheme of Delegation under powers delegated to the Service Director for Customer & Communities. There were currently twenty two outstanding Community Fund applications (over £1.5k), which had been received before the suspension, totalling £203,752. Assessments for these were prepared by Officers with decisions normally made at Area Partnerships and a detailed breakdown of these was provided at Appendix 1 to the report. Due to the Covid-19 pandemic, there were no Area Partnership meetings scheduled until November 2020. To avoid further delays it was recommended that authority be delegated to the Service Director Customer & Communities, to approve or decline the outstanding Community Fund applications, subject to the agreement of at least 50% of the Members in the relevant Ward(s). Members agreed this was the best process to deal with these applications.

DECISION

AGREED to delegate authority to the Service Director Customer & Communities to approve the outstanding Community Fund applications from 2019/20 subject to the agreement of at least 50% of the Members in the relevant Wards.

9. REVIEW OF LOCALITY BID FUND, COMMUNITY FUND AND PARTICIPATORY BUDGETING

- 9.1 There had been circulated copies of a report by the Service Director Customer & Communities presenting the analysis and evaluation of versions 1 and 2 of the Localities Bid Fund, Community Fund and participatory budgeting. The analysis and survey feedback of Localities Bid Fund 1 (181 responses) and Localities Bid Fund 2 (135 responses) were detailed in Appendices 1 and 2 to the report. Overall, there was a high level of dissatisfaction within communities and projects regarding the Localities Bid Fund 1 and 2 processes. The report therefore proposed a number of immediate changes to the Community Fund to take effect from 1 September 2020, as well as outlining the next steps for further engagement with communities to develop the Community Fund and participatory budgeting. The Council was continuing to respond to the current Covid-19 pandemic and working with our communities through the Community Assistance Hubs. The learning from this work would be taken into account in these next steps and how ongoing arrangements evolved. There was a lengthy discussion and Councillor H. Scott proposed an amendment to change the application criteria.
- 9.2 The Convener adjourned the meeting to allow officers to agree the wording of the amendment with Councillor Scott. However, following the adjournment there was still some confusion regarding what the amendment was seeking to achieve so the Convener proposed that the matter be deferred until the end of public business to allow any issues to be resolved.

DECISION

AGREED to defer consideration of this item until later in the meeting.

10. ROMANNOBRIDGE FLOOD PROTECTION SCHEME 2020

There had been circulated copies of a report by the Service Director Assets & Infrastructure proposing that the Council approved the recommendation to confirm the proposed Romannobridge Flood Protection Scheme 2020. Authorisation was also sought to allow the Council to commence the construction stages of the project. The report explained that as part of the Scheme approval process it was required to give notice of the Scheme in accordance with paragraph 1 of schedule 2 of the Flood Risk Management (Scotland) 2009 Act. The Notice was first published on 7 February 2020. Any person was entitled to object to the Scheme in accordance with paragraph 3 of schedule 2 of the 2009 Act. The formal 28 day objection period began on the date the Notice was first published and concluded on 6 March 2020. There were no objections to the proposed Scheme therefore the Council had to make a decision to confirm or reject the Scheme in accordance with paragraph 4 (1) of schedule 2 of the 2009 Act. Once the decision had been made, the Council would publish notice of that decision in accordance with the paragraph 10 of the 2009 Act. The Scheme would then become operative 6 weeks after notice was published unless an appeal was

made. Members highlighted that although this was a relatively modest scheme it was welcomed by the residents in the area.

DECISION

AGREED to:-

- (a) confirm the proposed Romannobridge Flood Protection Scheme 2020; and**
- (b) authorise the Service Director Assets & Infrastructure to commence with the construction stages of the project**

11. UNITED KINGDOM (SYRIAN) VULNERABLE PERSONS RESETTLEMENT SCHEME

There had been circulated copies of a report by the Chief Social Work and Public Protection Officer providing an update on the Council's participation in the United Kingdom (Syrian) Resettlement Scheme, and Home Office proposals to continue accepting refugees under a new Resettlement Scheme commencing in 2020/21. The report explained that up to February 2020 the Scottish Borders received 9 Syrian families. It should be noted that this was a long term (60 month) commitment from the date of arrival. After 60 months, an application would be made for settled status. The agreed pro-rata distribution of Syrian refugees (New Scots) arriving under this Scheme had meant that Scottish Borders Council made an original commitment to receive 10 families. It was anticipated that this number would be reached during 2020/21. The availability of suitable housing to match families into was the main challenge and regulated arrivals. Registered Social Landlords had been supportive throughout the process. On 17 June 2019 and again on 20 December 2019, the Home Office wrote to Local Authorities advising that a new Resettlement Scheme was to be established broadening the geographical focus beyond the Middle East and North Africa region. This was followed by a request from COSLA that Councils should state whether they would continue to support the Scheme under the revised arrangements and provide a sense of scale of that commitment. In addition to normal state benefits, the Home Office provided funding for each refugee (£20,520) over the 60 months they were registered on the Scheme. This was to support integration and language development. Costs could vary depending upon the composition of families and their individual needs. The children of refugees born in the United Kingdom did not qualify for this funding. The Home Office had only confirmed that existing funding would be maintained for those refugees entering during the first year of the new Scheme across the 60 months, commencing in 2020/21. While exact numbers were not yet known, it was expected that circa 5,000 refugees would be allocated across the United Kingdom in that initial year. This was in addition to the 20,000 who had entered under the existing Scheme. The basis of recommendation was that an additional 10 families was considered necessary to ensure the Scheme remained economically viable in that there was no additional cost incurred by Scottish Borders Council. Following the Covid-19 restrictions, the Scheme had been temporarily suspended and was expected to resume once travel and associated quarantine controls were lifted. Members welcomed the Council's continued involvement in this Scheme and commented on the success of the project to date.

DECISION

AGREED to:-

- (a) note the progress regarding the original commitment to take 10 families; and**
- (b) continue to engage in the Resettlement Scheme with a view to taking an additional 10 families subject to appropriate Home Office funding and local resourcing.**

MEMBER

Councillor Cochrane left the meeting during consideration of the following item.

12. SPACES FOR PEOPLE FUND SUSTRANS FULLY FUNDED ACTIVE TRAVEL PROGRAMME

There had been circulated copies of a report by the Service Director Assets & Infrastructure proposing, as part of the fully funded Spaces for People programme, the roll out of an experimental trial of 20mph schemes in 80 settlements where the existing speed limit was 30mph. The report explained that the Council had successfully bid for £1,200,000 from the Scottish Government's £30,000,000 Covid-19 related Spaces for People fund which was a, 'temporary infrastructure programme in Scotland which offers funding and support to make it safer for people who choose to walk, cycle or wheel for essential trips and exercise during Covid-19' administered by Sustrans. A number of temporary measures were planned using Temporary Traffic Regulation Orders, such as temporarily reducing speed limits to 40mph on selected national speed limit roads; reviewing a number of town centres to improve cycling opportunities; temporary closure of certain roads; and the most significant measure being the proposal to change all Council adopted 30mph roads to 20mph as a trial for a temporary period of up to 18 months. Officers had identified a total of 80 settlements, as listed in Appendix 1 to the report, with Council adopted roads with existing 30mph speed limits and the proposal was to convert all of these to 20mph for a trial period of up to 18 months. At the time of writing the report this had been with the exception of Trunk Roads as Transport Scotland had been carrying out its own research into the introduction of 20mph schemes on trunk routes. However, it was noted that Transport Scotland had now indicated their willingness to become involved. During the trial period, the Council would invite further comment and feedback from Elected Members, the public, and other partners such as Police Scotland, Borders Buses, Community Councils, Access Groups, etc. To gauge driver compliance with the 20mph pilot it was the intention to appoint Edinburgh Napier University's Transport Research Department to carry out an independent, rigorous, academic evaluation of the pilot scheme, ensuring a consistent and impartial approach to the evaluation. The trial would be rolled out in a systematic manner with an incremental approach to the implementation of traffic calming measures; initially baseline data would be collected and signing erected, followed by post survey data collection and analysis and then, where necessary, the introduction of traffic calming interventions, followed by further surveys and analysis. All surveys and traffic calming would be carried out as part of the pilot and funded by the programme. A further report would be brought back to Council 12 months from the commencement of the pilot with suggestions on which, if any, schemes were to be retained and which to be removed. The remainder of the trial would be used to implement any permanent changes. Ms. Gilhooly, Team Leader – Policy/Road User Management, was present at the meeting and answered Members' questions. Members generally welcomed the proposals but Councillor Bell suggested an amendment to the recommendation.

VOTE

Councillor Edgar, seconded by Councillor Tatler, moved the recommendation as set out in the report.

Councillor Bell, seconded by Councillor H. Anderson, moved as an amendment that the recommendation be reworded to read "agree to implement the fully funded Spaces for People programme, and agrees to the experimental trial of 20mph schemes of signage and appropriate infrastructure in up to 80 settlements; on the understanding that some settlements may specifically benefit from infrastructure over and above signage. Periodic reports to members will be submitted on progress of the programme, in addition to those to the full Council."

Members voted as follows:-

<i>Motion</i>	-	<i>21 votes</i>
<i>Amendment</i>	-	<i>9 votes</i>

The Motion was accordingly carried.

DECISION

DECIDED that, as part of the fully funded Spaces for People programme, the Council implement the experimental trial of 20mph schemes in 80 settlements, as detailed in the report.

ADJOURNMENT

The Convener adjourned the meeting at 1.40 p.m. for lunch and reconvened at 2.10 p.m.

13. UPDATE ON THE PUBLIC PLAY FACILITIES STRATEGY

With reference to paragraph 7 of the Minute of 19 December 2020, there had been circulated copies of a report by the Service Director Assets & Infrastructure setting out the process and outcomes of engagement with Ward Members on proposals for the decommissioning of some play equipment in some play parks within the Scottish Borders as previously agreed. The report explained that the strategic review of Play facilities was integral to the planned future investment in Outdoor Community Spaces including Public Play parks, agreed as part of the 2018/19 Capital Investment Plan and updated within the Capital Investment Plan 2019-20 and 2020/21. The current 2020/21 capital budget included funding of £4.809m into Outdoor Community Spaces over a 10-year period. This investment aimed to unlock community aspirations in this area creating high quality destination play parks, as well as facilities for skating and small wheels, youth shelters and opportunities for people of all ages to take part in physical activity. Investment in these destination play parks had already completed in Galashiels (2018), Harestanes (2019), Selkirk (2016), Hawick (2017), Coldstream (2019) and Kelso (2019), with Peebles currently being procured and expected to be delivered in 2020. This new investment created a financial revenue burden and, in order to ensure a cost neutral impact of the investment to the Council, a programme of decommissioning of aged and underutilised play equipment was required. It was agreed in May 2018 to review the distribution of play equipment provision across play parks in the Borders, to firstly inform decision making around future investment in communities, and secondly, guide the rationalisation of play facilities which were deemed no longer fit for purpose, ensuring a cost neutral impact on established budgets. This review resulted in proposals to decommission equipment in 74 play parks, based on assessment criteria that included location and context, play value (quality) and usage – thereby ensuring cost neutrality and the continuity of maintenance and investment across the remaining play parks. Officers consulted on these proposals at the five Area Partnerships, with a period of public consultation inviting people's comment on the proposals, which ended on 19 August 2019. Two petitions were received opposing these proposals in Kelso and Hawick respectively, which were both heard at the Audit & Scrutiny Committee on 24 October 2019. The Committee decided to recommend to Council the following:

“that Scottish Borders Council re-assesses its original decision made on 31 May 2018 in relation to the capital programme 18/19 and investment in play areas and outdoor community spaces to ‘delegate authority to the Service Director Assets and Infrastructure, after consultation with local Members, the Chief Financial Officer and the Chief Legal Officer, to declare play parks obsolete or those surplus to requirements and arrange for the removal of equipment and disposal, if appropriate. The Service Director should be requested to prepare a fully costed report on options for future and existing play park provision for consideration at the next meeting of Council.”

Following a subsequent Members' Sounding Board meeting to agree a way forward, this was then taken to Scottish Borders Council on 19th December 2019, where it was agreed to;

‘undertake a series of meetings, on a Ward by Ward basis, with all Members of that Ward, with detailed proposals indicating which play equipment is intended to be removed and which will be retained as part of a future programme of planned investment and upgrades’ and ‘following these meetings, the Service Director Assets & Infrastructure brings a further report initially to the Members Sounding Board on the way forward for play parks.’

These meetings had now been held and the recommendations for the 74 play parks, following those discussions with Members were detailed in the report. Councillor McAteer

proposed an amendment to the recommendations on the basis that he felt that there were still a number of issues to resolve before he could agree to the proposed closures in his Ward.

Vote

Councillor Aitchison, seconded by Councillor Edgar, moved approval of the recommendations as set out in the report.

Councillor McAteer, seconded by Councillor Marshall, moved as an amendment that recommendation 2(b) (iii) be reworded to read “that the 2 playparks in the Hawick and Hermitage Ward at Leaburn Drive and Green Terrace be retained.”

Members voted as follows:-

Motion - 25 votes
Amendment - 5 votes

The Motion was accordingly carried.

DECISION

DECIDED:-

- (a) to note the outcome of the Ward meetings requested by the Sounding Board;**
- (b) the following;**
 - (i) 18 play parks, as detailed in the Appendix to the report, would be retained as agreed at the Ward meetings, and would now be opened at the earliest opportunity;**
 - (ii) 54 play parks, as detailed in the Appendix to the report, would be decommissioned as agreed at the Ward meetings; and**
 - (iii) 2 playparks would be decommissioned in the Hawick and Hermitage Ward (Leaburn Drive & Green Terrace) noting that Ward Members were unable to agree to the proposal.**

14. EYEMOUTH PRIMARY SCHOOL – NEXT STAGES

There had been circulated copies of a joint report by the Service Director for Young People Engagement & Inclusion and Service Director Assets and Infrastructure, seeking approval to undertake an options appraisal and detailed feasibility study regarding the replacement of Eyemouth Primary School and Early Learning and Childcare provision as part of the Council’s Learning Estate. The report explained that in April 2019 approval was given to carry out detailed costing and design work for the construction of a new Primary, Early Learning and Childcare (ELC) setting and Community Campus on the site of the former High School in Eyemouth. However, since that date cost pressures regarding delivery of the project had arisen, along with local community opposition to some elements of the proposal. It was therefore proposed to undertake a detailed feasibility of all of the options potentially available to replace the primary school, including the consideration of campus or hybrid models, alongside the option that was currently under development. A further report would be brought to Council once this further community consultation was undertaken. The local Members welcomed this proposal.

DECISION

AGREED:-

- (a) the carrying out a detailed feasibility study to consider the following options:-**

- (i) continue with the planned ELC and Primary School Community Campus on the former Eyemouth High School site;
- (ii) creation of a 3-18 Campus located at the current Eyemouth High School; and
- (iii) creation of a 2 Campus model within Eyemouth comprising ELC, Primary 1-4 and community facilities, as a direct replacement to the current Primary School and a Senior Campus located at the current Eyemouth High School, comprising P5-7 and Secondary pupils.

(b) to note that a further report would be brought back to Council in December 2020.

15. **SEX ENTERTAINMENT VENUES LICENSING**

There had been circulated copies of a report by the Executive Director, Finance and Regulatory, advising and updating Council on changes to legislation which introduced a discretionary licensing scheme for sexual entertainment venues in Scotland and to seek to commence the first part of a possible two-stage public consultation. The outcome of this would inform a decision on whether to adopt a Resolution to licence sexual entertainment venues in the Scottish Borders. The report explained that the Air Weapons and Licensing (Scotland) Act 2015 introduced a discretionary power for Local Authorities in Scotland to decide if they wished to licence sexual entertainment venues (“SEVs”) within their individual areas. If Council decided to licence this activity any person wishing to operate a SEV within the Scottish Borders would require to apply for a licence. If Council did not decide to licence the activity, any person could operate a SEV without any regulation from the Local Authority. If Council considered it should explore the option of licensing SEVs, it must firstly carry out a public consultation on whether it was considered necessary to licence this type of activity. If, following an initial consultation, it was felt that Council should decide to licence it, then it would proceed by adopting a Resolution to do so. It would then need to produce a SEV Policy and a further public consultation would be required on the content of that Policy. Councillor Greenwell and Councillor Thornton-Nicol as Members of the Civic Government Licensing Committee emphasised the importance of having such licensing in place.

DECISION

AGREED to instruct the Executive Director, Finance and Regulatory, to conduct a stage 1 public consultation on whether the Council should resolve to licence SEVs and to thereafter report back to Council on those findings before determining whether to adopt a Resolution.

16. **APPOINTMENTS**

It was noted that appointments were required to the following:-

- (a) Wellbeing and Safety Champion; and
- (b) Tweedbank Community Centre Management Committee.

Councillor Bell, seconded by Councillor H Anderson, moved that Councillor Andy Anderson be appointed as Wellbeing and Safety Champion and that Councillor Parker be appointed to the Tweedbank Community Centre Management Committee. These appointments were unanimously approved.

DECISION

AGREED the following appointments:-

- (a) Wellbeing and Safety Champion – Councillor Andy Anderson

(b) Tweedbank Community Centre Management Committee – Councillor Parker

17. MOTION BY COUNCILLOR HASLAM

Councillor Haslam, seconded by Councillor Edgar, moved the Motion as appended to the agenda in the following terms:-

“That Scottish Borders Council:

- (1) approves the following changes in title and responsibilities of the undernoted level “A” Senior Councillor Roles (in compliance with the Local Governance (Scotland) Act 2004 (Remuneration) Regulations 2007):

	New Position	Responsibilities	Proposed Appointment
a	Wellbeing, Sport and Culture <i>(replaces Culture & Sport)</i>	<ul style="list-style-type: none"> • Partnership working culture and sport • Relationship development • Promotion of sport and cultural heritage nationally • Reducing inequalities and access to culture and sport 	Councillor E. Jardine
b	Enhancing the Built Environment and Natural Heritage <i>(replaces Planning & Environment)</i>	<ul style="list-style-type: none"> • Oversees Local Development Plan • Built environment and natural heritage 	Councillor S. Mountford
c	Community Development and Localities <i>(replaces Neighbourhoods & Locality Services)</i>	<ul style="list-style-type: none"> • Area partnership development and strategy • Community capacity building • Community planning • Community asset transfer and partnership building • Public space maintenance and development • Parks and outdoor spaces 	Councillor R. Tatler
d	Public Protection <i>(replaces Community Safety)</i>	<ul style="list-style-type: none"> • Police, Fire & Rescue services oversight • Youth Justice • Crime prevention • Child/Adult Protection • Safer communities • Community Action Teams 	Councillor G. Turnbull
e	Adult Wellbeing <i>(replaces Adult Social Care)</i>	<ul style="list-style-type: none"> • Adult social care • Health & Social Care integration • SB Cares • Day Services • Homecare • Independent living 	Councillor T. Weatherston

		<ul style="list-style-type: none"> • Developing care fit for the future • Combatting poverty • Tackling homelessness 	
f	Children and Young People	<ul style="list-style-type: none"> • Early years, schools and further education services • Developing our young workforce • Child social work services • Child health and mental health • Statutory inspections • Transition services • CYP equality and diversity promotion 	Councillor C. Hamilton
g	Economic Regeneration and Finance (<i>replaces Finance and Business & Economic Development</i>)	<ul style="list-style-type: none"> • Budget oversight and development • Economic development • Regeneration • Tourism • Inward investment • Strategic housing • Broadband and digital connectivity 	Councillor M. Rowley
h	Transformation and Service Improvement (<i>replaces Transformation & HR</i>)	<ul style="list-style-type: none"> • Transformation programme • Communications • Promoting equalities • Customer services • Improving the Council service delivery and customer engagement 	Councillor S. Hamilton
i	Infrastructure, Travel and Transport (<i>replaces Roads & Infrastructure</i>)	<ul style="list-style-type: none"> • Roads • Strategic planning for roads improvement • Passenger transport • Broadband infrastructure development • Public transport improvement, integration and investment • Winter maintenance • Fleet management • Community recycling 	Councillor G. Edgar
j	Sustainable Development (NEW)	<ul style="list-style-type: none"> • Strategic oversight of sustainable development throughout the Council • Ensure climate change is at the heart of our policy and political thinking • Work across the Executive roles to be a lead in sustainable development • Oversee the delivery of net zero carbon 	Councillor S. Aitchison

		emissions to zero by 2035	
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- (2) agrees to the appointment of Members to the above roles (names proposed above);
- (3) agrees that the responsibility for HR rests with the Convener;
- (4) agrees that the Clerk to the Council, in consultation with the Chief Executive, amends the Scheme of Administration accordingly to incorporate these changes;
- (5) notes that the senior allowances paid to the above Councillors are unaffected by these changes to the titles and responsibilities;
- (6) notes that the remaining Councillors detailed in the Scheme of Remuneration are unaffected by these changes.”

Councillor Haslam spoke in support of her Motion. Councillor Bell asked that the role of the Executive Member for Public Protection have the word “oversight” added after “Community Action Team” and this was accepted. The Convener advised that any required amendments to Committee Membership as a result of these changes would be dealt with at the next Council Meeting in September. Councillor Robson, seconded by Councillor Chapman, moved as an amendment that Councillor Miers should retain his current responsibilities until the Local Development Plan work was completed.

Vote

The Convener advised that in terms of Standing Order 43(b) Members were required to email their preference for this appointment to the Clerk to the Council and he adjourned the meeting to allow the vote to be carried out. On return from the adjournment the Convener announced the outcome of the vote as follows:-

*Councillor Mountford - 22 votes
Councillor Miers - 8 votes*

Councillor Mountford was accordingly appointed.

DECISION

DECIDED to approve the Motion by Councillor Haslam as detailed above subject to the addition of the word “oversight” after “Community Action Team” under the role of the Executive Member for Public Protection.

18. MOTION BY COUNCILLOR THORNTON-NICOL

Councillor Thornton-Nicol, seconded by Councillor Edgar, moved the Motion as detailed on the agenda in the following terms:-

“Scottish Borders Council recognises that several areas of the Scottish Borders are being adversely affected by the huge increase in visitors and in uncontrolled overnight camping. The upper Yarrow Valley has been particularly affected with high numbers of overnight campers on The Green, along the shores of St Mary’s Loch and in many parts of the Megget Valley.

Some uncontrolled campers are leaving rubbish and human waste behind, lighting fires which adversely impact on the local environment and ecosystems, parking haphazardly and often dangerously along the roadsides and making a noise late into the night.

The presence of these visitors, without the necessary infrastructure or management approaches in place is having a detrimental impact on the local environment, the local community and local businesses.

Scottish Borders Council commits to continue to work in partnership with the appropriate local Community Councils and Landowners and allocate resources, where practicable and affordable, to help to reduce the negative impact of this huge increase of visitors for the remainder of this year's tourism season.

Recognising that this new pattern is likely to continue in future years, Scottish Borders Council commits to working pro-actively with all local partners, including statutory bodies to put in place and support appropriate long-term measures and approaches to address and manage these issues for future years.

Scottish Borders Council recognises that the Scottish Government has asked people to abide by the Scottish Outdoor Access Code, respect the environment and the destination that they are visiting. However, having the necessary measures and infrastructure in place to manage the huge increase in visitors to the Scottish countryside is vital. SBC calls on the Scottish Government to work in partnership with the rural Local Authorities of Scotland to ensure that this year's challenges offer future benefits and where possible, make resources available to provide financial assistance to put the necessary infrastructure and management arrangements in place."

Councillor Thornton-Nicol spoke in support of her Motion, which was unanimously approved.

DECISION

AGREED to approve the Motion as detailed above.

19. **OPEN QUESTIONS**

No questions had been submitted.

DECISION

NOTED.

20. **REVIEW OF LOCALITY BID FUND, COMMUNITY FUND AND PARTICIPATORY BUDGETING**

With reference to paragraph 8 above consideration of this matter was continued.

Vote

Councillor Haslam, seconded by Councillor Edgar, moved the recommendations as detailed in the report

Councillor H. Scott, seconded by Councillor Aitchison, moved as an amendment that the wording in Recommendation C be replaced with the following:

"Agrees to the changes to the Community Fund highlighted in Section 6 of this report with the following amendments to Para 6.1 sub Para 2 of the report and Appendix 3 to say: include funding for exceptional projects over £30k, capacity building projects, wages, salaries and fees on a short term basis of 1 year and the facilitation of participatory budgeting. Funding can be used for a variety of purposes including the purchase of equipment, small capital works, hire and running costs, maintenance costs. All applications must be community driven, demonstrate sustainability and value for money. These changes to come into effect on 1 September 2020, with a review after one year of operation."

Members voted as follows:-

<i>Motion</i>	-	<i>8 votes</i>
<i>Amendment</i>	-	<i>21 votes</i>

The amendment was accordingly carried.

DECISION

DECIDED:-

- (a) to note the evaluation of versions 1 and 2 of the Localities Bid Fund as detailed in Appendices 1 and 2 and Section 4 of the report;
- (b) to continue to ring fence grants made to Community Councils, Village Halls and Festival Grants within the Community Fund for 2020/21, with payments for Festival Grants only made to cover actual expenditure on public liability and insurance expenditure;
- (c) to the changes to the Community Fund highlighted in Section 6 of the report, and detailed in Appendix 3 as amended above to remove reference to not being a like for like replacement for Council services which had been withdrawn due to efficiencies or Best Value concerns, to come into effect on 1 September 2020, with a review after one year of operation;
- (d) to request that each Area Partnership establish at its next meeting, a mechanism to review the findings of the Scottish Community Development Centre (SCDC) Report on the Community Fund and make recommendations for further public consultation within each locality;
- (e) that proposals were developed for mainstream Participatory Budgeting within core budgets, and that these proposals were considered at part of the wider budget discussions through the financial planning process for 2021/22; and
- (f) to receive a further report from the Service Director Customer & Communities on the outcome of the Area Partnerships findings and the next steps thereafter.

MEMBER

Councillor Marshall left the meeting.

21. 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 I 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

22. Minute

The private section of the Council Minute of 25 June 2020 was approved.

23. Committee Minutes

The private sections of the Committee Minutes as detailed in paragraph 3 of this Minute were approved.

24. CGI

Members approved a report by the Executive Director, Finance and Regulatory, regarding the strategic partnership with CGI.

Member

Councillor Marshall rejoined the meeting during consideration of the following item.

25. Urgent Business

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

26. **Recruitment Process for New Chief Executive**

Members approved a report by the Service Director HR & Communications on the recruitment process for the post of Chief Executive.

27. **Date of Next Meeting**

It was agreed that the next Council meeting currently scheduled for 30 September would now be held on Friday, 25 September 2020.

The meeting concluded at 5.35 p.m.

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Scottish Borders Local Police Plan 2020-23**Report by Executive Director, Corporate Improvement and Economy**

SCOTTISH BORDERS COUNCIL**25 September 2020****1 PURPOSE AND SUMMARY**

- 1.1 **The purpose of this report is to gain approval by the Council for the Scottish Borders Local Police Plan 2020-23.**
- 1.2 The Scottish Borders Local Police Plan 2020-23 has been produced by local senior officers from Police Scotland. There is a statutory requirement in terms of section 47 of the Police and Fire Reform (Scotland) Act 2012 for the Local Authority to approve the Local Police Plan.
- 1.3 The Plan links into the outline priorities shaped through engagement by Police Scotland with individuals, communities, and partners across the Scottish Borders local authority area as well as taking cognisance of both national and local strategic analysis. Its key priorities are: protecting the most vulnerable people; reducing violence and antisocial behaviour; reducing acquisitive crime; improving road safety; and tackling serious and organised crime.
- 1.4 The Scottish Borders Local Police Plan 2020-23 was discussed by Scottish Borders Council's Police, Fire & Rescue and Safer Communities Board at its meeting on Friday 28 August 2020. It was agreed to recommend to Council the approval of the Plan. The Plan will provide the basis for the scrutiny on the performance of the operation of the local Police service by the Scottish Borders Police, Fire and Rescue and Safer Communities Board.

2 RECOMMENDATIONS

- 2.1 **It is recommended that the Council agrees the Scottish Borders Local Police Plan 2020-23 as set out in Appendix 1.**

3 Background

- 3.1 The Scottish Borders Local Police Plan 2020-23 sets out the policing priorities and objectives for the Scottish Borders. There is a statutory requirement in terms of section 47 of the Police and Fire Reform (Scotland) Act 2012 for the Council to approve the Local Police Plan.
- 3.2 The Plan will provide the basis for the scrutiny on the performance of the operation of the Police service by the Scottish Borders Police, Fire and Rescue and Safer Communities Board.
- 3.3 The Scottish Borders Local Police Plan 2020-23 aims to outline priorities shaped through engagement with individuals, communities, and partners across the Scottish Borders local authority area as well as taking cognisance of both national and local strategic analysis. This will ensure that the divisional policing team work collectively with the Council and partners to address current and emerging trends with the aim to reduce crime through a preventative and collaborative model of policing. The shared outcomes outlined in the Scottish Borders Community Plan (Local Outcome Improvement Plan - LOIP) are reflected in the document.
- 3.4 The key priorities set out in the Scottish Borders Local Police Plan 2013-14 are:
- Protecting the most vulnerable people.
 - Reducing violence and antisocial behaviour.
 - Reducing acquisitive crime.
 - Improving road safety.
 - Tackling serious and organised crime.
- 3.5 Police Scotland have indicated that the Plan is a 'live document' and it will be subject to review, ensuring the plan is updated to reflect the changing needs of local communities.
- 3.6 The Scottish Borders Local Police Plan 2020-23 was discussed by Scottish Borders Council's Police, Fire & Rescue and Safer Communities Board at its meeting on Friday 28 August 2020. It was agreed to recommend to Council the approval of the Plan.

4 IMPLICATIONS

4.1 Financial

There are no costs to the Council attached to the recommendation contained in this report.

4.2 Risk and Mitigations

There are no direct risks and associated mitigation actions associated with this report. If the Council does not approve the plan then the Police, Fire and Rescue and Safer Communities Board will be unable to undertake its scrutiny function as required under the Police and Fire Reform (Scotland) Act 2012.

4.3 Integrated Impact Assessment

There is a section in the Plan on Equalities, Diversity and Ethics. The priorities contained in this Plan should strengthen equalities and diversity across the Scottish Borders.

4.4 Acting Sustainably

This is a plan from an external organisation.

4.5 **Carbon Management**

This is a plan from an external organisation.

4.6 **Rural Proofing**

The Plan has taken account of the rural context of the Scottish Borders.

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

There will be no changes required to either the Scheme of Administration or the Scheme of Delegation as a result of the proposals set out in this report.

5 **CONSULTATION**

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

5.2 The Corporate Management Team have been consulted and any comments received have been incorporated into the final report.

Approved by

Executive Director, Corporate Improvement and Economy

Signature

Author(s)

Douglas Scott	Senior Policy Adviser
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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. Enter Contact can also give information on other language translations as well as providing additional copies.

Contact us at: Douglas Scott, Senior Policy Adviser dscott@scotborders.gov.uk tell: 01835 825155

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Local Police Plan 2020 - 23

Appendix 1

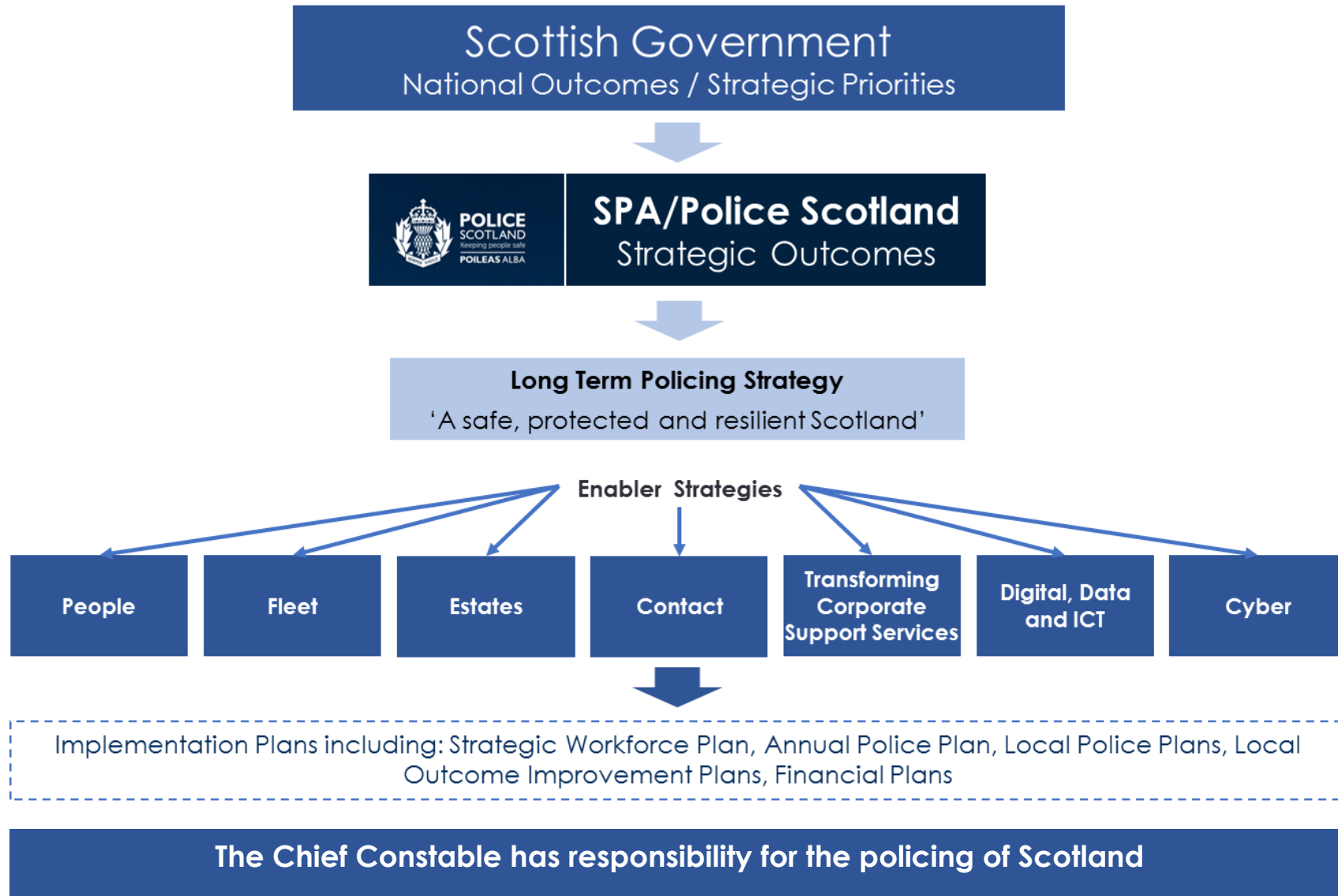
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Our commitment to the safety and wellbeing of the people and communities of the Lothians and Scottish Borders

The Scottish Borders

Planning framework



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Foreword

As Divisional Commander, I am pleased to present the 2020 - 2023 Local Police Plan for the Scottish Borders local authority area of the Lothians & Scottish Borders Policing Division.

The Police and Fire Reform (Scotland) Act 2012 sets out the statutory framework for Police Scotland, with the mission of policing being to improve the safety and well-being of persons, localities and communities in Scotland. The Act recognises that policing alone cannot achieve this objective and places a responsibility on a collaborative approach with communities, key planning partners and the wider voluntary sector to improve safety and wellbeing.

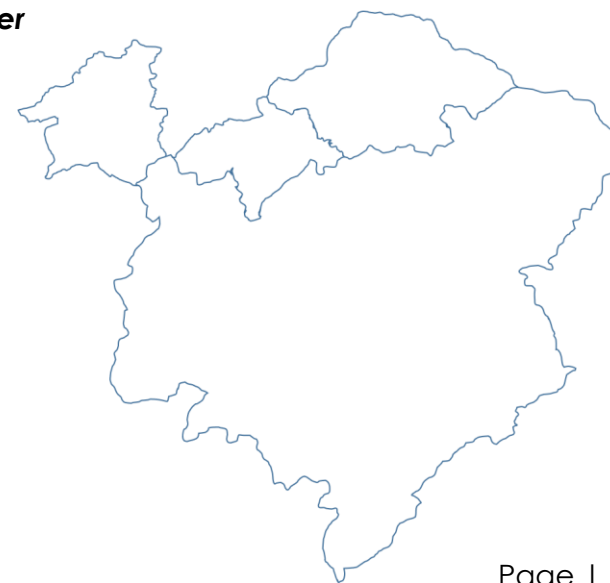
The office of the Chief Constable has responsibility for the policing of Scotland and the setting of national priorities for policing. These are based on our ongoing assessment of threat and risk, and our knowledge and experience of policing in Scotland.

Through the lens of collaboration, the Local Police Plan aims to outline priorities shaped through engagement with individuals, communities, and partners across the Scottish Borders local authority area as well as taking cognisance of both national and local strategic analysis. This ensures that the divisional policing team work collectively to address current and emerging trends with the aim to reduce crime through a preventative and collaborative model of policing.

In pursuit of this aim, the shared outcomes documented within the Scottish Borders Community Plan (Local Outcome Improvement Plan - LOIP), as per the requirement under the terms of the Community Empowerment (Scotland) Act 2015, are reflected in this document and outline our commitment to a collaborative approach with communities, partners and stakeholders.

Police Scotland and by extension the policing team of the Lothians and Scottish Borders is committed to providing the highest possible service to the Scottish Borders by ensuring local teams, supported by national resource, work to meet the locally identified priorities of our communities. This plan covers the period 2020 – 2023, however it remains a 'live document' and will be subject to review, ensuring the plan is updated to reflect the changing needs of local communities.

Chief Superintendent John McKenzie
Divisional Commander



The Scottish Borders Context

The Lothians & Scottish Borders Division serves around 462,080 people over 2,393 square miles, stretching from Blackridge in West Lothian to Newcastleton in the Scottish Borders, as well as many other towns and villages, located across a diverse mix of urban and rural landscapes.

Your Division

- **2,393mi²**
- **4 Local Authorities**
- **462,080 Residents**
- **904 Police Officers**
- **69 Police Staff**
- **35 Special Constables**

The Scottish Borders area is 1,827 square miles and is the 4th most rural area in Scotland with 30% of the population living in settlements of below 500 people.

The Scottish Borders area is 1,827 square miles and 4th, out of the 32 Scottish local authorities, in terms of rural land mass. In 2019 the estimated population of the Scottish Borders was 115,270, placing it 18th out of the 32 Scottish local authorities. In addition 30% of the population live in settlements of below 500 people. The two largest towns of Galashiels and Hawick each have a population of circa 14,000. Persons aged 60 and over make up 30.2 per cent of Scottish Borders.

Local police resources are committed to serving the Scottish Borders. Response and community policing are at the heart of

local policing and are supported by School Link Officers and Youth Community Officers who promote early, effective intervention and prevention within local schools and with partner agencies. A Community Planning Police Officer supports the Scottish Borders Community Planning Partnership.

In addition there are currently two Community Action Teams (CAT) funded by the Scottish Borders Council. These teams identify and target local issues around anti-social behaviour, drug supply and wider youth disorder.

The face of policing in Scotland will respond to the new challenges brought about by changing demographics. An example of this challenge is illustrated through the growth of cyber enabled crime across Scotland including within the Scottish Borders, and the disproportionate impact on vulnerable persons.

It is also recognised that the mission of policing has evolved, resulting in a far wider range of activities undertaken by members of the divisional policing team. This includes the continual growth of incidents relating to missing persons, mental health and concerns associated with vulnerability.

With finite resource, which we continually align to the evolving needs and expectations of our communities, we must work creatively with partners in the spirit engendered by the Community Empowerment (Scotland) Act 2015 to ensure our communities across the Scottish Borders receive the service they need and deserve.

How we identified the Local Police Plan priorities

The Lothians & Scottish Borders Policing Division aims to deliver on its purpose of:

‘Working in partnership for the safety and wellbeing of communities in the Lothians & Scottish Borders’

In pursuit of our purpose, the voice of communities, elected representatives, key planning partners and wider voluntary sector is essential to understand the policing needs of the Scottish Borders.

During November and December 2019, a nationwide public survey on the policing issues concerning people, businesses and other organisations in local communities was undertaken. Results were broken down to local authority areas, which has allowed local communities to influence local policing priorities. These priorities sit within the framework set by Police Scotland’s National Policing Priorities, namely:

- **Protecting vulnerable people:** Supporting people considered vulnerable and working with partners to reduce harm.
- **Tackling crime in the digital age:** Building capacity and capability to address the threat from online and cyber related crime.
- **Working with communities:** Engaging with key stakeholders, public and communities to understand needs, build resilience and deliver a collaborative approach.
- **Support for operational policing:** Delivering change that enables our people to deliver an effective and sustainable service.

As well as the on-line survey, face-to-face engagement was undertaken during our regular cycles of community meetings, including interaction with community councils, elected members, local businesses, local schools, local authorities, statutory and third sector partners. The aim was to ensure a wide-ranging and diverse demographic had the opportunity to engage and represent the voice of the local community.

The Lothians & Scottish Borders received the largest number of public responses of any policing division in Scotland which evidences the strong relationship we have with our communities and the success of the engagement process.

In addition to the public consultation, which identified the needs and priorities of communities across the Scottish Borders, further assessment and analysis has been considered to inform this Local Police Plan.

This included:

- The Joint Strategy for Policing (2020), *Policing for a safe, resilient and protected Scotland*;
- *Annual Police Plan*;
- Lothians & Scottish Borders Strategic Assessment (2020/23);
- Local Outcome Improvement Plans;
- Locality Improvement Plans.

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It is of note that the concerns raised by communities in the Scottish Borders, were similar in nature to those raised by communities across East Lothian, Midlothian and West Lothian resulting in a consistent set of priorities across the four local authority areas. The Local Police Plan for the Scottish Borders has identified the following five key priorities:

- 1. Protecting the most vulnerable people.**
- 2. Reducing violence & anti-social behaviour.**
- 3. Reducing acquisitive crime.**
- 4. Improving road safety.**
- 5. Tackling serious & organised crime.**

Although consistent priorities have been identified across the four local authorities in the Lothians and Scottish Borders Division, this does not automatically equate to the same policing response and activity being adopted in the Scottish Borders.

Pages 9 to 13 will highlight both the divisional wide and Scottish Borders local activity planned in pursuance of each Local Policing Priority, whilst aligning them to the [Scottish Government Strategic Policing Priorities](#) and [Police Scotland's Strategic Outcomes](#).

The content marked as 'Divisional Activity', shows the consistent action taken across the Lothians and Scottish Borders division whilst the local Scottish Borders section demonstrates bespoke actions relevant to that area. This approach represents localism, whilst promoting both internal and external discussion with regards to how different areas may be tackling similar problems, thus allowing for the sharing of best practice and learning.

It is important to recognise that this plan is a 'living document' and will be amended in line with emerging trends and issues at national, regional and local levels.

Finally, Police Scotland's overarching strategic outcomes are inclusive of your local policing priorities, which describe the difference we aim to make to the lives of people across Scotland.

Your local policing priorities across THE SCOTTISH BORDERS

Our vision
Policing for a safe, protected and resilient Scotland

Our values
Fairness, Integrity, Respect, Human Rights

Our purpose
Working in partnership for the safety and wellbeing of communities in the Lothians & Scottish Borders



Protecting the most vulnerable people

Protect vulnerable people to prevent abuse, neglect & exploitation.
Implement a delivery model supporting a Violence Against Women & Girls Prevention Strategy.
Implement the National Missing Persons Framework for Scotland.
Proactively target domestic abuse offenders.
Develop partnership approaches to improve public confidence to report incidents of harm & abuse.

Reducing violence & anti-social behaviour

Work collaboratively to identify and target violent offenders.
Increase awareness of the impact of violence & antisocial behaviour.
Work in partnerships to reduce alcohol related criminality.
Collaborate to capture the under reporting of violence & explore preventative approaches (i.e. Navigator).
Develop night time economy plans with licensed premises & promote participation in 'Best Bar None'.

Reducing acquisitive crime

Focus on domestic housebreaking.
Raise awareness of current crime trends & prevention tactics.
Tackle emerging acquisitive crime patterns to identify & target prolific offenders.
Work to prevent acquisitive crime.
In partnership, maximise support for victims of acquisitive crime.
Work with Scottish Partnership Against Rural Crime (SPARC).
Use Police Scotland Youth Volunteers to deliver crime prevention information.

Improving road safety

Collaborate on the engineering of the roads through our communities to improve road safety.
Detect offenders who disregard road traffic laws & endanger others.
Support partnership driver education programmes.
Raise awareness of the consequences of speeding, not wearing a seat belt, drink or drug driving & using a mobile phone while driving.

Tackling serious & organised crime

Work to divert people from becoming involved in serious & organised crime & using its products (drugs, counterfeit good etc).
Use social media to raise awareness and educate about human trafficking.
Work to prosecute those involved in serious organised crime, including online, 'cuckooing' & 'county lines'.
Maximise the disruption of serious organised crime groups.
Target the production, cultivation & supply of illegal drugs.

Police Scotland Strategic outcomes

- Threats to public safety and wellbeing are resolved by a proactive and responsive police service
- The needs of local communities are addressed through effective service delivery
- Public, communities and partners are engaged, involved and have confidence in policing
- Our people are supported through a positive working environment, enabling them to serve the public
- Police Scotland is sustainable, adaptable and prepared for future challenges



OFFICIAL

Across **THE LOTHIAN** AND **SCOTTISH BORDERS** we will:

- Protect people considered vulnerable and prevent all forms of abuse, neglect and exploitation including domestic abuse, child sexual abuse and exploitation, rape and sexual crime, human trafficking and online abuse;
- Implement a delivery model supporting a Violence Against Women and Girls Prevention Strategy across the four local authority areas;
- Implement the National Missing Persons Framework for Scotland across the four local authority areas, with a particular focus on maximising the safety of children missing from local authority care;
- Proactively identify and target offenders utilising an intelligence-led approach to prevent offending, including bail checks and execution of warrants relating to violent and domestic abuse offenders;
- Develop partnership approaches, including third party reporting systems, to engage and involve our vulnerable communities to ensure they have the confidence to report incidents of harm and abuse.

In the **SCOTTISH BORDERS**:

- With partners, deliver a space' pilot to provide safety for those in distress, whether through a mental health crisis or intoxication.
- Continue to work with Scottish Borders Alcohol and Drug Partnership to ensure effective and appropriate prescribing practices.
- Deliver, in partnership with the Scottish Government, NHS, SAS, Penumbra and Support in Mind, Distress Brief Intervention (DBI), which provides problem solving contact with an individual in distress.



Across **THE LOTHIAN AND SCOTTISH BORDERS** we will:

- Work collaboratively to identify and target violent offenders, utilising all appropriate tactical options to prevent offending, including pro-active bail checks and executing warrants relating to violent offenders;
- Engage, support and work with partners and community groups to increase awareness regarding the impact of violence and anti-social behaviour;
- Through a partnership approach, understand the relationship between violence and alcohol in both private and domestic environments to ultimately implement plans to reduce alcohol related criminality;
- Collaborate with NHS Lothian and NHS Borders to capture under reporting of violence and explore preventative approaches such as the 'Navigator' programme;
- Work closely with licensed premises to develop night time economy plans and promote participation in 'Best Bar None'.

In the **SCOTTISH BORDERS**:

- Targeted use of the funded Scottish Borders Community Action Teams to hotspot areas, as identified through partnership meetings and analysis of information.
- Support Live Borders in the delivery of 'Borders Blue Zone' with the aim of providing youths with health beneficial and peer engagement activities.
- Work with Scottish Borders Council Anti-Social Behaviour Unit to identify those involved in ASB and work collaboratively to implement preventative measures.



Across **THE LOTHIAN AND SCOTTISH BORDERS** we will:

- Focus on domestic housebreaking and consider appropriate tactical options with regards to prevention, intelligence and enforcement;
- Collaborate with partners, communities and wide-ranging media outlets to raise awareness of current crime trends and effective prevention tactics;
- Enhance intelligence, utilise national specialist resources and work closely with neighbouring police forces to identify emerging acquisitive crime patterns to identify and target prolific offenders;
- Ensure best practice is shared and utilised to prevent and investigate domestic housebreaking, doorstep crime, cyber enabled crime and other acquisitive crime;
- Work in partnership to support victims of domestic housebreaking, doorstep crime, cyber enabled crime and other acquisitive crime;
- Work in partnership with the Scottish Partnership Against Rural Crime (SPARC) to tackle all forms of rural crime;
- Use of Police Scotland Youth Volunteers to deliver crime prevention packs/literature/advice to areas/groups being targeted by those committing acquisitive crime.

In the **SCOTTISH BORDERS**:

- Through the acquisitive crime board, understand and tackle the prevalence of cross-border offenders.
- Promote and increase subscribers to the 'SB Alert System', raise awareness and inform borders residents of ongoing acquisitive crimes.
- In partnership with Scottish Borders Council support vulnerable victims of bogus caller crime through the provision of follow up visits and phone call blockers.

**Community
Plan Theme:**
Our Quality of
Life and Our
Place

Scottish Government strategic police priorities – crime and security; confidence; partnerships.
Police Scotland national policing priorities – protect vulnerable people; working with communities.

Across **THE LOTHIAN** AND **SCOTTISH BORDERS** we will:

- Collaborate with partners on the engineering of the roads through our communities, particularly to identify prominent crash locations and support improvements in road safety;
- Work with communities to detect those who disregard road traffic legislation and endanger the safety of others;
- Support the partnership driver education programmes which raise awareness of associated risks and support good driving behaviour, particularly for young people;
- Raise awareness across our communities of the potentially fatal consequences of speeding, not wearing a seat belt, driving under the influence of drink or drugs and using a mobile phone while driving.

In the **SCOTTISH BORDERS**:

- Work in partnership with the 'Drivewise' programme to improve driving standards in key vulnerable groups.
- Work with partners to assist develop a strategy for severe weather issues, particularly wind, on the A1.
- Through licensing partners, media messaging and enforcement, target disproportionate number of drink-drivers in the Scottish Borders.
- Engage with motorcycle organisations to promote road safety.
- Work with partners including the Scottish Borders Council and Police Scotland Road Policing to implement Operation Close Pass to promote the safe use of shared road space.



Across **THE LOTHIANS AND SCOTTISH BORDERS** we will:

- Work in partnership (schools, colleges, prisons) to divert people/local communities from becoming involved in serious and organised crime and using its products (drugs, counterfeit goods, etc.);
- Work with partners and effectively use social media to educate people about human trafficking, its impacts and how it can manifest in our communities through provision of cheap goods, services and labour;
- Enhance intelligence-led approach to identify, detect and prosecute those involved in serious organised crime, including online, 'cuckooing' and 'county lines';
- Improve information sharing and use of legislation to maximise disruption of serious organised crime groups;
- Target those involved in the production, cultivation and supply of illegal drugs.

In the **SCOTTISH BORDERS**:

- Deliver cuckooing and county lines awareness sessions to partner agencies, to educate, and encourage information sharing.
- Increase intelligence gathering through direct links to neighbouring force's (Cumbria/Northumbria) partnership boards and to target those committing crime in the Scottish Borders.
- Continue to work closely with partner agencies to identify and protect vulnerable and exploited workers from organised crime groups, ensuring all legislative opportunities are explored.

Community Plan Theme:

Our Quality of Life and Our Health, Care and Wellbeing

Performance and Accountability

The Police Scotland Performance Framework links to both local and national police plans, enabling monitoring and measurement of progress on our priorities for policing and strategic outcomes.

Key to delivering excellence in service provision is working collaboratively to support Community Planning Partnerships and upholding the principles of the Community Empowerment (Scotland) Act 2015.

Our Local Police Plan reflects the priorities that local communities, businesses and organisations have told us matter most to them. We will continue to work with our communities and partners to listen to concerns and ensure we respond effectively to emerging issues.

An overview of local and divisional performance against our strategic outcomes and local priorities is provided by the Divisional Commander and the Local Area Commander at the Scottish Borders' Police, Fire & Rescue and Safer Community Board. This quarterly meeting is in terms of Section 45 of the Police and Fire Reform (Scotland) Act 2012.

The Local Area Commander regularly liaises with, and provides updates to, the community and elected representatives at various fora. To complement this Community Policing Officers provide local policing ward updates to community councils and residents' groups.



**Police, Fire &
Rescue and
Safer
Community
Board**

Equality, Diversity and Ethics

Our work is underpinned by our commitment to equality and diversity, both in our dealings with the public we serve and our own staff. We promote the core policing values of human rights, integrity, fairness, and respect within our organisation and the communities we police.

We recognise that effective consent-based policing must reflect the needs and expectations of the individuals and local communities we serve.

Our aim is to ensure that our service is fair, consistent and transparent and that we focus on our key objective of protecting the most vulnerable in our society.

The Code of Ethics for policing in Scotland sets out the standards of behaviour expected of all staff. It encapsulates Police Scotland's core values and statutory obligations under the Police and Fire Reform (Scotland) Act 2012. The Code sets out both what the public can expect from us and what we should expect from each other.

The [Scottish Police Authority \(SPA\) Equality Outcomes \(2017/21\)](#) sets out their commitment to not only comply with equality legislation, but to ensure that the implementation of their equality actions positively contributes to a fairer society through advancing equality and good relations in all that we do.

Dial 999 for an emergency that requires urgent police attention.

For non-emergencies contact the 24-hour non-emergency contact centre on 101.

If you have information about a crime in your area and wish to provide it anonymously, call Crimestoppers charity on 0800 555 111 or visit <https://crimestoppers-uk.org>.

If you have any concerns or issues you wish to discuss, you can contact your local Community Policing Team by phoning 101.

For more detailed information about your local community policing team and other services that Police Scotland provides, please refer to the force website at www.scotland.police.uk

If you would like this information in an alternative format or language, please phone us on 101 to discuss your needs.

Service users who are deaf or have a hearing impairment can contact Police Scotland via Next Generation Text (NGT) on 18001, 101 for non-emergency, or 18000 in an emergency. Further contact details are shown on page 15.

We are here to help.

Local Contact Details

Scottish Borders

Galashiels Police Station | 3-4 Bridge Street | Galashiels | TD1 1SP | Telephone: 101

You can also follow us on the following social media sites:


 <https://twitter.com/LothBordPolice>

 <https://twitter.com/EastLothPolice>

 <https://twitter.com/MidLothPolice>

 <https://twitter.com/WestLothPolice>

 <https://twitter.com/BordersPolice>

 <https://www.facebook.com/LothiansScottishBordersPoliceDivision>

 <https://www.facebook.com/East-Lothian-Police/>

 <https://www.facebook.com/Midlothian-Police/>

 <https://www.facebook.com/scottishborderspolice/>

 <https://www.facebook.com/westlothianpolice/>



SCOTTISH BORDERS COUNCIL – 25 SEPTEMBER 2020

STARRED ITEM FROM COMMITTEE MINUTES

POLICE, FIRE & RESCUE AND SAFER COMMUNITIES BOARD – 28 AUGUST 2020

4. PROGRESS REPORTS/UPDATES ON SERVICE MATTERS - POLICE SCOTLAND

4.1 Chief Superintendent McKenzie began his report by referring to the impact of Covid-19 and the changes to the police response service as a result. An approach to non-attendance involving partners had been implemented at the end of March as part of Police Scotland's Contact Assessment Model. This had reduced calls to the front line by 20-25%. The mental health pathway had also been implemented over the past week, redirecting calls to ensure the public received the assistance they required. Chief Superintendent McKenzie further advised that this year's performance figures would not be comparable to previous years, for example the 62% rise in anti-social behaviour related to Covid-19 activity (people not wearing masks, group gatherings). In addition, domestic abuse in March had reduced within the Scottish Borders, which had also been reflected nationally. However, over the last few weeks incidents had risen and were comparable to the number of incidents reported during festive periods. Domestic abuse remained a police priority and perpetrators continued to be pursued, with appropriate support given to domestic abuse victims. Chief Superintendent McKenzie went on to advise that another challenge, during the period, had been inclement weather conditions resulting in damage to the road transport network, particularly the A68. Additional patrols and deployment of mobile camera units supported local communities affected by the diversion. Chief Superintendent McKenzie then referred to the Chief Constable's Pledge which related to criminality perpetrated to emergency service workers. Within Scottish Borders there had been 19 assaults on emergency workers, three of which were against NHS staff. The Pledge had been supported by the Scottish Government and he asked that the Board consider supporting the Pledge. With regard to 101 calls, he acknowledged that there had been on occasions some challenges regarding achieving the 'call answer' timescale, however significant work has been undertaken regarding increasing routes of accessibility such as online reporting. The Covid-19 factor has contributed through public seeking advice and guidance and utilising the 101 route in an effort to secure such guidance. Chief Superintendent McKenzie concluded his report by advising that the consultation on Coldstream Police Station had been delayed and would be undertaken once the Coldstream Community Council had been elected. In response to a questions, Chief Superintendent McKenzie advised that the Pledge had been widely supported with the issue of legislation part of ongoing discussions. With regard to speeding in Greenlaw, he would discuss the matter raised by Councillor Moffat out-with the meeting.

4.2 Chief Inspector Stuart Reid then explained that in Quarter 2019/20, there had been a reduction in crimes of violence, serious assaults, house break-ins, traffic casualties and anti-social behaviour incidents. There had been circulated copies of the Quarter 1 (2020/2021) performance report. The report showed there had been a reduction of 19% in crimes and offences, with reductions in common assault, crimes of dishonesty, road casualties and missing people. There had been rises in incidents of sexual crime, anti-social behaviour (majority Covid-19 incidents), crimes of violence, cruelty to children and serious assaults,

details of which were included within the report. Referring to the work of the Community Action Team (CAT), he advised that parents were now sent a letter highlighting their child's involvement in any anti-social behaviour incidents. The CAT had also carried out road checks, drug searches and issued parking tickets during the period.

4.3 Board members then raised a number of questions which were answered by officers. With regard to the substantial amount of cannabis detected in Hawick, the premises involved were private lets and the offence linked to serious organised crime on a national scale. With regard to anti-social behaviour by motorcycles at Moneynut Forest, near Duns, the issue would be raised with Sergeant Rourke to ensure more patrols visited the area. The speed of motorcyclists on the Kelso to Cornhill route would be reported to the local Roads Policing Team for a prevention plan to be implemented. With regard to vandalism, it was explained that it was caused primarily by youths, with alcohol being a factor. With regard to County lines crime, cuckooing had been prevalent in the Eyemouth area and a number of successful operations had taken place with a recent arrest made the previous week. With regard to the 25% rape detection rate this was as a result of a delay in forensic results because of the pandemic.

4.4 Chief Superintendent McKenzie then discussed The Lothian and Scottish Borders Local Police Plan 2020 – 23 and The Scottish Borders Local Police Plan 2020 – 23. Both Plans were 'live' Plans, copies of which had been circulated for comment. He explained that the Scottish Borders Local Police Plan reflected the local areas' priorities, outlining specific activities, objectives and partnership work to achieve these aims. The five priorities identified within the Scottish Borders were:- Protecting the most vulnerable people; Reducing violence and anti-social behaviour; Reducing acquisitive crime; Improving road safety; and, Tackling serious and organised crime. In response to questions, Chief Superintendent McKenzie explained that Special Police Constables were valuable within local communities. Unfortunately, numbers had depleted over the years with recruitment continuing to be challenging. In terms of organised criminality in relation to wildlife crime, there were a number of areas not included in the Plan, which would be tackled as part of ongoing operational policing.

DECISION

* (a) **AGREED TO RECOMMEND TO COUNCIL approval of the Scottish Borders Local Police Plan 2020 - 2023.**

(b) **AGREED to request the Chair bring a Motion to Council in support of the Pledge.**



MAKING OFFICES COVID SAFE

Joint Report by the Executive Director Corporate Improvement & Economy and the Service Director HR & Communications

SCOTTISH BORDERS COUNCIL

25 September 2020

1 PURPOSE OF THE REPORT

1.1 This paper advises members on plans to:

- Support home-working as the safest way of working for office staff for the foreseeable future and long-term for those who want to formalise the option.
- Create COVID-safe office spaces and associated arrangements to provide an alternative for staff who are unable to sustain homeworking on an ongoing basis and enable staff to use offices as touch-down spaces where this is helpful in undertaking their work.

2. SUMMARY

2.1 Since the start of lockdown in March this year, the vast majority of former office-based staff have worked effectively and productively from home and maintained the provision of services. The support from staff in adapting, readily and suddenly to this way of working has been invaluable and deserves great credit.

2.2 These informal arrangements have been in place, gradually evolving, for a period of 6 months. With the pandemic continuing and the prospect of a second wave developing, it is expected that these arrangements will remain in place for some considerable time.

2.3 In recognising that staff safety is paramount, that sustaining council services is critical, the absence of a vaccine and that staff are keen to know what their working arrangements will be in the medium to long term, the following arrangements are being put in place:

- Home working, wherever possible, will remain be the predominant way of working for all office-based staff for the foreseeable future and so long as COVID-19 is still present. This applies to officers and elected members and

recognises the need for continuing use of offices by some staff e.g. social care using COVID-safe arrangements.

- COVID-safe flexible office space will be made available through the phased reconfiguration of office accommodation at Council Headquarters, Galashiels Paton St. and Hawick Town Hall. Consideration will be given to developing similar touch-down office space in all localities.
- The intention is to provide a blended approach, providing staff with the ability to access flexible office space when there is a requirement be in offices. This blended approach will also apply where the domestic arrangements of staff do not permit effective home working, where internet connectivity or other circumstances mean that it is not always possible to work from home, or where systems and the need to deal with hard copy documentation require staff to access offices.

In making offices COVID-safe the Corporate Management Team's priority remains keeping staff and the wider public safe whilst being able to sustain the Council's services. At the same time the arrangements build on the lessons learned from the Council's experience since March this year and align with Council's Fit for 2024 longer term strategic aims for the office estate.

3. **RECOMMENDATION**

3.1 **Members are asked to note the arrangements for accommodating home working and creating flexible COVID-safe offices.**

3.2 **Members agree that a further report on the Council estate will be brought to the November Council.**

3 BACKGROUND

- 3.1 Since the start of lockdown in March this year, the vast majority of the Council staff who previously predominantly worked in offices, have worked effectively and productively from home and maintained the provision of the Council's services. The support from staff in adapting, readily and suddenly to this way of working has been invaluable and deserves great credit.
- 3.2 These informal arrangements have been in place, supported by enhanced IT functionality, for a period of 6 months. With the pandemic continuing and the prospect of a second wave developing, it is expected that these arrangements will remain in place for the foreseeable future.
- 3.3 Given this, the longer-term arrangements for home working and use of office space is now a particular focus for the Council's Corporate Management Team with staff understandably keen to know how their working arrangements will operate in the medium to long term.

Four themes have been central to the development of these arrangements:

- First and foremost, the safety of staff, members and the public
- Secondly, the lessons learned from the lockdown experience, in particular feedback from staff surveys
- Thirdly the priority that Council services must be sustained
- Fourthly, the long-term strategic aims for office accommodation developed as part of the Fit for 2024 Programme.

Staff Safety

- 3.4 Our priority remains the safety our staff, elected members and the public. Coronavirus is still present and resurgent and, with no effective vaccine yet available, it is likely to be a threat society will need to live with for a considerable time.
- 3.5 This means that working from home – wherever possible – will, predominantly, be the default position for office-based staff for the foreseeable future. This is consistent with Scottish Government advice as the country remains in Phase 3 of the COVID recovery plan. This approach both protects staff and minimises the risk of larger numbers of staff being absent due to contracting COVID-19 which would inevitably result in the Council facing difficulty in maintaining the services it delivers across the Scottish Borders.
- 3.6 It is recognised however that, for some staff, it will be challenging to sustain home working on a longer-term basis for a number of reasons, including domestic space, internet connectivity, the functionality of IT systems or other circumstances. On this basis, arrangements for a blended approach (homeworking and flexible COVID-safe offices) are being made by reconfiguring Headquarters, Galashiels Paton Street and Hawick Town Hall offices to provide flexible, COVID-safe office space.
- 3.7 This reconfiguring involves reducing the number of desks, increasing circulation space and altering kitchens, toilets and meeting space to allow social distancing,

cleaning and disinfecting. Systems and protocols are also being put in place to enable track-and-trace.

Lessons Learned From Lockdown and Staff Surveys

- 3.8 Lockdown has had a profound and far-reaching impact on our lives, affecting how we work and how we access goods and services. The experience from lockdown shows that office-based staff can work – and *are* working – effectively and productively from home. Regular soundings of service managers show that no service is unable to operate as a result of staff not being able to work from an office. New multi-disciplinary/inter-agency teams (Community Assistance Hubs) have been established on a virtual basis to co-ordinate support for people who were shielding or self-isolating.
- 3.9 Two staff surveys, one in April and another in July, showed that the majority of staff (71%) recognised the positive benefits of home working and that they had adapted well (84%) to changed ways of working. Future arrangements need to build on these positive experiences as well as address the concerns of those staff (34%) who have indicated the need for additional support with their home working arrangements. Feedback indicates the need for assistance setting-up more permanent home working arrangements through the provision of appropriate equipment and those who may still need to access a COVID-safe desk in an office.
- 3.10 It is recognised that, in the case of Social Work some staff have been operating in a COVID-safe way with a blended approach to both home working and office use on limited hours over this period. Consideration will be given to continuation of these arrangements as office space is reconfigured.
- 3.11 For those working at home, policies are being redefined which will aim to offer practical support and address issues raised by staff in the surveys such as furniture, IT, insurance, HMRC relief, training and support and Display Screen Equipment (DSE) assessments.

Fit for 2024

- 3.12 One of the themes of fit for 2024 is *making best use of our properties – including reducing the Council estate*. The arrangements in this paper are consistent with our long-term objectives for increased remote working and flexible office accommodation which is consolidated on three core sites (HQ, Paton St. Galashiels and Hawick Town Hall) and supported by flexible touch-down offices in each locality. There are wider implications in respect of the Council's estate and it is recommended that Members agree that a further report on the Council estate will be brought to the November meeting of Council.

4 HOME WORKING & OFFICE ARRANGEMENTS

Recognising the above, the following arrangements will now be offered to staff when COVID-safe office is available – and on a long-term basis following the end of the pandemic:

- While COVID-19 remains active and restrictions are in place, home-working, wherever possible, will be the predominant way of working for all office-based staff, recognising the need for continuing use of offices by some staff using COVID-safe arrangements. Associated policies have been revised and will be put in place over the coming weeks to provide practical support including Display Screen Equipment (DSE), furniture and equipment, technology, insurance, HMRC relief and training and support.
- Covid-safe flexible office space will be made available through the reconfiguration of office accommodation at HQ, Galashiels Paton St. and Hawick Town Hall. Consideration is being given to similar touch-down office space in localities. This will provide a mixed approach with flexible office space when staff need to be in offices or where staff's domestic space, internet connectivity or other circumstances mean that it is not possible to work from home.

5. IMPLICATIONS

5.1 Financial

The cost of the above arrangements will be met from existing budget provisions.

5.2 Risk and Mitigations

- 5.2.1 Informal home working arrangements have been in place since March this year and have been evolving over the last 6 months. There is a risk that, without formalising these arrangements and providing flexible alternative COVID-safe office space, staff will not have the support needed to sustain productive home working in the longer term.
- 5.2.2 Ongoing engagement will be undertaken through line managers and through surveys of staff to ensure that home working arrangements remain effective and to ensure staff wellbeing.
- 5.2.3 Without these arrangements there is a danger of "drift" back to the offices with associated risks of virus transmission.
- 5.2.4 The Council has a duty of care to its employees to ensure that appropriate Display Screen Equipment (DSE) assessments are completed and any associated risks mitigated.
- 5.2.5 This approach both protects staff and minimises the risk of larger numbers of staff being absent due to contracting COVID-19 which would inevitably result in the Council facing difficulty in maintaining the services it delivers across the Scottish Borders.

5.3 Equalities

Policies to support working arrangements and reconfigure office space are designed to ensure they comply fully with the Council equalities duties.

5.4 Acting Sustainably

The arrangement seeks to ensure that offices provision, in future, is on a more sustainable footing.

5.5 Carbon Management

It is anticipated that reducing the need for travel to and from work and the closure/mothballing of offices which are dormant will, at the very least, offset any domestic impact on our overall carbon footprint.

5.6 Rural Proofing

With our office population dispersed across the borders there may be an attendant benefit for shops and businesses in the localities.

5.7 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.

6. CONSULTATION

6.1 The Executive Director Finance and Regulatory Services, the Chief Legal Officer and Monitoring officer, the Chief Officer Audit and Risk, Service Director HR & Communications, the Clerk to the Council and Corporate Communications have been consulted and their comments have been incorporated into this report.

**Approved by
Rob Dickson**

Signature

Clair Hepburn

Signature.....

**Title Executive Director Corporate Improvement & Economy and
Service Director HR & Communications**

Author(s)

Name	Designation and Contact Number
James Lamb	Portfolio Manager

RESPONDING TO THE CLIMATE EMERGENCY

Report by Chief Executive

SCOTTISH BORDERS COUNCIL

25 September 2020

1 PURPOSE AND SUMMARY

- 1.1 **The purpose of this report is to set out the Council's strategic direction on the issue of climate change, and to provide a lead to our partners, to businesses, communities and people in the Scottish Borders. The report considers that the Council should declare a Climate Emergency, reflecting its commitment to action on the issue.**
- 1.2 The act of declaration has a vital role to play in building public awareness that we are in a climate emergency situation which places unprecedented demands on all individuals, communities and businesses, as well as public bodies. The report also acknowledges that while a Climate Emergency declaration issued by a council can be a powerful catalyst for action, it must be paired with a clear action plan and an appropriate commitment of resources.
- 1.3 In responding to the climate emergency, there is an urgent need to review how the Scottish Borders can make a step-change in activity to reduce greenhouse gas emissions and prepare for the impacts of climate change. This needs to be done in a way that is positive for the people and the economy of the Scottish Borders and builds on the strengths and assets of the region. This report provides an initial overview of some of the challenges and opportunities for the Scottish Borders as a whole in supporting the national endeavour to end Scotland's contribution to climate change by 2045. It also considers the Council's responsibilities in responding to the climate emergency as an organisation.

2 STATUS OF REPORT

- 2.1 At its meeting of 31 January 2020, the Sustainable Development Committee, chaired by Councillor Aitchison, heard presentations from:
 - Mr Dave Gorman, Director of Social Responsibility and Sustainability at the University of Edinburgh, entitled 'Responding to the Climate Crisis – Urgency, Embedding and Lessons Learned'; and
 - Mr Ian Aikman, the Council's Chief Planning and Housing Officer, called 'Climate Action – Playing #OurPart'.In response, the Committee agreed to recommend to Council that Council considers a report on the climate emergency as soon as possible. This report is presented in response to that recommendation.
- 2.2 An earlier iteration of this report, Responding to the Climate Emergency, was scheduled to be considered by Council at its meeting of 26 March 2020. As a result of the disruption caused by the COVID-19 pandemic, it has not been

possible to bring the report to Council until now. The present report has been updated to reflect the current context, and activity since March 2020.

3 RECOMMENDATIONS

3.1 It is recommended that Council:

(a) Recognises and declares a Climate Emergency; and

(b) Agrees:

- i. as soon as possible, to set a target for achieving a reduction in the Council's carbon emissions, which is at least consistent with the Scottish Government's target of net zero by 2045 and the intermediate targets set out in the Climate Change (Emissions Reduction Targets)(Scotland) Act 2019;**
- ii. to build upon the work we have undertaken to date, and to align our policies to address the Climate Emergency;**
- iii. to set out a clear plan of action to reduce our carbon emissions and other greenhouse gases, such plan to return to Council for consideration before March 2021;**
- iv. to assess the resource requirements placed on the Council by the aforementioned plan of action and to investigate all possible sources of external funding and match funding to support this commitment;**
- v. to work collaboratively with Community Planning Partners, and other stakeholders, including businesses and the public in developing the Scottish Borders' response to the Climate Emergency;**
- vi. that the Sustainable Development Committee oversee development of the plan to be presented to Council before March 2021, and oversee the development and implementation of the plan agreed by Council in responding to the Climate Emergency;**
- vii. that the Sustainable Development Committee develop recommendations on a collaborative and inclusive regional dialogue on climate action to be included in the plan to be considered by Council before March 2021.**

4 THE GLOBAL AND NATIONAL CONTEXT

- 4.1 On 8 October 2018, the Intergovernmental Panel on Climate Change (IPCC) issued a [stark warning](#) that the world must halve CO2 emissions by 2030 if we are to avoid global temperature rises of more than 1.5C. [The Net Zero report by the UK Committee on Climate Change](#) advised that Scotland could achieve net-zero emissions (whereby any remaining emissions are balanced by solutions such as forestry or bioenergy with carbon capture and storage) by 2045. It noted that this would require a substantial increase in effort across all sectors of the economy.
- 4.2 In May 2019, the Intergovernmental Science-Policy Platform on Biodiversity and Ecosystem Services (IPBES) issued a [report](#) warning about the damage human beings are causing to the planet. The IPBES report shows that the pressures on nature are increasing, and that the loss of species and ecosystems is not only catastrophic for species but also a global and generational threat to human well-being. The Scottish Government's Scottish Biodiversity Strategy sets out the framework for national action to meet the Aichi targets. This is reflected in the Council's Local biodiversity Action Plan and this links to the Council's Biodiversity duty.
- 4.3 The IPCC and IPBES reports highlight that unprecedented transformative change is essential if we are to address the twin challenges of climate change and global biodiversity loss. At the same time, both reports suggest that it is not too late to act, provided that all countries act quickly and decisively to address these fundamental challenges.
- 4.4 Recognising the impact that the global climate emergency will have on every community and every business, Scotland has set ambitious targets as part of its [Climate Change \(Emissions Reduction Targets\)\(Scotland\) Act 2019](#), which received Royal Assent on 31 October 2019. The primary objective of the Act is to raise the ambition of the greenhouse gas emissions reduction targets set out in the Climate Change (Scotland) Act 2009. Part 4 of the Climate Change (Scotland) Act 2009 places duties upon public bodies which require that that a public body 'must, in exercising its functions, act in the way best calculated to contribute to the delivery of emissions reduction targets (known as 'mitigation'), in the way best calculated to help deliver any statutory climate change adaptation programme, and in a way that it considers is most sustainable'.
- 4.5 The 2019 Act builds on the 2009 Act by setting a legally-binding "net-zero" target of all greenhouse gases by 2045 (five years before the UK, as per the recommendation of the UK Committee on Climate Change), with interim targets for reductions of at least 56% by 2020, 75% by 2030, 90% by 2040.
- 4.6 Scotland's [Climate Change Plan](#) sets out a comprehensive view of how all aspects of society across industry, transport, energy, buildings, heating and land use will need to change if we are to reach our vision for growing the economy, improving the wellbeing of the people of Scotland and protecting and enhancing our natural environment. The Scottish Government has committed to updating the Plan in light of the new targets, albeit that the original timeframe of within six months of the Climate Change Act receiving Royal Assent has been delayed by COVID-19.
- 4.7 The Climate Change Act also puts into law the requirements for the transition to a net-zero economy to be "just". Last year the Scottish Government established a [Just Transition Commission](#) to advise on a how to achieve a net-zero economy in a way that is fair for all by following the internationally recognised principles that requires all actors to:

- plan, invest and implement a transition to environmentally and socially sustainable jobs, sectors and economies, building on Scotland’s economic and workforce strengths and potential.
 - create opportunities to develop resource efficient and sustainable economic approaches, which help address inequality and poverty.
 - design and deliver low carbon investment and infrastructure, and make all possible efforts to create decent, fair and high value work, in a way which does not negatively affect the current workforce and overall economy.
- 4.8 Much of the climate emergency response focuses on reducing emissions (mitigation). Due to the complexity of how our atmosphere works, many of these interventions will take decades for the climate benefits to be realised. In the meantime, it is essential that we also concentrate on resilience and adaptation actions to address the ongoing impacts of climate change such as ‘hotter dryer summers, warmer wetter winters and increased flooding’ that we are all starting to experience. [The Second Scottish Climate Adaptation Programme 2019-2024](#) was published in September 2019 and sets out how Scotland will prepare for the challenges of a changing climate.
- 4.9 Achieving net zero by 2045 is an immense challenge that will require structural changes at all levels of society. There are many profound changes that need to happen including how we use our land to reduce carbon while producing food, and protecting and enhancing biodiversity, amongst other benefits; how we decarbonise heat, transport and electricity while maintaining secure, reliable supplies at a fair and affordable cost; and how the transition to a low carbon economy can be positive for society, the economy and the environment.
- 4.10 The COVID-19 pandemic and associated policy response has sharply accelerated demands for a global, national and regional responses which are grounded in wellbeing and sustainability. The recommendations of the Scottish Government commissioned [Advisory Group on Economic Recovery](#) and Scottish Government’s response in its [Economic Implementation Plan](#) have reinforced the need for a paradigm-shift towards a greener, net-zero and wellbeing economy, including prioritisation of sector and local economic plans to deliver a green recovery, where the coincidence of emissions reductions, the development of natural capital and job creation are the strongest achievable.
- 4.11 The Infrastructure Commission’s [Key Findings Report](#) (January 2020) is predicated on the ambition of an inclusive net zero economy, while in July the Just Transition Commission issued ‘[Advice for a Green Recovery](#)’. The latter’s recommendations include:
- Boosting investment in warmer homes
 - Backing buses and supporting the supply chain
 - Helping the rural economy by helping Scotland’s nature
 - Aligning skills development – for young and old – with the net-zero transition.
- 4.12 In responding to the challenge of climate change, the Council has two fundamental responsibilities:
- a) The first responsibility is to deliver a comprehensive reduction of greenhouse gas emissions and climate adaptation across the Council as an organisation. As noted in the Embedding Sustainable Development Report, just as leading private sector organisations have found that there is a strong business case for sustainable development in enhancing profitability and shareholder value, so there is a

corresponding benefit for public sector organisations from sustainable development, with climate action a core objective.

- b) The second responsibility is to provide leadership and to influence climate action across the Scottish Borders region. This recognises that, in spite of the Council's scale as the region's largest public sector body, its direct influence is limited by the fact that it is not accountable or responsible for all that takes place within the region. Notwithstanding, there are two very significant attributes possessed by the Council, which give it a unique influence:

- i. The first of these attributes is its involvement in a spectrum of activity which either directly or indirectly influences the actions of others. This includes planning, transport and procurement. Taking the last item as an example, the Council spends approximately £180M per year on goods and services from third parties, and how it spends that money can shape the decisions and actions of others. The Council's Sustainable Procurement Charter is an important framework for this influence.
- ii. The second attribute is the Council's democratic character. The democratic character of local authorities invests them with a uniquely powerful voice which, by being representative of the local electorate, has particular resonance in influencing the behaviours of others.

In responding to the Climate Emergency, a Scottish Borders Council plan of action will need to address both of these fundamental responsibilities.

5 THE SCOTTISH BORDERS CONTEXT

- 5.1 As an organisation, the Council has undertaken some significant activity to mitigate its carbon emissions. This activity includes –

- Street lighting LED replacement programme (SLEEP)
- Programme for fleet vehicle transition to electric
- Installation of electric vehicle charge points
- Energy efficiency programme across the Council estate
- Support for active travel and access routes/long distance paths
- Implementation of Sustainable Procurement Charter
- Improving recycling rates and reducing landfill as a result of improved recycling and residual waste being treated and turned into a fuel rather than being sent to landfill.

At the same time, it cannot be ignored that the Climate Emergency places a whole different order of demand on the organisation, which the Council must address with increased focus and vigour, recognising that doing so will have a transformative impact upon how it does its business. In developing its response to this challenge, on 29 August 2019, Council formally committed to implementing the UN Sustainable Development Goals as they relate to local government in [the Embedding Sustainable Development report](#). UN SDG 13 specifically commits signatories to 'take urgent action to combat climate change and its impacts'. At the same time, Council established a Sustainable Development Committee, and has since appointed an Executive Member of Sustainable Development to reinforce member leadership and oversight of this vital area.

- 5.2 As a region, the Scottish Borders has some distinct challenges and opportunities in reducing and, ultimately, ceasing its contribution to climate change, and in living with the effects of climate change which it is already too late to pre-empt.

- 5.3 On the one hand, there are significant challenges in decarbonising transport across a large rural area, decarbonising off-grid heating systems without exacerbating fuel poverty, and decarbonising activity in industrial installations and businesses across the region without negatively impacting on employment and productivity.
- 5.4 On the other hand, the Scottish Borders is well placed to capitalise on the country's requirement for bio-energy and carbon sequestration with nature-based solutions such as woodland creation and peatland restoration alongside carbon capture and storage all acting as negative emissions solutions. There is much good work already underway. This includes, for example, the Charlesfield anaerobic digestion plant, biomass installations at farm and estate level, and ongoing energy efficiency upgrades of domestic properties aimed at tackling local fuel poverty and innovation in design and construction being delivered by local Registered Social Landlords. But much more is needed. Business as usual will not put us on the trajectory to reduce emissions and transform our economy. Action will need to be scaled up across the region in order to meet the demands of our present predicament.
- 5.5 We are already experiencing the impacts of climate change with hotter dryer summers, warmer wetter winters, more intense rainfall and more flooding. More frequent extreme weather events such as heatwaves and floods are likely to cause disruption across the region, with substantial increases in the likelihood of coastal flooding in low-lying areas.
- 5.6 Appendix A summarises some of the main opportunities and challenges across key sectors of the economy that would enhance resilience and put the region on a transformative trajectory towards a net-zero economy.
- 5.7 Commitment to sustainable development including climate action has been constrained by a perception that action represents a cost and a restriction on wellbeing. Increasingly, however, contrary to this perception, evidence points to a virtuous circle of benefits from such action. For example, the Paris Agreement will support a worldwide market for low carbon goods and services, as other countries have also committed to reducing their carbon footprint. Analysis by the International Finance Corporation indicates that the Paris Agreement will help open up \$23 trillion worth of opportunities for climate-smart investments in emerging markets between 2016 and 2030. The Agreement will enhance the long term international competitiveness of low carbon business in Scotland by ensuring that more eco-friendly business practices are adopted elsewhere.

Ambitious climate action across key economic systems—energy, cities, food and land use, water and industry—can lead to higher productivity, more resilient economies and greater social inclusion.

Specific opportunities exist in renewable energy technologies; and manufacturing, low-carbon engineering and green finance, development of key technologies such as hydrogen and carbon capture and storage, and the embedding of circular economy principles are all critical opportunities.

It has been shown that companies taking the strongest climate action outperform their peers in stock market value and financial performance, supported by an increasing consumer awareness and demand for ethical products.

- 5.8 The Council is working with its partners in the South of Scotland and Borderlands through:

- a South of Scotland Energy Transition Group, chaired by Jeremy Sainsbury of South of Scotland Enterprise; and
- development of a Borderlands Energy Masterplan as principal objective of the Borderlands Inclusive Growth Deal.

Both initiatives are aimed at optimising:

- the South of Scotland's/Borderlands' contributions to national ambition for net zero carbon; and
- inclusive growth opportunities for our region through encouraging commercial investment and job creation, while also alleviating the impact of high energy prices on low income households.

5.9 Specifically, the Borderlands Energy Masterplan will include data collection, measurement, mapping and modelling across Borderlands at a level which supports the strategic priorities of partners, including regional decarbonisation. The recommendations of this report are framed with a view to the Council's own Climate Action Plan benefitting from this work. Baseline data is expected to be available by the end of March 2021.

6 THE COUNCIL'S #PART

- 6.1 In November 2018, the Councils of two major cities, Bristol and Manchester, passed motions declaring a 'climate emergency' and setting targets aiming to be carbon neutral by 2030 and 2038 respectively. Since then, there has been a wave of Climate Emergency declarations by Councils of all political complexions across the UK including, for example, Preston, Maidstone, Newcastle, Leeds, and Cardiff. The Scottish Government has made a similar declaration, while for UK Government, Michael Gove, Chancellor of the Duchy of Lancaster and the former environment secretary, and Andrea Leadsom, the former business secretary, have both acknowledged the climate emergency and the need for urgent action. By the end of July 2020, over half of the UK's local authorities had declared a climate emergency. Across Scotland, 20 councils have declared a Climate Emergency, including all of our partner councils in the City of Edinburgh and South East Region, in Borderlands (including Carlisle City, Cumbria and Northumberland County Councils) and in the South of Scotland. Meanwhile, Glasgow City Council has unveiled plans to become the first UK city to reduce its greenhouse emissions to net-zero, aiming to reach the target before 2045.
- 6.2 Importantly, the climate situation that this Council and citizens and communities everywhere face is characterised as an 'emergency', not because councils and other public bodies have made declarations, but because the urgency and scale of the climate challenge is a matter of objective and verifiable evidence, demonstrated conclusively in the IPCC Report and other reports.
- 6.3 The Council has an indispensable role to play in responding to that emergency. Like other Councils, this reflects its scale and influence over key areas such as planning, transport and energy. But the Council also has a vital community leadership role described in [the Embedding Sustainable Development report](#), and it has a duty to use that leadership position to influence other agencies, businesses and citizens.
- 6.4 Accordingly, as a matter of leadership and as an example to others, it is proposed that Council should acknowledge the fact of a Climate Emergency expressly. A Climate Emergency declaration issued by a council can be a powerful catalyst for action if paired with a clear action plan.
- 6.5 It is clear that rhetoric and bold headlines will not deliver a step change in combating climate change nor on the ambitious targets which the situation

demands. This must be built on a clear set of actions, which collectively amount to a Scottish Borders Council contribution to responding to climate change, which is, at least, commensurate with national targets, and where practically achievable, exceed those targets.

- 6.6 Plainly, this is not an overnight task. The reality of the Climate Crisis is that it calls for the complete re-orientation of policy and strategy to help support a transition from a fossil fuel local economy to a clean energy one. It means challenging every aspect of how we currently go about our business, and changing how we live, travel, and work.
- 6.7 In fulfilling its role, the Council should seek to:-
- Reduce the Council's carbon emissions in line with national targets, with the aspiration to exceed targets where practical
 - Work in partnership towards delivering a carbon neutral Scottish Borders including moving to a low carbon fleet alongside the promotion of sustainable travel and transport
 - Encourage, where practical, the use of renewable energy generation, carbon sequestration and energy storage
 - Reduce the risks from the changing climate by
 - adapting to the effects of climate change to ensure service delivery,
 - minimising carbon emissions in service delivery,
 - working with partners towards measures, which are sustainable and equitable, to increase preparedness and resilience of people and places.
- 6.8 While the Council's plan for 'responding to the Climate Emergency' will need to be agreed by Full Council, the Sustainable Development Committee has a vital role in overseeing the development and implementation of the plan. As earlier noted, significant activity has been delivered or is already underway (with the Council's Energy Efficiency Programme, in particular, comprising a suite of measures designed to reduce the organisation's carbon footprint). However, the necessity of a step-change to the scale, pace and co-ordination of efforts lies at the heart of this report and it follows that the enhanced oversight and scrutiny afforded by creation of the Sustainable Development Committee is also needed.
- 6.9 A critical element of a plan of action will be to establish the Scottish Border's contribution to a whole-Scotland approach to reducing emissions. At the end of 2019, the Scottish Government issued a consultation on [the role of Public Sector Bodies in tackling climate change](#). The consultation asked how the public sector can raise ambition and deliver joined-up action on climate change. A step change in our approach is needed – but what do we need in order to get there? [In responding](#), the Council acknowledged that, if it and other public bodies are to meet the climate challenge, then councils must set ambitious plans and 'will' the means to deliver on those plans. At the same time, however, guidance is needed on aligning public body functions and roles with delivery of commitments in the Climate Change Plan and Climate Change Acts. Therefore, Scottish Government guidance should clarify and improve understanding of the vertical alignment of public sector bodies with national emissions inventories and emission reduction plans.
- 6.10 Around the world, including in the UK with [Climate Assembly UK](#) and Scottish Government's [Big Climate Conversation](#), there is widespread recognition that the public and communities need to be engaged in shaping climate action. Engagement improves understanding and collective ownership. As the Council develops its own approach to climate action, it should consider how to facilitate a collaborative and inclusive regional dialogue on the Scottish Borders' response to the Climate Emergency. Establishing such a public

dialogue should form a key strand of work for the Sustainable Development Committee in developing a Climate Action Plan.

- 6.11 More broadly, as a region, the Scottish Borders is a significant generator of renewable electricity, and has a potentially significant role in energy crops, and in hydrogen production, as well as in carbon capture and storage. For example, forestry is an important sector in the region which is likely to contribute to Scottish Government's targets for increased woodland cover, set out in the national Climate Change Plan. The forestry sector is worth nearly £1billion to Scotland's GVA. These are striking economic opportunities, which are yet to be fully exploited. The Council must work with partners, notably, South of Scotland Enterprise, and above all, businesses and communities to maximise these opportunities, promoting quality and skilled employment, training, and opportunities for businesses around, for example, local processing, tourism and recreation, as well as garnering the benefits of carbon reduction. The pursuit of opportunities in the 'green energy' sector should be seen as a facet of inclusive economic growth, as well as complementary to sustainable development objectives.
- 6.12 As a land owner and land manager the Council can make a valuable contribution through management of its greenspace. Targeted tree planting (e.g. guided by Surface Water Management Plans) could provide a range of benefits such as storing carbon, reducing surface water run-off and providing a cooling effect to our towns and settlements, thereby building resilience in the local environment and buffering our communities from the impacts of climate change. Creation of ponds, wetlands and management of rivers and burns could also augment local flooding measures and provide a cooling effect. Greenspace management, such as through reduced mowing regimes, can also play a part in minimising emissions.
- 6.13 It is clear that there is much to be done, and that the Council and the region as a whole face an unprecedented series of challenges, as well as some significant opportunities. This report is intended to represent a small step in meeting those challenges and garnering the opportunities by setting a clear direction for the Council and a lead to our partners, to businesses, communities and people in the Scottish Borders on the issue of climate change.

7 IMPLICATIONS

7.1 Financial

While no costs arise directly as a result of this report, it is possible that costs may arise as a result of specific activity recommended to Council in responding to climate change. Equally, it is well-established that whole life cost savings can be made through environmentally responsible actions such as cutting down on waste – for example, reducing wasted electricity through inefficient heating and lighting, or reducing the amount of rubbish taken to landfill. Furthermore, the Scottish Borders' natural 'transition' assets (e.g. wind and physical geography) should mean that the region is well-placed to benefit from the opportunities presented by the developing 'green technologies' market. Any cost or savings implications will be reported, as appropriate, in relation to each area of activity where they arise as a consequence of the pursuit of climate action.

7.2 Risk and Mitigations

There are three key risks and mitigations which require to be considered in light of this report.

a) Risk 1

- i) The first is self-evidently that a failure to respond effectively to the Climate Emergency risks precipitating those very outcomes, which climate action is intended to avert. In a Scottish Borders' context, the developing risks associated with climate change have already begun to manifest themselves in changing weather patterns, and the resulting flooding and storm damage.

Mitigation

- ii) Mitigating the adverse effects of climate change necessitates the Council committing to an effective plan of action to minimise and mitigate the negative impacts of carbon and other greenhouse gases. However, some negative consequences of climate change are already 'built in', so an effective plan of action must also deliver adaptations to meet those consequences of climate change which cannot be reversed. Flood management solutions are a practical example of this activity.

Regular scrutiny of progress will provide further valuable mitigation with the Sustainable Development Committee playing a vital role in oversight and scrutiny.

b) Risk 2

- i) Another risk is reputational. Failing or explicitly declining to declare an emergency in the face of overwhelming evidence would be injurious to the Council's reputation, as well as incompatible with the commitment of the Council to the UN Sustainable Development Goals (SDGs) on 29 August 2019.

Mitigation

- ii) By showing leadership on the Climate Emergency and commitment to effective action on climate, the Council will minimise the risk to its reputation which would flow from a failure to acknowledge or act on the evidence of a Climate Emergency.

c) Risk 3

- i) As a region, the Scottish Borders fails to maximise the inclusive economic growth opportunities offered by its natural resources, such as physical geography (e.g. wind and location).

Mitigation

- ii) By fully embracing the need for action and providing leadership and an example to others, the Council will enhance the prospects of Borders businesses and the wider community being able to garner the advantages of transition to a zero carbon economy, by accessing the region's significant regional renewable energy generation, geographic location to primary urban centres and other transition assets.

7.3 Integrated Impact Assessment

An Equalities Impact Assessment has not been carried out on this proposal, but will be carried out as required in relation to the Council's actions which emerge from the plan to respond to the Climate Emergency.

It should be noted that the recommendations of this report are consistent with the UN SDGs to which the Council committed on 29 August 2019, and are entirely animated by sustainability in seeking to protect the interests of future as well as present generations.

7.4 **Acting Sustainably**

Reduction of carbon emissions is a core objective of sustainable development, specifically, UN SDGs Goal 13 – Climate Action and Goal 7 – Affordable and Clean Energy. The purpose of this report is to embed commitment to climate action into the very fibre of the Council and how it makes its decisions, and delivers services.

7.5 **Carbon Management**

The Council adopted a [Low Carbon Economic Strategy](#) in 2013. More recently, the Energy Efficiency Programme was established to identify, design and implement technical interventions to decarbonise our built estate and reduce our utility cost base. This report seeks to augment these efforts. The Energy Efficiency Programme will continue to examine ways in which we can support the Scottish Government’s carbon aspirations while generating economic benefits to the Scottish Borders.

7.6 **Rural Proofing**

This report does not create a new or amended policy or strategy. It is consistent with the UN SDGs which represent commitments to sustainable development in all contexts, including rural contexts and an equalities based approach based upon responsiveness to needs across the board including in rural settings. If rural impacts emerged as a consequence of recommended actions for the Council in responding to climate change, those impacts together with appropriate mitigations would be reported as appropriate.

7.7 **Changes to Scheme of Administration or Scheme of Delegation**

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

8 CONSULTATION

- 8.1 The Executive Director Finance & Regulatory, the Monitoring Officer / Chief Legal Officer, the Chief Officer Audit and Risk, the Service Director HR & Communications, the Clerk to the Council and Corporate Communications have been consulted and any comments received have been incorporated into the final report.
- 8.2 Work is being undertaken with Corporate Communications to develop both internal and external communication plans around the Council’s declaration of a Climate Emergency and associated plan and actions.

Approved by

Tracey Logan
Chief Executive

Signature

Author(s)

Name	Designation and Contact Number
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Background Papers: Embedding Sustainable Development 29th August 2019
Previous Minute Reference: Scottish Borders Council 29th August and 26th September 2019

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

Contact us at: Scottish Borders Council, Council HQ, Newtown St Boswells, Melrose TD6 0SA.

Sector	Overview of challenges and opportunities
Power	<p><i>Challenges:</i> As we introduce more renewable energy sources we will need to transition from a hub and spoke model of energy generation and transmission to a distributed generation model. This generates challenges in providing appropriate infrastructure to accommodate this generation and keep the grid balanced as renewable energy generation can be unpredictable and inconsistent. The existing networks will have to be developed to accommodate new demands, such as electric vehicles and localised production of energy to be fed into the existing networks (wind, solar, wave, biomass, hydrogen).</p> <p><i>Opportunities:</i> <i>Renewable Electricity:</i> Support development of the whole renewables industry: wind, wave and tidal energy, solar, hydro, biomass including potential for circular economy such as farm waste to create biofuel. Support the development of grid balancing services including battery storage and an interconnected smart grid to balance generation and consumption. This could provide a stimulus and provide opportunities to develop Big Data and Internet of Things industries.</p> <p><i>Gas Replacement Opportunities:</i> Scottish Gas Networks have a strategic vision to phase out natural gas and move to the incorporation of bio-gas and hydrogen. This is supplemented by major technology companies developing industrial and domestic hydrogen boilers to replace gas units. Hydrogen is an alternative to petrol & diesel motor vehicles. The gas infrastructure is in place within the country to make the change from natural gas to hydrogen. The Scottish Borders has a distribution gas main running through the region and with the wind power in the area could become an area of hydrogen production for Scotland and maximise the sustainability and economic opportunities.</p> <p>The Scottish Borders could be a significant contributor of carbon capture and storage</p>
Transport	<p><i>Challenges:</i> More frequent extreme weather events (such as heatwaves and floods etc) are likely to cause disruption across the transport network. Nature based solutions will complement traditional engineering measures to maintain connectivity.</p> <p>Vehicles - phasing out of internal combustion engine vehicles and increasing use of electric vehicles (EVs). Rapid development and placement of infrastructure such as EV charging points. This is an area, where the Council is making progress.</p> <p>Funding applications for active travel through Sustrans need rural proofing, and the new South of Scotland Enterprise Agency has a key role to play in transport as it does in the other areas listed.</p> <p><i>Opportunities:</i> Effective low carbon transportation. EVs have a key role, and there is a need to increase the charging offer to increase uptake.</p> <p>With the Borders Railway established, there is huge potential embodied within extension of the Borders Railway to Carlisle and an east to west link within the Scottish Borders</p>

	<p>Potential around e-bikes for commuting (will need the right infrastructure). We are a long way behind continental Europe (Denmark, Holland on infrastructure and ambition.)</p> <p>Encourage investment in active travel infrastructure such as paths and off-road routes near to where people live and work</p> <p>Promotion of sustainable 'slow' tourism - in respect of transport, it is also about encouraging visitors to make longer stays, use public transport to and within destinations, promoting hire or electric cars and ebikes and stimulating more visitor experiences based around walking and cycling.</p>
<p>Heating, housing and development</p>	<p><i>Challenges: 80% of Scotlands housing stock for our 2050 population is already in place.</i> Decarbonising Scottish heating will be particularly challenging and will need transformation of our current housing stock, attitudes towards renewable technology and current heating supply. Specific challenges for Scottish Borders relate to off-gas grid. In addition, fuel poverty is very significant consideration.</p> <p>The increasing effects of climate change, including the consequences of more intense rainfall events will put existing and planned built development and infrastructure at risk.</p> <p>Significant risks exist in relation to changed rainfall patterns and sea level rise leading to flooding and coastal erosion enhanced flooding due to sea level rise. If, sea level rises by nearly 1 metre as per pessimistic predictions, between now and 2100, substantial increases in the likelihood of coastal flooding in low-lying areas are likely.</p> <p>Rental housing for short-term lets does not require implementation of new environmental standards.</p> <p><i>Opportunities:</i> Reduction in fuel poverty levels and therefore potentially child poverty levels.</p> <p>Sustainable modern housing. For example, Eildon Housing Association has completed the first of three low-energy Passivhaus homes in the Borders. Designed by John Gilbert Architects the project forms part of a broader pilot programme intended to deliver innovative homes using a variety of different construction methods to compare costs, schedules and tenant feedback. Undertaken in partnership with Scottish Borders Council, the Construction Scotland Innovation Centre and Glasgow School of Art, the completion dovetails with planning consent for a further ten properties at Westruther which are due to begin construction in March for completion by spring 2021.</p> <p>For the region to become a 'demonstrator' of new and innovative technologies and systems with the Borderlands Energy Masterplan offering a UK and Scottish Government supported initiative to maximise the low carbon and economic potential of the region's significant and expanding net energy contribution.</p> <p>Opportunities around management of the Council' Estate including buildings and Greenspace- that could reduce carbon emissions and provide adaptation (e.g. reduced inputs into Greenspace management and greater biodiversity and multiple benefits such as natural flood management (trees and wetlands) and shading and cooling (trees):</p>
<p>Industry</p>	<p><i>Challenges:</i> The transition of Business/Industry to sustainable energy and circular resources is a challenge, particularly when viewed from the perspective of short term investment vs long term savings.</p>

	<p>Ensuring that the transition of Business/Industry is 'just'.</p> <p><i>Opportunities:</i> The Scottish Borders should seek to put itself in the van of low carbon business opportunities. The development of a green business park through the Edinburgh City Deal at Tweedbank, and Borderlands present opportunities to develop this selling point.</p> <p>The Council should seek strategically to co-locate industry within the region, based on balancing the re-use of wasted energy from industrial applications (heating & cooling). The Council will need to engage in a dialogue with Scottish Government around the tools required to effect such a strategy.</p>
Land Use	<p><i>Challenges:</i> Land use is already being affected by climate change and increasingly with 'hotter dryer summers, warmer wetter winters and more flooding'</p> <p>.</p> <p>Uncertainty over shape and size of future rural funding support. Funding has traditionally come through government, and there is a need to look at bringing in carbon funding from private business on top of government funding.</p> <p><i>Opportunities:</i> How land is used has an essential role to play in the transition to a net zero carbon economy as well as building resilience to a changing climate. Promoting nature-based solutions for example through woodland expansion, managing flood risk and peatland restoration. The Scottish Borders was one of two areas to be involved in the Scottish Government's Land Use Pilot Project, providing important learning in this area. The Council is working with Scottish Forestry on a regional strategic woodland creation project to explore opportunities for new woodland through integrated land use and delivery of wider local benefits such as employment, local processing, access & tourism, natural flood management and community involvement learnings from these initiatives need to be utilised. At the same time, the uncertain context for future rural funding, and the establishment of the South of Scotland Enterprise Agency provide an opportunity to promote the Scottish Borders as a developmental region for assessing the potential of different land use approaches.</p> <p>Increasing resilience of coastal and river habitats to manage erosion and coastal flood risk will also be important.</p> <p>The Council has adopted a Local Biodiversity Action Plan with its partners to deliver actions across the region with a focus on Natural Capital and the delivery of ecosystem services including carbon storage in woodlands, peatlands and grasslands. This provides a framework for action to build resilience in our natural environment and contributes to the delivery of the Council's Biodiversity duty.</p> <p>Clear synergies exist between Climate Action and the Food Growing Strategy recently approved by Council. Exploiting this interrelationship will help deliver extended benefits across wellbeing, inclusion, and skills development, as well as sustainability goals, and carbon reduction.</p>
Marine	<p><i>Challenges:</i> Development must be sustainable with caution required in assessing developments for their impacts. Any potential development of these areas undergo significant scrutiny by statutory bodies and the public.</p> <p><i>Opportunities;</i> The production of power from wind, wave and tidal technology has huge potential in Scotland with over 6,000 km of coastline. Less obtrusive technologies like tidal and wave energy generation may be possible in the region.</p>

	<p>Coastal waters off the coast of Berwickshire offers some potential to develop the blue carbon sector. Marine and coastal habitats that are natural stores for carbon. There is some tension however between some marine developments and activities and the protection of environmental assets to meet other objectives, including for biodiversity.</p>
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PROPOSED LOCAL DEVELOPMENT PLAN

Report by Executive Director

SCOTTISH BORDERS COUNCIL

25 September 2020

1 PURPOSE AND SUMMARY

1.1 This report seeks agreement on the Council's Proposed Local Development Plan (LDP) including the responses to matters raised from the consultation on the Main Issues Report.

1.2 The report gives reference to the background and legislative requirements for the preparation of the LDP. It confirms its format and identifies the main component parts. The report includes reference to policy amendments, new site allocations, site removals and other material considerations including background papers which helped guide the preparation of the LDP.

1.3 Following the approval of the Proposed LDP there will be a 12 week period for public representation through an online consultation. Any outstanding objections to the Proposed LDP will be subject to Examination by the Scottish Government Reporters from the Planning and Environmental Appeals Division.

1.4 The LDP was on the agenda to be presented to elected members at the Council meeting in March 2020. However, due to the COVID 19 outbreak and a number of related issues, particularly with regards to how the Plan would be successfully consulted upon given the lockdown and the indefinite postponement of public meetings, it was withdrawn from that meeting.

2 RECOMMENDATIONS

2.1 I recommend that the Council:

- a) Approve the Proposed Local Development Plan (see Appendix A)**
- b) Agree the proposed responses to the outstanding matters from consultation on the Main Issues Report (see Appendix B)**
- c) Agree the recommendations of the site assessment database for all sites considered as part of the Local Development Plan process (see Appendix C)**

- d) Agree to delegate any editing changes of a non-policy nature to the Executive Director, Corporate Improvement and Economy**
- e) Agree to publish the Proposed Local Development Plan for public representation for a period of 12 weeks**
- f) Note the updated Environmental Report on the Proposed Local Development Plan**

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 LDP for their area.
- 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 Scottish 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.
- 3.3 In terms of the SDP, on 16 May 2019 Scottish Ministers rejected the proposed SDP2. This was primarily on the grounds of the Plan not taking sufficient account of the relationship between land use and transport. Consequently, SDP1 approved in June 2013 and associated Housing Land Supplementary Guidance adopted in October 2014, remains the extant Strategic Development Plan for the South East of Scotland. The Proposed LDP makes reference to this, and that consideration can be given to other referenced supporting documents prepared as part of the SDP2 Examination process, including the Housing Needs and Demands Assessment 2.
- 3.4 With regards to the Main Issues Report (MIR), Scottish Government Circular 6 – Development Planning confirms the requirements for MIR. The MIR must be prepared in advance of the LDP and must identify key issues for public opinion which the LDP should address. The Council, following its meeting on 30 August 2018, agreed the MIR as a basis for public consultation for a period of 12 weeks. In parallel, the Environment Report (ER) was also subject to public consultation under separate legislative process.
- 3.5 Following the printing of the documentation, the MIR and ER were subject to advertisement and consultation which took place between 8 November 2018 and 31 January 2019. As part of the consultation there were a series of 10 drop-in exhibitions and 7 workshops held across the Council area attended by some 250 parties. 330 representations were received during the consultation period from a range of interested parties covering a wide range of subjects. The ER received responses from the three consulting authorities (Historic Environment Scotland, Scottish Environment Protection Agency, Scottish Natural Heritage). On 26 June 2019 summaries of all the representations received to the MIR and ER were presented to the Council.

4 COMMENTARY ON PROPOSED LOCAL DEVELOPMENT PLAN

Response to Consultation Representations on MIR (see Appendix B)

4.1 Appendix B confirms Officer responses and recommendations in respect of all representations received as part of the consultation of the MIR. These recommendations have been taken forward into the preparation of the Proposed LDP.

Proposed LDP content (see Appendix A)

4.2 Chapter 1 - Introduction. This chapter sets out the planning background for the preparation of the Proposed Plan. It sets out the component parts within it and confirms how representations can be submitted as part of the public consultation.

4.3 Chapter 2 – The Changing Context and Meeting the Challenges for the Scottish Borders confirms the current and projected demographics of the Scottish Borders. It confirms the promotion of Health and Wellbeing, coronavirus issues and identifies the requirement to address matters relating to infrastructure, transport and sustainability.

4.4 Chapter 3 - Policy Background. This chapter identifies relevant documents to be referred to in order to help guide the Proposed Plan. This includes reference to Council Corporate objectives.

4.5 Chapter 4 - Vision, Aims and Spatial Strategy. The Vision is taken from the SDP2 which remains relevant and identifies aims which will achieve the Vision. The aims include reference to planning for housing, town centres, rural environment, the built and natural heritage and sustainability and climate change. The Spatial Strategy is taken from the SDP2 and confirms the three strategic development areas of the central, eastern and western parts of the Borders.

4.6 Chapter 5 - Growing our Economy. This chapter confirms economic development actions and priorities across the Scottish Borders which the Proposed LDP addresses through a range of policies and site allocations.

4.7 Chapter 6 - Planning for Housing establishes the need for the LDP to provide a generous supply of housing land. Reference is made to documents which the LDP must take account of in considering housing land provision, including the SDP, Housing Need and Demand Assessment (HNDA2) Strategic Housing Investment Plan, Local Housing Strategy 2020 - 2025 and the Housing Land Audit 2019.

4.8 Chapter 7 - Supporting our Town Centres. The role of town centres is changing in terms of, for example, higher vacancy rates, reduced footfall and competition for online shopping. This chapter sets out a range of ways the LDP can address this, including allowing more flexibility of uses within them.

4.9 Chapter 8 - Delivering Sustainability and Climate Change Agenda. One of the main challenges of the LDP is to further the promotion and transition to a low carbon economy. This chapter includes reference to the Council's newly established Sustainable Development Committee which seeks to ensure a corporate approach to dealing with climate change issues, the Council's Low Carbon Economic Strategy 2023, the Council's Supplementary Guidance on Renewable Energy 2016 (which confirms support for a wide range of typologies within appropriate locations), the Zero Waste Plan and Flood Risk Management Plans.

4.10 Chapter 9 - Local Development Plan Policies and Policy Maps. This policy section of the Proposed LDP categorises all policy matters under the following headings:

- *Placemaking and Design* (PMD): including policies on sustainability, development standards, land allocations and development within and outwith settlements
- *Economic Development* (ED): including policies on business and industrial land, digital connectivity, town centres, regeneration, tourism, renewable energy, agricultural land and minerals
- *Housing Development* (HD): including policies on affordable housing, housing in the countryside, housing land safeguarding, care and nursing homes and housing for particular needs
- *Environmental Promotion and Protection* (EP): including policies on nature conservation, protected species, local biodiversity and geodiversity, landscape protection, countryside around towns, built heritage, greenspace, green networks, woodland, coastline and air quality, water environment and food growing
- *Infrastructure and Standards* (IS): including policies on infrastructure, developer contributions, parking standards, flooding, waste water, SUDS, waste management, hazardous development, contaminated land, radio telecommunications, advertisements

4.11 The main updates to the current policy approach are as follows:

Placemaking and Design –

- Ensuring high quality placemaking and design standards are applied for all developments
- Acknowledge the findings resulting from the Land Use Strategy

Economic development –

- A more simplified business/industrial land hierarchy has been established in Policy ED1-Protection of Business and Industrial Land comprising of 2 categories. High Amenity Business sites should be primarily for Class 4 uses, and all other Business and Industrial sites should be predominantly Classes 4, 5 and 6.

- Policy ED1-Protection of Business and Industrial Land allows more flexibility of uses where appropriate
- Removal of the Core Activity Areas in Hawick and Stow
- Allowing Class 2 uses within the Core Activity Areas of Selkirk, Eyemouth, Jedburgh, Galashiels and Duns
- Removal of Channel Street and Douglas Bridge from the Core Activity Area in Galashiels
- Retaining a higher level of protection of the Core Activity Areas of Peebles, Kelso and Melrose which continue to perform well
- Policy ED7-Business, Tourism and Leisure Development in the Countryside gives more weight to the consideration of the economic benefits of any relevant planning applications for business, tourism and leisure development in the countryside

Housing Development –

- Confirm high quality design standards must be applied for all housing proposals in the countryside
- Confirmation that Policy HD3 – Protection of Residential Amenity is relevant to renewable energy proposals
- Addition of a new policy HD6 – Housing for Particular Needs with regards to, for example, accessible and adapted housing, extra care housing, travelling people

Environmental Promotion and Protection

- Consideration of “enabling development” as part of Policy EP7-Listed Buildings
- A new policy EP17-Food Growing and Community Growing Spaces lays down criteria tests for identifying and promoting opportunities for food growing and community growing spaces
- Inclusion of identification of local biodiversity and geodiversity sites within policy EP3-Local Biodiversity and Geodiversity

Infrastructure and Standards

- New Policy IS18-Cemetery Provision which gives guidance on proposals for new and extension of cemetery provision
- Confirmation that a private access can now serve up to 5 houses

4.12 Chapter 9 also includes Policy Maps. The policy maps identify spatially designated areas and the respective policies they represent.

4.13 The final part of Volume 1 of the Proposed LDP includes appendices which provide detailed information in relation to the preparation of the document:

- Appendix 1: Settlement Appraisal Methodology

- Appendix 2: Meeting the Housing Land Requirement
- Appendix 3: Planning Guidance and Standards
- Appendix 4: Publicity and Consultation
- Appendix 5: Council Owned Sites

4.14 Volume 2 of the Proposed LDP incorporates Chapter 10 which relates to Settlement Profiles and Maps. The settlement profiles and accompanying maps set out proposals for development and safeguarding. The Proposed LDP incorporates proposals inherited from the current adopted LDP and identifies a number of new proposals. This includes a new additional settlement profile for Oxnam.

4.15 The new proposals include the following allocations:

- Business/Industrial land
 - Land South West of Mansefield House, Westruther (BWESR001)
 - Land at Winston Road I, Galashiels (BGALA006)
 - Land at Eshiels (BESHI001)
 - Gala Law II, Hawick (BHAWI003)
 - Land to South of Burnhead, Hawick (BHAWI004)
 - Wooden Linn II, Kelso (BKELS006)
 - Land North West of Deanfield Place, Yetholm (BYETH001)
- Mixed use land
 - Land West of Innerleithen (MINNE003)
- Housing land
 - Land at Eden Road, Gordon (AGORD004)
 - Land North of Mansefield, Grantshouse (AGRAN004)
 - Poultry Farm, Greenlaw (AGREE009)
 - Edgar Road, Westruther (AWESR002)
 - Hillview North (Phase 2), Coldstream (ACOLD014)
 - Land East of West Reston, Reston (AREST005)
 - Land East of Howdenburn Court II, Jedburgh (AJEDB018)
 - Land South of Darnlee, Darnick (ADARN005)
 - Deanfoot Road North, Oxton (OXTO010)
 - Netherbarns, Galashiels (AGALA029)
 - Harmony Hall Gardens, Melrose (AMELR013)
 - Philiphaugh Mill, Selkirk (ASELK040)
 - Burnfoot (Phase 1), Hawick (AHAWI027)
 - Land South of Cemetery, Eddleston (AEDDL010)

- Land South of Chapelhill Farm, Peebles (APEEB056)
- Redevelopment sites
 - Former Town Hall, Eyemouth (REYEM007)
 - Howdenburn Primary School, Jedburgh (RJEDB003)
 - Jedburgh Grammar School, Jedburgh (RJED006)
 - Former Peter Scott Building, Hawick (RHAWI017)
 - Buccleuch Mill, Hawick (RHAWI018)
- Longer Term Site
 - Land at Nether Horsburgh, Cardrona (SCARD002)

Site Removals

4.16 In order to ensure sites are effective, the Proposed LDP removes 5 sites currently allocated within the LDP 2016. These are:

- Housing site at Roundabout Farm, Chesters (RC2B)
- Housing site at Earlston Glebe, Earlston (EEA12B)
- Housing site at Braefoots, Eyemouth (BEY1)
- Housing site at Mueslie Drive, Lilliesleaf (EL16B)
- Redevelopment site at Preston Farm, Preston (zRO16)

Strategic Environmental Assessment

4.17 The LDP process has been subject to environmental appraisal under the terms of the Environmental Assessment (Scotland) Act 2005. An Environmental Report (ER) was prepared alongside the MIR and was subject to public consultation. The Consulting Authorities (Scottish Environment Protection Agency, Historic Environment Scotland and Scottish Natural Heritage) responded to the document at that time. The ER has now been updated to reflect the work undertaken in the preparation of the Proposed LDP.

Other Background and Supporting papers

4.18 The Proposed Plan has been prepared taking account of a wide range of background and supporting papers. Given the size of these documents it is not possible for them all to be included within the Council papers. Normally these would be available for viewing within the Member's library. However, due to current Coronavirus restrictions in entering HQ these can be viewed online on the Council's website on the following link - <https://www.scotborders.gov.uk/ldp2>. The documents included within this link are:

- Monitoring Statement (Review of policy performance, new policy issues)
- Environmental Report

- Action Programme (addresses delivery of identified developments)
- Town Centre Core Activity Area Pilot Scheme
- Western Rural Growth Area: Development Options Study (this consultants study identifies both short and long term options for housing and employment land)
- Full site assessment database for all sites considered as part of the LDP process
- Habitat Regulation Assessment
- Strategic Flood Risk Assessment
- Housing Technical Note
- Conservation Areas Technical Note
- Local Geodiversity Sites Technical Note
- Local Biodiversity Sites Technical Note
- Cemetery Provision Technical Note
- Integrated Impact Assessment/Rural Proofing

Other Matters

4.19 A Feasibility Study for a proposed Scottish Borders National Park commissioned by a local campaign group was submitted to the Council for consideration along with their Position Statement issued in September 2017. As part of the consultation on the MIR a question was posed to seek public opinion on the proposition for a National Park, its possible boundaries and operational model. There were mixed responses to the proposal although there were more offering support and there was a wide range of suggested sites across the Region for the designation. The designation of a National Park is ultimately a matter for Scottish Ministers following an assessment and recommendation by Scottish Natural Heritage. As a position has not yet been decided by the Scottish Ministers the LDP cannot make any formal designations nor policy references at this point in time.

Coronavirus

4.20 One of the main challenges for the LDP to take account of is the impacts of the Coronavirus (Covid 19) pandemic. The virus has dramatically changed the way we live and work and raises a number of uncertainties for the future. The virus will continue to have a substantial negative impact on the UK economy including retailing, business operations, town centres, rates of housebuilding and demand, the desire to travel on public transport and social distancing. Recovery continues to take place as lockdown restrictions are lifted, although the exact long term impacts and timescales are unknown at this stage. Uncertainties will continue into the LDP adoption period and, at this stage, it is difficult to accurately forecast the full implications of the virus and what actions are necessary to mitigate its impacts.

4.21 The planning system has a crucial role to play within and beyond the immediate emergency. A high performing planning system will have a critical role in supporting our future economic and societal recovery. The LDP must address these issues and policies within the LDP allow

contemplation of a range of material considerations at any given period. Consequently implications Covid 19 may be having on, for example, the economy, performance of town centres, business recovery, house building and health and wellbeing will be addressed as part of the decision making process for relevant planning applications.

4.22 The Council has a statutory duty to have a new adopted LDP in place every 5 years. The new LDP was required to be adopted in May 2021. However, due to Covid 19 lockdown restrictions this has delayed significantly the timescale for adoption and the Scottish Government has acknowledged this. They have stated the pandemic is having an impact on the ability of planning authorities to maintain the review cycle of LDPs within the intended timeframes and consequently expect more Plans will extend beyond 5 years. They have stated they are keen to support authorities in adapting to the current circumstances.

5 NEXT STEPS

5.1 The Proposed LDP, once approved by Council, will 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 public representation processes in parallel. The Proposed LDP and ER will be made available for a representation period of 12 weeks.

5.2 Alongside the formal adverts documentation will be placed on the Council website and made available for inspection at all public libraries and at Council Contact Centres if current Covid 19 restrictions are lifted to allow their re-opening. There will be consultation with Scottish Government, 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 LDP process including parties who submitted representations regarding the MIR. A Communications Plan has been put in place to ensure maximum engagement with all external parties.

5.3 Due to Covid 19 and the consequent issues and restrictions regarding public events / meetings / exhibitions the consultation on the LDP cannot be carried out in the normal manner. The consultation will therefore be carried out via online video presentations which can be accessed via the Council's website. All consultation correspondence from the Council, press releases and other means of publicity will confirm how these presentations can be accessed. These presentations will inform interested parties, for example, the background and purpose of the LDP, how the LDP can be viewed and how representations can be submitted. The consultation will follow the guidance within the Communications Plan and will include the following:

- A short Youtube video which explains how the online consultation process will be carried out
- An interactive Story Map which will allow the public to view and understand the proposed LDP in detail. Electronic links will be given

to view the LDP and allow representations to be submitted via the digital platform Citizen Space

- During the consultation a recorded online video will be prepared which can be downloaded. In advance of the video being placed online the public will be asked what specific questions they would wish it to respond to.
- Direct e-mail update briefings to elected members during the consultation
- Community Council e-mail update briefings
- Information details of the online consultation process including via press releases, SB connect, Twitter, Facebook, radio
- Provide offline communications channels to communicate for those audiences who are not as confident or able to use online communications tools
- Throughout the consultation Planning Officers will be available to give requested advice on the process via telephone and e-mail

5.4 A report to Council will be prepared following the representation period that details those representations received. It is envisaged this will be in summer 2021. The report will advise on the appropriate next steps in the process in the light of the representations received. One option will be to take any representations direct to Public Examination for consideration by an independent Reporter. A further option would be to consider modifications to the Plan.

6 IMPLICATIONS

6.1 Financial

There are costs to the Council arising from the printing, notification and advertisement of the Proposed Plan. There is identified budget available to manage these processes.

6.2 Risk and Mitigations

The report proposes that Council agree the recommended responses to the outstanding consultation comments received on the MIR, and to agree the LDP Proposed Plan for public representation. Following the representation period a report will be prepared on any representations received, and this will then be brought to Council for further consideration. Appropriate stakeholder engagement should ensure that all interested parties in the Plan have an opportunity to submit their representations, this will help mitigate against any potential future challenge. No risks have been identified.

6.3 Integrated Impact Assessment

The proposed LDP has been subject to an Integrated Impact Assessment. No significant issues were identified.

6.4 Acting Sustainably

(a) Economic Growth

The proposed LDP identifies and confirms a wide range of economic growth opportunities.

(b) Social Cohesion

The proposals contained within the proposed LDP will help to meet the diverse needs of people in the local communities.

(c) Protection of the Environment

The proposed LDP, including the supporting Strategic Environmental Assessment and Habitat Regulation Assessment has identified all environmental matters to be addressed and mitigated as the sites are developed.

6.5 Carbon Management

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

6.6 Rural Proofing

The proposed LDP has been subject to rural proofing and no significant issues have been identified. It is considered there will be net positive benefits.

6.7 Changes to Scheme of Administration or Scheme of Delegation

There are no changes to be made.

7 CONSULTATION

7.1 The Executive Director Finance & Regulatory, the Monitoring Officer / Chief Legal Officer, the Chief Officer Audit and Risk, the Service Director HR & Communications, the Clerk to the Council and Corporate Communications have been consulted and any comments received have been incorporated into the final report.

7.2 The Corporate Management Team has been consulted and any comments received have been incorporated into the final report.

Approved by

Rob Dickson
Executive Director

Signature

Author(s)

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

Background Papers: Local Development Plan: Main Issues Report – Summary of Consultation Responses (26 June 2019)

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

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Appendix A: Proposed Local Development Plan

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2020

SCOTTISH BORDERS COUNCIL PROPOSED LOCAL DEVELOPMENT PLAN



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PROPOSED LOCAL DEVELOPMENT PLAN 2020

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SCOTTISH BORDERS COUNCIL PROPOSED LOCAL DEVELOPMENT PLAN 2020

FOREWORD

COUNCILLOR SIMON MOUNTFORD

Scottish Borders Council Executive Member
for Enhancing the Built Environment and
Natural Heritage



To be written after examination.

SCOTTISH BORDERS COUNCIL PROPOSED LOCAL DEVELOPMENT PLAN 2020

1. INTRODUCTION

- 1.1 The Development Plan for the Scottish Borders comprises of two component parts. The SESPlan Strategic Development Plan (SDP) and the Local Development Plan (LDP) set out in this document. The SDP covers Edinburgh and the South East of Scotland and provides high level strategic guidance, setting a context which the LDP must address.
- 1.2 This proposed LDP was prepared taking account of the Monitoring Statement 2018 which evaluated the performance of the adopted LDP 2016 and a range of issues which the LDP must address. It also took account of representations received from a wide range of parties as part of the consultation on the Main Issues Report 2018. An Environmental Report and Habitats Regulation Appraisal were prepared alongside the proposed LDP with a purpose to identify, mitigate or remove any perceived significant adverse impacts on the environment.
- 1.3 The proposed LDP has been prepared to guide the future use and development of land within the Scottish Borders. It sets out a series of policies and proposals indicating where development can or should not take place and provides guidance on the future provision of a range of subjects including housing, business and industrial use, transport, infrastructure and recreation. It seeks to deliver sustainability and promote a low carbon economy, promote health and wellbeing, promote economic growth, regenerate town centres and give protection to the built and natural heritage. To further the promotion of the objective to ensure high standards of building design and site layouts, development proposals must adhere to the principles laid out in the Councils Supplementary Planning Guidance on Placemaking and Design 2010. The proposed LDP provides a broad vision for the period up to 2031, with a focus on the period up to 2026.
- 1.4 The proposed LDP consists of a written statement and proposals maps designed to be read in conjunction with each other.

The Proposed Plan is presented in two volumes, as follows:

VOLUME 1

- 1.5 Part one of Volume 1 confirms what the role of the LDP is in relation to planning for the Scottish Borders. It identifies: the changing context and new challenges to be met; policy background; vision, aims and spatial strategy; growing our economy; planning for housing; supporting our town centres and delivering sustainability and climate change agenda.
- 1.6 Part two of Volume 1 sets out a range of policies covering a wide range of subject matters which provide guidance for the processing of planning applications. Each policy has introductory text setting relevant background information for which the proceeding policy will address. Links are also given to other key policies within the Plan which should be cross referenced as well as other policy guidance documents the Council has produced or proposes to produce relevant to the subject matter. The policies are split into the following five categories:
- **Placemaking and Design (PMD)**
 - **Economic Development (ED)**
 - **Housing Development (HD)**
 - **Environmental Promotion and Protection (EP)**
 - **Infrastructure and Standards (IS)**
- 1.7 A series of Policy Maps are provided indicating a range of specific land use allocations and designations.

VOLUME 2

- 1.8 Volume 2 identifies profiles for all settlements across the Scottish Borders. For each settlement introductory text makes reference to Placemaking Considerations and, where possible reference is made to any Preferred Areas for Future Expansion, Key Infrastructure Considerations and any Changing Context for the settlement.
- 1.9 The settlement maps identify a range of land use allocations and designations. This includes a development boundary and where relevant, allocations for a range of uses including for example, housing, mixed use, business and industrial, redevelopment, key greenspaces to be protected, conservation areas and longer term development.
- 1.10 Each development allocation has a list of site requirements which identify matters to be addressed at the planning application stage. Each site allocated with housing potential has an indicative capacity figure suggesting the number of housing units the site could accommodate.

WHERE ARE WE IN THE PROCESS?

- 1.11 The process leading up to the adoption of the LDP is laid down in Figure 1. Following the public consultation on the proposed LDP any unresolved representations 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 LDP can be adopted, superseding the current adopted LDP 2016.

FIGURE 1: WHERE ARE WE IN THE PROCESS?



HOW TO RESPOND TO THE PROPOSED LOCAL DEVELOPMENT PLAN

- 1.12 The Proposed Plan will be available for comment for a period of 12 weeks. All representations will be reported back to the Council prior to the next stage of the process.
- 1.13 Appropriate text to be added once full consultation procedures are confirmed.
- 1.14 Appropriate text to be added once full consultation procedures are confirmed
- 1.15 When making a representation you must tell us:
- What part of the plan your representation relates to. Please state the policy reference, paragraph number or site reference;
 - Whether or not you want to see a change;
 - What the change is and why.
- 1.16 Representations made to the Proposed Plan should be concise at no more than 2,000 words plus any limited supporting documents. The representation should also fully explain the issue(s) that you want considered at the examination as there is no automatic opportunity to expand on the representation later on in the process.
- 1.17 If you have any questions regarding the Proposed Plan consultation please do not hesitate to contact the Council at the following email address: localplan@scotborders.gov.uk; or alternatively by telephone 0300 100 1800, and ask for a member of the Forward Planning Team.

SCOTTISH BORDERS COUNCIL PROPOSED LOCAL DEVELOPMENT PLAN 2020

2. THE CHANGING CONTEXT AND MEETING THE CHALLENGES FOR THE SCOTTISH BORDERS

- 2.1 In preparing the LDP consideration must be given to the changing context and challenges of a range of planning related matters within the Scottish Borders which must be identified and addressed. SBC works closely with other government bodies and service providers to meet the challenges. The Local Development Plan facilitates policy though it cannot in itself ensure development.

SOCIO DEMOGRAPHICS

- 2.2 The Scottish Borders is the sixth largest Local Authority in Scotland in terms of land mass or area and has a population estimated at 115,270 in 2018. 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 1.3% to 116,777 by 2026.
- 2.3 Table 1 shows population projections between 2014 and 2018. The table highlights that the population below the age of 45 has decreased whilst the population aged over 45 has increased. The marked increase of those aged 65 and older will have a continuing impact on health and social care services.

TABLE 1: POPULATION BY AGE (2014 TO 2018)

AGE GROUP	2014	2018	NET INCREASE/ DECREASE	POPULATION CHANGE (%)
0-15	19,069	19,046	-23	-0.1
16-24	10,447	10,238	-209	-2
25-44	23,246	22,325	-921	-4
45-64	34,948	35,558	610	1.7
65-74	14,762	15,863	1101	7.5
75+	11,568	12,240	672	5.8
TOTAL	114,040	115,270	1230	1.1

Source: National Records of Scotland (NRS)

- 2.4 Table 2 shows population projections between 2018 and 2026. The table forecasts an increasing ageing population with a reduction in the working age population. The 28.6% increase in the number of people aged 75 and older highlights there will be increasing pressure on health, housing and social care services.

TABLE 2: POPULATION BY AGE (2018 TO 2026)

AGE GROUP	2018	2026	NET INCREASE/ DECREASE	POPULATION CHANGE (%)
0-15	19,046	19,190	144	0.8
16-24	10,238	9,565	-673	-6.6
25-44	22,325	22,899	574	2.6
45-64	35,558	32,712	-2846	-8
65-74	15,863	16,672	809	5.1
75+	12,240	15,739	3499	28.6
TOTAL	115,020	116,777	1757	1.5

Source: National Records of Scotland (NRS)

- 2.5 In 2018 there were 54,413 households in the Borders, which is a 0.2% increase from 54,306 households in 2017. The Government projects that by 2026 this will have increased to 56,497, an increase of 3.8%. Based on the population projections additional housing will have to address the needs of the older population and the smaller sized households (1 to 2 people).
- 2.6 The Council monitors housing approvals and completions through the Housing Land Audit on an annual basis. Completion rates in the Scottish Borders have been low since the recession. The low completion rate is reflective of the low activity in the housing market in the Scottish Borders. In recent years a large percentage of completions recorded in the audits were affordable units built by Registered Social Landlords (RSL) and modest developments of houses in the countryside.

CORONAVIRUS

- 2.7 One of the main challenges for the LDP to take account of is the impacts of the Coronavirus (Covid 19) pandemic. The virus has dramatically changed the way we live and work and raises a number of uncertainties for the future. The virus will continue to have a substantial negative impact on the UK economy including retailing, business operations, town centres, rates of housebuilding and demand, the desire to travel on public transport and social distancing. Recovery will take place once all lockdown restrictions are lifted, although the exact long term impacts and timescales are unknown at this stage. Uncertainties will continue into the LDP adoption period and, at this stage, it is difficult to accurately forecast the full implications of the virus and what actions are necessary to mitigate its impacts.
- 2.8 The planning system has a crucial role to play within and beyond the immediate emergency. A high performing planning system will have a critical role in supporting our future economic and societal recovery. The LDP must address these issues and policies within the LDP allow contemplation of a range of material considerations at any given period. Consequently implications Covid 19 may be having on, for example, the economy, performance of town centres, business recovery, house building, health and well-being will be addressed as part of the decision making process for relevant planning applications.

HEALTH AND WELLBEING

- 2.9 The LDP has a role to play in ensuring that our planning of the physical environment is associated with individual health, social and economic gains. For example, a significant increase in homes within an area may have a knock-on effect for primary care provision. The mix of house types and tenures built, their access to green spaces, transport links, schooling and job markets need to be considered in terms of the health of the community. The LDP must continue to promote health and wellbeing by ensuring access to green spaces and recreational areas and providing opportunities for walking and cycling links.
- 2.10 The LDP has been prepared in consultation with a range of bodies including NHS Borders and it is important that communications continue and are strengthened in order that any potential health care issues, for example impacts on local GP practices, can be identified and addressed at an early stage. Decisions regarding health care provision remain a matter for the NHS.
- 2.11 Good transport links must be developed between homes and job markets. There are a number of geographically isolated communities within the Borders which can cause challenges when accessing services. It is important to recognise the role of active travel in developing transport links between areas both within and outwith the Borders. This has important direct health benefits as active transport is seen to be useful in maintaining a healthy weight.
- 2.12 Scottish Planning Policy (SPP) contains a section on 'Specialist Housing Provision and other Specific Needs'. This requires planning authorities to prepare appropriate policies and consider specific site allocations to address any identified shortfalls in the Housing Need and Demand Assessment (HNDA) in respect of 'specialist housing'. This can take many forms including: accessible and adaptable housing, wheelchair/disabled housing and extra care housing.
- 2.13 The Planning (Scotland) Act 2019 requires the planning system to place increasingly greater emphasis on meeting the housing needs of disabled people. A working group, which comprises of Council Officers, is currently considering methods for incorporating the needs of disabled people into Council policy. At present demand is unknown, and therefore a policy cannot be prepared which states a generic required proportion of disability housing provision for all sites without a quantified justification. At present demand is generally met by housing developers and Registered Social Landlords on a case by case basis when the needs of a particular party is raised. This matter will be developed further by the working group and in due course it is likely a Supplementary Planning Guidance on housing for particular needs will be produced.

INFRASTRUCTURE, TRANSPORT AND SUSTAINABILITY

- 2.14 Transport and digital connectivity remain vital to the future development of the Borders. There is a continuing need to upgrade the main road network across the Region and the LDP confirms the main routes where improvements are proposed. The Borders Railway has been successful in providing improved connection to Edinburgh. The Council continues to support the promotion of the Borders Railway extending south to Carlisle as well as an improved rail service for the Berwickshire communities with a rail halt at Reston.
- 2.15 Scottish Borders Council continues to campaign for the reinstatement of the railway line between Tweedbank and Carlisle via Hawick. Most recently funding for a feasibility study to assess the implications of reinstating the railway line has been confirmed as part of the Heads of Terms of Agreement for the Borderlands Inclusive Growth Deal. The Council has unanimously supported a motion to reinstate the railway line on the original route and continues to support that outcome. The Borders Transport Corridors Study is a Transport Scotland funded pre-appraisal report featuring twenty one potential transport options for the Scottish Borders. These options will be considered by the Council including the potential reinstatement of the former railway line from St Boswells to Berwickshire via Kelso.
- 2.16 The Scottish Borders is benefiting from the Digital Scotland Superfast Broadband rollout which was 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.
- 2.17 Infrastructure provision is 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 although in some instances there are some constraints to be resolved. Developers will need to liaise with Scottish Water to discuss issues to be addressed, timescales for implementation and costs involved. 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. Given the relatively limited number of houses required within the LDP period for the Scottish Borders as required within the SDP, it is not envisaged this should cause insurmountable issues and the officers continue to liaise with the Education and Lifelong Learning (SBC) regarding these matters.
- 2.18 Delivering sustainable development and ensuring high quality design from all developments via good placemaking principles are key requirements which the LDP supports. The LDP promotes a low carbon future to help achieve climate change route mapping targets set out by the Scottish Government. It promotes economic stability and growth whilst protecting the built and natural intrinsic qualities of the Scottish Borders. There is reference to these objectives and how these can be achieved throughout the LDP. Chapter 8 refers to the delivery of sustainability and the climate change agenda.

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3. POLICY BACKGROUND

NATIONAL PLANNING POLICY

- 3.1 The Council has a statutory duty under the Planning etc (Scotland) Act 2006 to prepare a Local Development Plan. All strategies and policies within the LDP must reflect the requirements of National Planning Framework 3 (NPF3) and Scottish Planning Policy (SPP). NPF3 sets out a vision for development and investment across Scotland. It identifies national development which should be accommodated within LDPs and 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.
- 3.2 The Scottish Government is currently undertaking a reform of the planning system. This will include the production of National Planning Framework 4 and will also incorporate Scottish Planning Policy (SPP). The Planning Act requires major changes to the planning system including procedures for the preparation of Development Plans. Consequently, this LDP will be the last prepared under the Planning etc (Scotland) Act 2006.

REGIONAL PLANNING POLICY

- 3.3 The LDP must address the requirements of the Strategic Development Plan (SDP) for the area. The SDP is provided by SESPlan of which 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 LDPs produced by each of the Member Authorities in the region.

- 3.4 The current SDP was approved in June 2013. However, the proposed SDP which was intended to replace SDP 2013 was rejected by Scottish Ministers on 16th May 2019. The reasons cited were the Ministers were not satisfied that the Plan was informed by an adequate and timely Transport Appraisal and did not take account of the relationship between land use and transport.
- 3.5 Queen's Counsel (QC) opinion was sought by SESPlan authorities as to how this matter should be addressed. QC advice was that, whilst out of date, SDP 2013 remains the approved Strategic Plan and must therefore continue to be referred to. However, QC advice also stated that whilst the proposed SDP was rejected there are elements of the supporting technical papers and documents which helped guide the proposed SDP and incorporate more up to date positions. Consequently these should be considered as material considerations which include the following:
- a) The policies of proposed SESplan2 with the exception of those policies relating to transport infrastructure
 - b) The supporting material prepared in respect of SESplan2
 - c) Housing Need and Demand Assessment
 - d) General Register Office predictions on population growth
 - e) Housing Land Audits
 - f) The material contained within the Reporter's examination report
- 3.6 In terms of c), QC opinion was that the Housing Need and Demand Assessment 2 (HNDA2) which was prepared for SDP2 and which was confirmed as robust and credible by the Scottish Government in a letter from the Centre for Housing Market Analysis dated 27th March 2015 can be taken into account in preparing emerging LDPs. HNDA2 is at present the most up to date and therefore reliable assessment of housing need and demand in the SESplan area.
- 3.7 Consequently where the LDP makes reference to the SDP it will incorporate the approved SDP 2013 with consideration given to the aforesaid documents. It is acknowledged that the Planning (Scotland) Act 2019 will abolish the SESPlan and it may be by the time this LDP is subject to Examination all references to it will require to be removed.
- 3.8 The Spatial Strategy for the Scottish Borders includes Strategic Development Areas (SDA's). Towns within these SDA's 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. 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 Council is currently liaising with Dumfries and Galloway Council with a view to considering cross boundary relationships. This will help inform the preparation of Regional Spatial Strategies.

LOCAL DEVELOPMENT PLANNING POLICY

- 3.9 The LDP requires to set out detailed policy criteria and proposals in order to ensure appropriate development which can inform and guide decisions on planning applications. LDPs must accord with national planning requirements and take account of a wide range of other material considerations. 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

- 3.10 In November 2017, the Community Planning Partnership (CPP) published its 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 four themes (Economy, Skills and Learning; Health, Care & Well-Being; Quality of Life; Place) and fifteen outcomes spread across the four 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 ten years.
- 3.11 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 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.
- 3.12 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. A key theme highlighted in the recent planning review, is the need for community planning and development planning to work closer together, in order to meet the aspirations of local communities.
- 3.13 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

FIGURE 2: LOCALITY AREAS



The outputs from the five Locality Plans are addressed within the LDP where relevant to the planning process.

3.14 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 four themes; ensuring that we have great, accessible services; independent achieving people; a thriving economy and 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 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
- Working with partners to increase housing supply (both affordable and private sector) creating a sense of place, community belonging and increasing health and wellbeing.

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4. VISION, AIMS AND SPATIAL STRATEGY

VISION

- 4.1 The Scottish Borders forms part of the Edinburgh City Region and within the proposed Strategic Development Plan the planning vision was set. It is considered this vision is up to date and relevant to the Scottish Borders and will guide the development of the policies and proposals in the Local Development Plan. It states for 2038:

“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.”

AIMS

GROWING OUR ECONOMY

- 4.2 The LDP provides 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

- 4.3 The LDP incorporates 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 adopted LDP and the limited number of new houses required for the Scottish Borders as identified within HNDA2, the LDP promotes an appropriate number of new housing sites to reflect the level of demand.

TOWN CENTRES

- 4.4 The role of town centres is changing particularly within the retail sector, most notably from an increase in online shopping which has reduced footfall within town centres. The LDP must adapt to this change and consider ways in which town centres can be regenerated and uses are promoted and supported which can improve vitality and viability and retain their focus as community and service centres.

RURAL ENVIRONMENT

- 4.5 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 seeks to encourage diversification of the rural economy by supporting appropriate economic development and tourism in the countryside.

BUILT AND NATURAL HERITAGE

- 4.6 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. The LDP continues to ensure new development is located and designed in a manner which respects the character, appearance and amenity of the built and natural heritage of the area and that good placemaking and design principles continue to be implemented.

SUSTAINABILITY AND CLIMATE CHANGE

- 4.7 The Council continues to promote and investigate ways to address climate change issues and adaptation 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 investigated and 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.
- 4.8 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
- Create places to live in accordance with good placemaking and design principles
- 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 a strong visitor economy
- Ensure the delivery of adequate infrastructure to satisfactorily serve developments

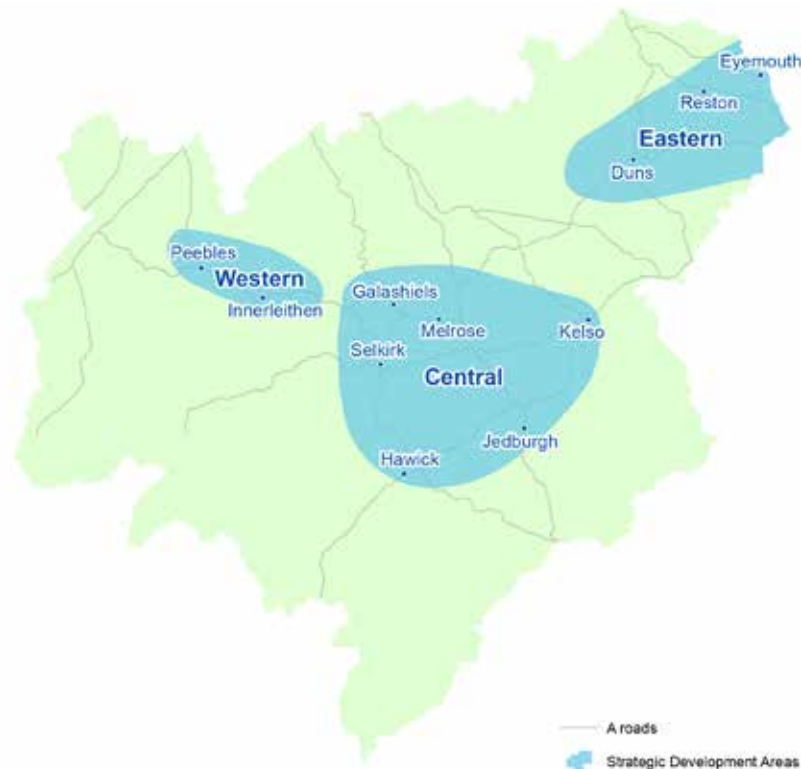
SUSTAINABILITY

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

SPATIAL STRATEGY

4.9 The SDP requires strategic growth in the Scottish Borders to be directed to three Strategic Development Areas (SDA's) in Central, Eastern and Western Borders and Figure 3 identifies the Spatial Strategy for the Scottish Borders which includes the SDA's. Towns within these 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.

FIGURE 3: STRATEGIC DEVELOPMENT PLAN SPATIAL STRATEGY



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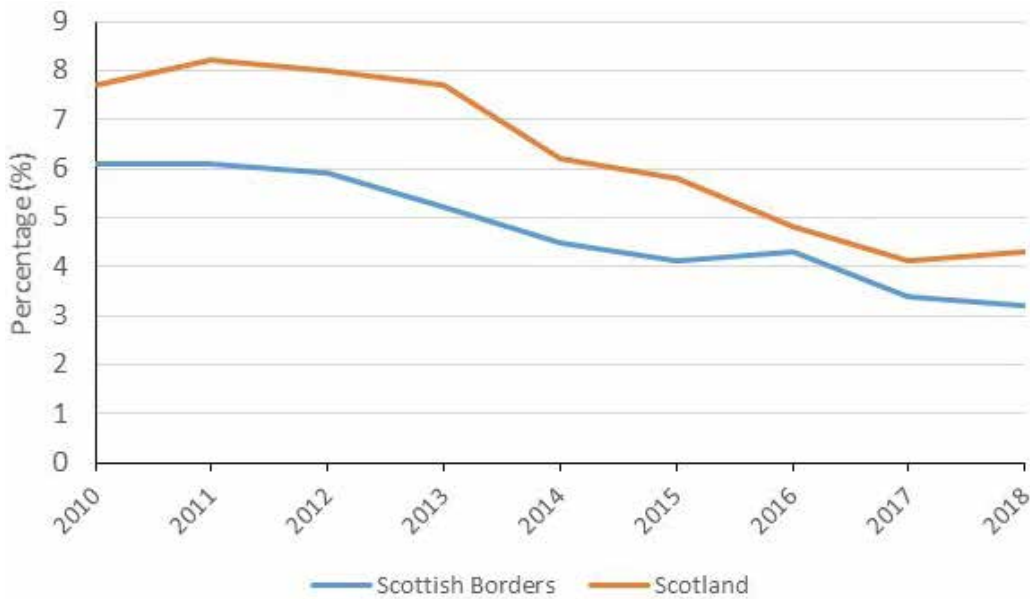
- 4.10 The Central SDA focuses around the main towns of Galashiels, Melrose, Earlston, Kelso, Jedburgh, Hawick and Selkirk. This area has the largest population within the Scottish Borders and is the primary area for future growth. It is at the centre of the roads transportation network and is also served by the Borders Railway and the Galashiels Transport Interchange. The Central SDA is supported by the Eastern and Western SDA's which perform secondary roles within the spatial strategy.
- 4.11 The Eastern SDA 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 dualling of the A1. The coastal economy at Eyemouth is important to the local area. There has been a change in context at Eyemouth over recent years in that there is now the opportunity for the town to offer a key location for emerging offshore renewable energy projects.
- 4.12 The main part of the Western SDA 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 an attractive area for prospective house builders partly due to its proximity to Edinburgh. However, potential flood risk and the need for a second bridge over the River Tweed prior to any new housing land allocations being released on the south side of the River Tweed, limit options at this point in time.

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5. GROWING OUR ECONOMY

- 5.1 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 LDP 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 Covid 19 will continue to have an impact on the economy and the LDP must ensure there is an emphasis on supporting sustainable economic growth to combat the virus impacts where possible.
- 5.2 The economically active workforce in the Borders numbered 54,000 in 2018, with 41,900 being employees and 10,000 self-employed. The main employment sectors were health and social work, retail, construction, education, agriculture, manufacturing, tourism and public administration. There continues to be a reliance upon traditional rural activities focused upon agriculture, forestry and fishing. All of these industries face continuing challenges to their competitiveness with a consequential impact on the economic viability of the rural area.
- 5.3 Unemployment has declined steadily over the last 8 years in the Scottish Borders by 2.9%, 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 4 below, confirming that the Scottish Borders is performing well in comparison to the national average. Wage levels for Scottish Borders residents are lower than the Scottish average, with the average weekly wage for full-time workers being £527 in 2018, 94% of the Scottish average.

FIGURE 4: UNEMPLOYMENT (2010 TO 2018) (% OF ECONOMICALLY ACTIVE)



Source: NOMIS (Office for National Statistics)

- 5.4 The Council carries out an annual business and industrial land audit of allocated business and industrial sites. The most recent 2018-19 audit confirms there is an adequate supply of business and industrial land in most parts of the Scottish Borders, but there is continued low take-up through development. Distribution of available land is important and there is a recognised need to allocate further business and industrial 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 an essential component to gain maximum economic benefit to the Scottish Borders.
- 5.5 As required by the SDP the LDP identifies, safeguards and delivers a sufficient supply of business and industrial land taking account of market demands and existing infrastructure. Policy ED1: Protection of Business and Industrial Land categorises all allocated and safeguarded sites into one of two categories which identify preferred uses within them. However, these offer some flexibility of uses in certain circumstances, although care must be taken that sites are not diluted by a proliferation of non-business/industrial uses.
- 5.6 One of the main challenges of the LDP was to find new land for business and industrial use in the vicinity of Peebles. There are significant constraints in identifying both business/industrial and housing land in this area. Peebles remains a highly attractive town for prospective development and the LDP has considered 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. A 4.9 ha site has been identified for business and industrial land at Eshiels.
- 5.7 The Borders Railway 'Maximising the Impact: A Blueprint for the Future' (November 2014) seeks to ensure economic development opportunities are maximised along the railway corridor. The LDP2 must seek to identify and promote these opportunities. A Tweedbank Spatial Framework (November 2017) has been prepared for Tweedbank, including the Tweedbank Expansion site to the north of the railway station (MTWEE002). This site has the capacity to accommodate 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

Spatial Framework sets out some initial ideas and is being developed further via Supplementary Planning Guidance. A Masterplan (January 2018) has also been prepared for sites within 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. The new Great Tapestry of Scotland building in Channel Street is currently under construction and is expected to be open in 2021. It is anticipated this will act as a key catalyst in regenerating the town centre. There is also a need to find further business and industrial land in Galashiels, although land at Tweedbank will offer some opportunities.

- 5.8 A number of regeneration projects are being carried out in towns across the Region including Hawick, Jedburgh, Eyemouth, Selkirk and Galashiels. These comprise of Council and local community led initiatives. Measures include Town Action Plans which incorporate a range of proposals and Conservation Area Regeneration Schemes. In Hawick, for example, some of the key areas of progress include the Hawick Business Growth project with £3.6million 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; and a range of Tourism Marketing activity.
- 5.9 In order to help promote and encourage development interest a Simplified Planning Zone at Tweedbank has been approved. In essence this means new proposals within the Business Park can be constructed, subject to satisfying certain development criteria, without the need to submit formal planning applications. Recently approved Supplementary Planning Guidance for the Business Park seeks to safeguard land and buildings for specific business types and to help improve the utilisation of the business and industrial land.
- 5.10 The City Region Deal offers 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.
- 5.11 Whilst the outcome and any consequent impacts of Brexit remain uncertain, it is likely that 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. Consequently, within the decision making process the LDP gives more weight to any economic development benefits for new business, leisure and tourism developments in the countryside.
- 5.12 Carlisle Airport has recently opened for passenger traffic 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 consideration requires to be given and developed with regards to potential opportunities this may offer for the local community.

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6. PLANNING FOR HOUSING

BACKGROUND

- 6.1 Scottish Planning Policy (SPP) requires Councils to identify a generous supply of land for housing within all housing market areas, across a range of tenures, maintaining a 5 year supply of effective housing 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 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 Covid 19 is likely to have an effect on housebuilding and demand due to the economic impacts of the virus. Longer term housebuilding demand is difficult to forecast. The LDP will seek to encourage and facilitate increased levels of development activity and housing completions, particularly in respect of affordable housing.
- 6.2 Table 3 sets out the housing land requirement for the Scottish Borders for the period (2012/13 to 2030/31). Appendix 2 provides further context to the housing land requirement, contributions to the requirement and the monitoring of the five year effective housing land supply.

TABLE 3: HOUSING LAND REQUIREMENT (2012/13-2030/31)

HOUSING LAND REQUIREMENT	2012/13 TO 2030/31
HLR for Scottish Borders (2012/13 to 2030/31)	7,288

- 6.3 Following Examination of the Scottish Borders 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 sites within the SG are now formally allocated within the LDP and form part of the Councils' established housing land supply.

6.4 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 2019 HLA (update) recorded 345 completions. The average rate of completions for the past five years was 292 units per annum. Table 4 below shows the historical completion rate between 2014/15 and 2018/19.

TABLE 4: HISTORICAL COMPLETIONS (2014/15 to 2018/19)

AUDIT PERIOD	2014/15	2015/16	2016/17	2017/18	2018/19	Total
Completions	272	373	250	222	345	1,462

Source: Housing Land Audit 2019

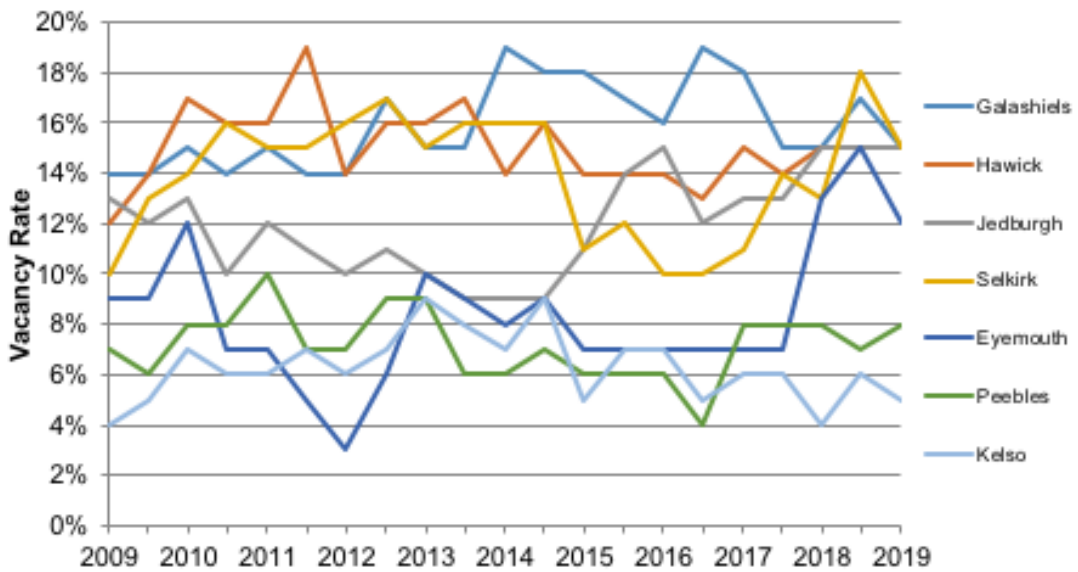
- 6.5 The Strategic Housing Investment Plan (SHIP) is the key document for identifying strategic housing projects to assist in delivering the Scottish Government’s affordable housing programme to meet a wider range of housing needs within the community. The four local Registered Social Landlords (RSL) partners who play a key role in delivering affordable housing projects across the Scottish Borders are Eildon Housing Association, Berwickshire Housing Association, Waverley Housing and Scottish Borders Housing Association. The RSLs have a programme of delivery for new affordable housing and the LDP must continue to help allocate and support the delivery of SHIP sites.
- 6.6 The Council’s Local Housing Strategy 2020-2025 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 which have been of benefit in the process of preparing the LDP.
- 6.7 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 and their findings have influenced the housing proposals in Tweeddale within the LDP.
- 6.8 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. For any sites which have been allocated within the LDP for a significant period of time with no development interest from either the landowner or the development industry then the sites were 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 five sites have not been carried forward into the LDP, and the mixed use site (MGREE001) is now a business and industrial allocation.
- 6.9 Sixteen new allocations with an indicative capacity are included within the LDP, comprising of fifteen housing sites and one mixed use site. It should be noted that (AGREE009) was included within the 2019 HLA established housing land supply, as a windfall site. Therefore, the indicative site capacity for 38 units cannot be counted in the new allocations being taken forward, to avoid double counting the site. The new sites provide a total indicative capacity of 567 units. This will provide additional flexibility to the sites being carried over from the previous plan and ensure that the LDP provides a range of sites in terms of size, tenures and density throughout the whole of the Scottish Borders. The LDP also identifies potential longer term sites which could be brought forward if required within the LDP period, subject to addressing any constraints.
- 6.10 The sites included within the Proposed Plan 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. As a result of the complexity of the work involved in preparing the infrastructure and design of any new settlements and that the housing land requirements are satisfied, there are no new settlements included within the Proposed Plan. However, the Council is open to considered and evidenced proposals of this kind being put forward by developers or landowners so that early consideration can begin.

SCOTTISH BORDERS COUNCIL PROPOSED LOCAL DEVELOPMENT PLAN 2020

7. SUPPORTING OUR TOWN CENTRES

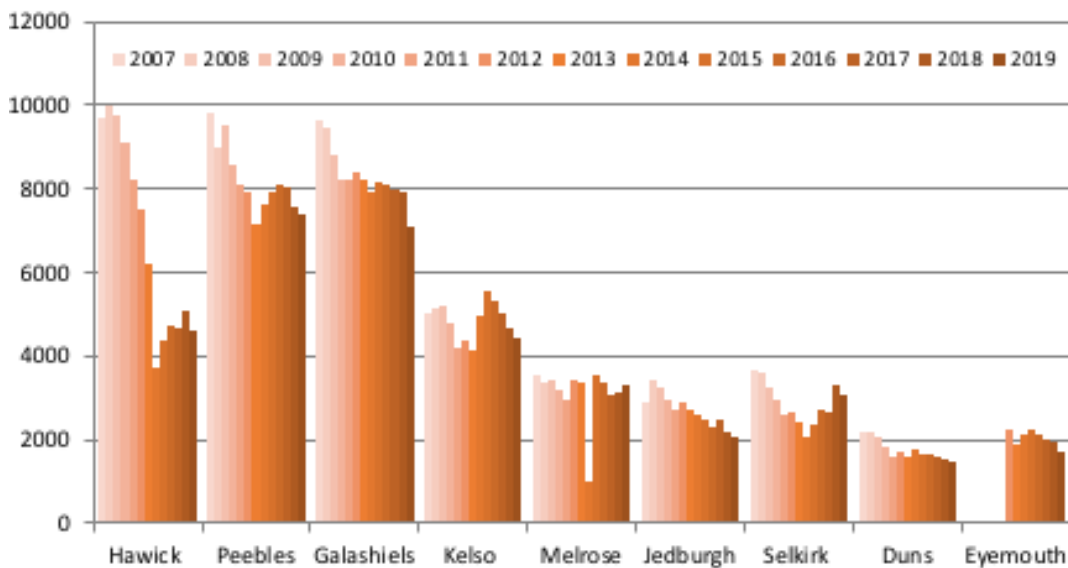
- 7.1 Town centres are a key element of the social and economic fabric of Scotland. SPP encourages the improvement of town centres to create distinctive and successful places which are a focus for a mix of uses including retail, housing, leisure, entertainment, recreational, cultural entertainment and community facilities. The Town Centre First Principle 2014 (produced by the External Advisory Group) 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. For proposals which attract significant footfall a sequential 'town centre first' approach to site selection remains fundamental.
- 7.2 The LDP acknowledges that town centres make a significant contribution to the SESplan area as centres for employment, services and 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 LDP supports 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 the evening and night time economy in town centres.
- 7.3 The Council carries out regular town centre surveys in order to monitor, for example, vacancy rates, footfall and the current uses of premises. These surveys are an important part of the monitoring process and Figures 5 and 6 are examples of outputs from these surveys.

FIGURE 5: RETAIL UNIT VACANCY RATES OF SEVEN LARGEST TOWNS (SUMMER 2009 TO SUMMER 2019)



Source: Retail Survey Report (summer 2019)

FIGURE 6: AVERAGE TOWN CENTRE WEEKLY FOOTFALLS (2007 – 2019)



Source: Town Centre Footfall Surveys (autumn 2019)

7.4 The role of town centres is changing, due to factors such as an increase in online shopping. The decline in the performance of town centres within the Scottish Borders can be seen within Figures 5 & 6, particularly with regards to some towns. The economic downturn has an impact across the country and these trends are not unique to the Scottish Borders. Retail and town centre policies must adapt to changing circumstances. In recent years the LDP has amended the retail policy to adapt to such changes and reduced the size of some designated Core Activity Areas. Although these changes have helped to a degree the LDP has reviewed and amended town centre and Core

Activity Area policy. It is the role of the LDP policies to ensure that our town centres remain a vibrant focus for communities, not just as retail hubs but also as service centres. The Covid 19 pandemic is likely to have an adverse impact on the performance of town centres although, at this stage, there is some uncertainty as to what the extent of this will be. Weight must therefore be given to the need to stimulate economic activity in our town centres within the planning application decision making process.

- 7.5 Policy ED3: Town Centres and Shopping Development within the LDP generally allows a wide range of uses within town centres. However, on ground floor properties within town centres, Policy ED4: Core Activity Areas in Town Centres has a more stringent approach to ensuring uses 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 policy promotes and seeks to safeguard retail uses and supports food and drink outlets and certain office uses which are considered appropriate complementary 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 alternative uses.
- 7.6 Due to the changing role of town centres and the consequent underperformance of some of them, a one year pilot study was put in place in order to monitor its impacts which could be taken forward into the LDP. The main changes implemented by the pilot study related to the core activity areas. In Hawick the core activity area was removed and whilst retaining the core activity area in Galashiels, the study allowed a wider range of uses. With reference to considering the length of the vacancy of premises, for all Borders towns it stated that if premises have been vacant for six months and evidence is submitted which confirms they have been adequately marketed for a substantial period of that time, then that will carry much weight in the decision making process.
- 7.7 With the exception of Hawick and Stow the LDP proposes the retention of the core activity areas whilst allowing a wider range of uses within them. This includes Class 2 Uses. However, within the three town centres which continue to perform consistently well (Peebles, Kelso and Melrose) there is a higher standard of policy test applied to ensure that any Class 2 uses do not dilute the high level performance of these towns in terms of footfall and vacancy rates. The six month vacancy test referred to within the pilot study has been integrated into the policy.

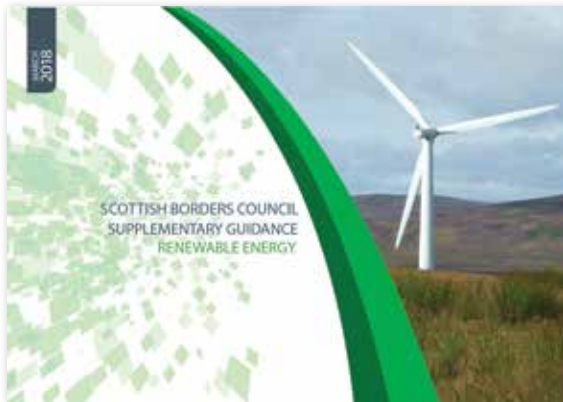
SCOTTISH BORDERS COUNCIL PROPOSED LOCAL DEVELOPMENT PLAN 2020

8. DELIVERING SUSTAINABILITY AND CLIMATE CHANGE AGENDA

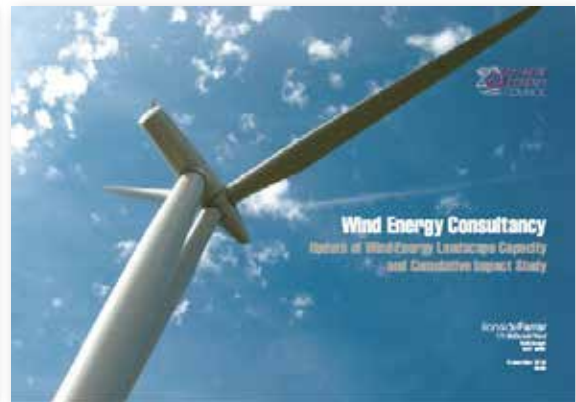
- 8.1 National planning policy and guidance promotes and supports renewable energy to facilitate the transition to a low carbon economy. The Climate Change (Scotland) Act 2009 requires all public bodies to contribute to the emissions targets in the Act and to deliver the Government's climate change programme. 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 energy from renewable sources and low carbon technologies can help reduce dependence on fossil fuels and reduce the output of harmful emissions.
- 8.2 The Scottish Government produced the 'Scottish Energy Strategy: the future of energy in Scotland 2017' which sets out 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. 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. The SDP requires LDPs to identify, as appropriate, opportunities to co-locate sources of high heat demand with sources of heat supply and to locate new development where passive solar heating and solar power can be maximised.

- 8.3 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 SDP 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 their 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. The Council is promoting the installation and use of electric vehicle charging points.
- 8.4 The Council is formally committed to embedding sustainable development in its strategies, policies and service delivery and has set up a Sustainable Development Committee. By doing so, the Council will ensure that it has a clear, coherent and overarching ethical framework for its activities, which brings benefits to the organisation and supports its efforts to optimise outcomes. It is proposed that the Council manifests its commitment to sustainable development by pledging to drive and monitor the implementation of the UN Sustainable Development Goals as they relate to local government. Such a commitment recognises the increasing urgency that we live and use resources in ways which does not compromise the quality of life for future generations. Two key areas of benefit were pledged by the Council to deliver the UN Sustainable Development Goals, namely:-
- An overarching ethos bringing clarity, consistency and coherence to the Council’s approach across the full range of its activities
 - Taking a leadership role in relation to sustainable development enabling the Council to maintain and build value organisationally through the efficient and sustainable use of resources, to develop public value in its relationship to citizens and communities, and to manage reputational risk
- 8.5 To support implementation, the Committee’s role will be required to ensure that appropriate practice is adopted and followed in how the Council undertakes the full range of its activities and will report annually to Council on progress. It was recognised that not all the Committee’s targets carried the same relevance in the context of the Council’s responsibilities and the Committee would promote a practical view of this based on good practice.
- 8.6 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. The Energy Efficient Scotland (EES) programme seeks to follow the Scottish Government’s 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.

- 8.7 As recommended by the Directorate for Planning and Environmental Appeals following the Examination of the LDP (2016), the Council was required to produce Supplementary Guidance (SG) on Renewable Energy. The SG has since been adopted in July 2018.



Supplementary Guidance on Renewable Energy



Landscape Capacity and Cumulative Impact Study

- 8.8 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. Cross boundary strategic wind farm issues will be addressed and explored in consultation with neighbouring authorities as well as identifying opportunities for the repowering of existing wind farm sites. 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 Council's continuing support for all renewable energy types within appropriate locations.
- 8.9 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.
- 8.10 Flood risk remains a primary issue to be addressed as part of the LDP process. This includes updating policy requirements and ensuring SEPA and the Council's Flood Risk and Coastal Management section are consulted on all sites submitted for consideration for inclusion within the Plan.
- 8.11 In 2016, 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 and during this period has delivered flood studies for Peebles, Broughton, Innerleithen, Newcastleton and Earlston as well as Surface Water Management Plans for Peebles, Galashiels and Newcastleton. SBC will also deliver the Hawick Flood Protection Scheme, Berwickshire Coast Shoreline Management Plan, Eyemouth Coastal Study, Hawick Natural Flood Management Study, Galashiels Natural Flood Management Study and Hawick Surface Water Management Plans within this 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.

- 8.12 The Selkirk Flood Protection Scheme was officially opened in 2016 and provides protection to approximately 600 properties. 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.
- 8.13 In terms of biodiversity, SPP identifies the need to have 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.
- 8.14 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 appropriate trees in the right places. 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. This is an important area for this project because of its soils, 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.
- 8.15 A 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. As part of the consultation on the Main Issues Report a question was posed to seek public opinion on the proposition for a National Park, its possible boundaries and operational model. There were mixed responses to the proposal although there were more offering support and there was a wide range of suggested sites across the Region for the designation. 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. The Council will consider this matter further in due course which would involve investigating what would be involved in establishing a designation and considering site options. As a position has not yet been decided by the Council or Scottish Ministers the LDP cannot make any formal designations nor policy references at this point in time.

SCOTTISH BORDERS COUNCIL PROPOSED LOCAL DEVELOPMENT PLAN 2020

9. LOCAL DEVELOPMENT PLAN POLICIES AND POLICY MAPS

SCOTTISH BORDERS COUNCIL PROPOSED LOCAL DEVELOPMENT PLAN 2020

PLACEMAKING AND DESIGN (PMD)

Delivering sustainable development and ensuring high quality design for all developments via good placemaking principles are key themes throughout the LDP. This policy section promotes low carbon technologies and economic growth whilst protecting the built and natural intrinsic qualities of the Scottish Borders.

Good design is at the heart of sustainable communities. The Plan acknowledges that quality design is not just about the aesthetic improvement of the environment, but is as much about improved quality of life, equality of opportunity and economic growth.

Policies PMD1: Sustainability and PMD2: Quality Standards are relevant to all development proposals. Policy PMD1 identifies a series of sustainability principles which underpin all LDP policies. Policy PMD2 promotes high quality design and site layout. It also supports attractive modern and innovative design provided it contributes positively to the surrounding environment. It lays down criteria tests to be applied in terms of sustainability, accessibility, placemaking and design, green space, open space and biodiversity. This policy section includes criteria for proposals within allocations, adjoining development boundaries and for infill development. Particular reference should be made to the Council's SPG on Placemaking and Design in assessing applications.



PLACEMAKING AND DESIGN (PMD)

POLICY PMD1

SUSTAINABILITY

- 1.1 The Climate Change (Emissions Reductions Targets) (Scotland) Act 2019 creates a statutory framework for delivery of greenhouse gas emissions reductions in Scotland. The Act sets out ambitious targets to reduce emissions and the Local Development Plan has a key role to play by helping encourage the reduction of building and transport related emissions, encouraging the use of renewable energy sources and sustainable development.
- 1.2 The Council is committed to embedding sustainable development within its strategies, policies and service delivery. The Council pledges to implement the United Nations Sustainable Development Goals as they relate to local government. This commitment recognises the increasing urgency that we live and use resources in ways which does not compromise the quality of life of future generations.
- 1.3 The aim of this policy is to encourage economically, environmentally and socially sustainable places by enabling development that balances the costs and benefits of a proposal over the longer term. The aim is to achieve the right development in the right place in accordance with Scottish Planning Policy. It is not to allow development at any cost.
- 1.4 All of the policies contained within the Plan should be read against Policy PMD1.

POLICY PMD1: SUSTAINABILITY

In determining planning applications and preparing development briefs, the Council will have regard to the following sustainability principles which underpin all the Plan's policies and which developers will be expected to incorporate into their developments:

- a) the long term sustainable use and management of land
- b) the preservation of air and water quality
- c) the protection of natural resources, landscapes, habitats, and species
- d) the protection of built and cultural resources
- e) the efficient use of energy and resources, particularly non-renewable resources
- f) the minimisation of waste, including waste water and encouragement to its sustainable management
- g) the encouragement of walking, cycling, and public transport in preference to the private car
- h) the minimisation of light pollution
- i) the protection of public health and safety
- j) the support to community services and facilities
- k) the provision of new jobs and support to the local economy
- l) the involvement of the local community in the design, management and improvement of their environment.

PLACEMAKING AND DESIGN (PMD) POLICY PMD2 QUALITY STANDARDS

- 1.1 The aim of the policy is to ensure that all new development, not just housing, is of a high quality and respects the environment in which it is contained. The policy does not aim to restrict good quality modern or innovative design but does aim to ensure that it does not negatively impact on the existing buildings, or surrounding landscape and visual amenity of the area. In some locations, the local environment will be more sensitive to change than in others. The policy aims to help tackle the causes and impacts of climate change, reduce resource use and moderate the impact of development on the environment.
- 1.2 The policy is also aimed at providing guidance to developers in advance of them submitting schemes. The Council is continuing to develop more detailed Supplementary Planning Guidance and a programme of planning briefs for allocated sites is ongoing.
- 1.3 The Scottish Government has signalled its clear intention to raise the quality of new development. Relevant documents include PAN 68 – Design Statements and PAN 77 – Designing Safer Places. Further guidance on good design can be found in Scottish Government Policy Statements ‘Designing Streets’ and ‘Creating Places’. The Government has identified the six qualities of successful places as:
 - Distinctive,
 - Safe and pleasant,
 - Easy to move around,
 - Welcoming,
 - Adaptable and
 - Resource efficient.
- 1.4 Street design underpins the Government’s resolve to move away from a prescriptive standard-based approach to promote innovative design to allow our streets to become safe, vibrant and attractive places. Parking needs to be accommodated by a variety of means to lessen the visual impact. The main focus must be on creating a positive successful sense of place which encourages more people to walk and cycle to local destinations.
- 1.5 It is acknowledged that local authorities, particularly via Building Standards, have a key role in helping to meet the Scottish Government’s future target for nearly carbon zero homes and buildings. In terms of Building Standards, the 2015 edition of Section 6 of the Technical Standards deliver the intended 21% aggregate reduction in carbon emissions on the 2010 standards (A 45%

reduction compared to the 2007 standards). The 2003 Building (Scotland) Act allows Scottish Ministers to regulate for the purpose of furthering the achievement of sustainable development. This is achieved through the Building Regulations whereby sustainability is embedded into the Technical Standards. Mandatory parts of the standards deliver sustainability in a number of areas such as energy efficiency, surface water drainage, sound insulation, durability and protection of buildings, access and water saving measures.

- 1.6 The standards also offer the possibility for developers to go beyond these minimum standards and obtain recognition for achieving higher performance standards in areas such as further reduction of carbon dioxide levels, low and zero carbon technologies, grey water recycling, smart heating controls, building flexibility and adaptability, enhanced sound insulation, recycling facilities and security. Low and zero carbon technologies include renewable energy sources such as solar panels, micro wind, heat pumps, combined heat and power, district heating infrastructure, and equipment such as mechanical ventilation and heat recovery which uses fossil fuels but results in significantly lower carbon dioxide emissions overall.
- 1.7 The Council has produced Supplementary Guidance on Renewable Energy which confirms the Council's support and promotion of a range of renewable energy technologies. The Council have also setup a Sustainable Development Committee which will work to develop ideas for promoting low carbon design and implementing sustainable development throughout the Scottish Borders. This is likely to incorporate requirements for example, on-site electric vehicle charging points.

POLICY PMD2: QUALITY STANDARDS

All new development will be expected to be of high quality in accordance with sustainability principles, designed to fit with Scottish Borders townscapes and to integrate with its landscape surroundings. The standards which will apply to all development are:

SUSTAINABILITY

- a) in terms of layout, orientation, construction and energy supply, the developer has demonstrated that appropriate measures have been taken to maximise the efficient use of energy and resources, including the use of renewable energy and resources and the incorporation of sustainable construction techniques in accordance with Supplementary Planning Guidance. Proposals must demonstrate that the current carbon dioxide emissions reduction target has been met, with at least half of this target met through the use of low or zero carbon technology
- b) it provides digital connectivity and associated infrastructure
- c) it provides for Sustainable Urban Drainage Systems in the context of overall provision of green infrastructure where appropriate and their after-care, accessibility, maintenance and adoption
- d) it encourages minimal water usage for new developments
- e) it provides for appropriate internal and external provision for waste storage and presentation with, in all instances, separate provision for waste and recycling and, depending on the location, separate provision for composting facilities,
- f) it incorporates appropriate hard and soft landscape works, including structural or screen planting where necessary, to help integration with its surroundings and the wider environment and to meet open space requirements. In some cases agreements will be required to ensure that landscape works are undertaken at an early stage of development and that appropriate arrangements are put in place for long term landscape/ open space maintenance
- g) it considers, where appropriate, the long term adaptability of buildings and spaces

PLACEMAKING & DESIGN

- h) it creates developments with a sense of place, based on a clear understanding of the context, designed in sympathy with Scottish Borders architectural styles; this need not exclude appropriate contemporary and/or innovative design
- i) it is of a scale, massing, height and density appropriate to its surroundings and, where an extension or alteration, appropriate to the existing building
- j) it is finished externally in materials, the colours and textures of which complement the highest quality of architecture in the locality and, where an extension or alteration, the existing building
- k) it is compatible with, and respects the character of the surrounding area, neighbouring uses, and neighbouring built form
- l) it can be satisfactorily accommodated within the site
- m) it provides appropriate boundary treatments to ensure attractive edges to the development that will help integration with its surroundings
- n) it incorporates, where appropriate, adequate safety and security measures, in accordance with current guidance on 'designing out crime'

ACCESSIBILITY

- o) street layouts must be designed to properly connect and integrate with existing street patterns and be able to be easily extended in the future where appropriate in order to minimise the need for turning heads and isolated footpaths
- p) it incorporates, where required, access for those with mobility difficulties
- q) it ensures there is no adverse impact on road safety, including but not limited to the site access
- r) it provides for linkages with adjoining built up areas including public transport connections and provision for buses, and new paths and cycleways, linking where possible to the existing path network; Travel Plans will be encouraged to support more sustainable travel patterns
- s) it incorporates adequate access and turning space for vehicles including those used for waste collection purposes
- t) development sites need to be able to promote travel by sustainable travel modes in locations which maximise the extent to which travel demands are met first through walking, then cycling, then public transport and finally through use of private cars

GREEN SPACE, OPEN SPACE & BIODIVERSITY

- u) it provides meaningful open space that wherever possible, links to existing open spaces and that is in accordance with current Council standards in advance of the proposed Supplementary Planning Guidance on Greenspace. In some cases a developer contribution to wider neighbourhood or settlement provision may be appropriate, supported by appropriate arrangements for maintenance
- v) it retains physical or natural features or habitats which are important to the amenity or biodiversity of the area or makes provision for adequate mitigation or replacements

Developers are required to provide design and access statements, design briefs and landscape plans as appropriate.

KEY POLICIES TO WHICH THIS POLICY SHOULD BE CROSS REFERENCED:

This policy is relevant to most policies within the Plan.

THE FOLLOWING APPROVED SUPPLEMENTARY PLANNING GUIDANCE MAY BE RELEVANT TO THIS POLICY:

Biodiversity
Designing out Crime in the Scottish Borders
Developer Contributions
Green Space
Landscape and Development
Placemaking and Design
Privacy and Sunlight Guide
Renewable Energy
Replacement Windows and Doors
Sustainable Urban Drainage
Use of Timber in Sustainable Construction
Waste Management

THE FOLLOWING PROPOSED/UPDATED SUPPLEMENTARY PLANNING GUIDANCE MAY BE RELEVANT TO THIS POLICY:

Biodiversity
Developer Contributions
Greenspace
Landscape and Development

PLACEMAKING AND DESIGN (PMD)

POLICY PMD3

LAND USE ALLOCATIONS

- 1.1 This policy applies to all the allocated land use proposals as shown on each of the settlement maps. The aim of the policy is to ensure that sites allocated in the Local Development Plan are developed for their intended use and that any alternative use is subject to appropriate justification (Appendix 1 sets out the site assessment process and this is further amplified in the Environmental Report). This is important as the housing allocations are needed to meet the Housing Land Requirement as set out in Appendix 2. The identified business and industrial sites are required to meet future demand for business growth within the Scottish Borders. Examples of the types of uses that might be considered to offer significant community benefits and that could justify an exemption could include a health or sporting facility, school or employment use. Within the planning application decision making process weight must be given to any economic benefits which alternative land uses may help to address with regards to any adverse impacts due to Covid 19 and their contribution to stimulating the Borders economy.
- 1.2 Where sites are identified for mixed use, a range of uses will be appropriate. There may be some instances where the Council expects a particular mix of uses and these will be outlined in a Planning Brief and/or the site requirements detailed within the Local Development Plan. Allocated mixed use sites may include uses such as offices, workshops, retail (subject to the sequential test) and community uses. These needs will be assessed on a site by site basis and included within site requirements and relevant Planning Briefs where appropriate.
- 1.3 The Plan also identifies redevelopment opportunities in various settlements which have potential to be developed for a range of uses. The redevelopment sites are those identified through the Local Development Plan process, but are not intended to represent a comprehensive picture of all the potential opportunities. The requirements of developing redevelopment sites (normally brownfield sites) may be guided by Planning Briefs.
- 1.4 All housing allocations within the Local Development Plan have detailed site requirements and/or an approved Planning Brief which sets out the broad vision for the site. The Council is progressing a programme of planning and development briefs which, following consultation and Council approval will become Supplementary Planning Guidance and a material consideration in determining planning applications. In some cases, developers may choose to prepare their own briefs and provided these meet the standards employed in the Council-prepared Briefs, these will normally be acceptable.

POLICY PMD3: LAND USE ALLOCATIONS

Development will be approved in principle for the land uses allocated within each of the settlement profiles and settlement maps.

Development will be in accordance with any Council approved Planning Brief provided it meets the requirements for the site and its acceptability has been confirmed in writing by the Council.

Sites proposed for redevelopment or mixed use may be developed for a variety of uses subject to other Local Development Plan policies. Where there is evidence of demand for specific uses or a specific mix of uses, these may be identified in a Planning Brief and the site requirements detailed within the Local Development Plan.

Within new housing allocations other subsidiary uses may be appropriate provided these can be accommodated in accordance with policy and without adversely affecting the character of the housing area. Planning Briefs and site requirements detailed within the Local Development Plan may set out the range of uses that are appropriate or that will require to be accommodated in specific allocations.

Any other use on allocated sites will be refused unless the developer can demonstrate that:

- a) it is ancillary to the proposed use and in the case of proposed housing development, it still enables the site to be developed in accordance with the indicative capacity shown in the Land Use Proposals table and/or associated planning briefs, or
- b) there is a constraint on the site and no reasonable prospect of its becoming available for the development of the proposed use within the Local Development Plan period, or
- c) the alternative use offers significant community benefits that are considered to outweigh the need to maintain the original proposed use, and
- d) the proposal is otherwise acceptable under the criteria for infill development.

KEY POLICIES TO WHICH THIS POLICY SHOULD BE CROSS REFERENCED:

Policy PMD2 Quality Standards
Policy PMD4 Development adjoining Development Boundaries
Policy PMD5 Infill Development
Policy ED1 Protection of Business and Industrial Land
Policy ED3 Town Centres and Shopping Development
Policy EP1 International Nature Conservation Sites and Protected Species
Policy IS8 Flooding (and Settlement Profiles)

THE FOLLOWING APPROVED SUPPLEMENTARY PLANNING GUIDANCE MAY BE RELEVANT TO THIS POLICY:

Placemaking and Design

THE FOLLOWING PROPOSED/UPDATED SUPPLEMENTARY PLANNING GUIDANCE MAY BE RELEVANT TO THIS POLICY:

Placemaking and Design

PLACEMAKING AND DESIGN (PMD)

POLICY PMD4

DEVELOPMENT ADJOINING DEVELOPMENT BOUNDARIES

- 1.1 The aim of the policy is to ensure that most development is located within defined Development Boundaries. Any development proposals outwith but adjoining the Development Boundary would have to comply with one or other of the rigorous exceptions criteria contained within this policy. It is considered that development adjoining the Development Boundary should not be seen as an alternative to allocated sites where these are available and therefore, should only be an 'exceptional' occurrence.
- 1.2 The policy recognises that within the lifetime of the Local Development Plan, it is inevitable that unanticipated or windfall developments will arise immediately adjoining the Development Boundary and that on occasion these might be acceptable provided they are in line with the Plan's other policies. Examples of developments offering significant community benefits might be a school, community or health centre. In the case of a village, there might be community support for housing development that could help provide a population to support local services.
- 1.3 For clarification, any development for affordable housing must meet the requirements of Policy HD1, namely, there must be evidence that the proposed development meets an identified housing need for the settlement and that it will provide housing defined as affordable under the Council's Supplementary Planning Guidance on Affordable Housing. Proposals for single houses should be assessed against the criteria contained within Policy HD2.
- 1.4 This policy is supported by Scottish Planning Policy (SPP) which states Local Development Plans should make provision for most new urban development to take place within, or in planned extensions to, existing settlements.

POLICY PMD4: DEVELOPMENT ADJOINING DEVELOPMENT BOUNDARIES

Where Development Boundaries are defined on settlement maps, they indicate the extent to which towns and villages should be allowed to expand during the Local Development Plan period. Development should be contained within the Development Boundary and proposals for new development adjoining this boundary, and not on allocated sites identified on the settlement maps, will normally be refused.

Exceptional approvals may be granted provided strong reasons can be given:

- a) it is a job-generating development in the countryside that has an economic justification under Policy ED7, OR
- b) it is an affordable housing development that can be justified in terms of Policy HD1, OR
- c) there is a shortfall identified by Scottish Borders Council through the housing land audit with regard to the provision of an effective 5 year housing land supply, OR
- d) it is a development that it is considered would offer significant community benefits that outweigh the need to protect the Development Boundary.

AND the development of the site:

- a) represents a logical extension of the built-up area, and
- b) is of an appropriate scale in relation to the size of the settlement, and
- c) does not prejudice the character, visual cohesion or natural built up edge of the settlement, and
- d) does not cause a significant adverse effect on the landscape setting of the settlement or the natural heritage of the surrounding area, and
- e) is capable of achieving a satisfactory access.

The decision on whether to grant exceptional approvals will take account of:

- a) any indicators regarding restrictions on, or encouragement of, development in the longer term that may be set out in the Settlement Profile;
- b) the cumulative effect of any other developments outwith the Development Boundary within the current Local Development Plan period;
- c) the infrastructure and service capacity of the settlement.

KEY POLICIES TO WHICH THIS POLICY SHOULD BE CROSS REFERENCED:

Policy ED7 Business, Tourism and Leisure Development in the Countryside
Environmental Promotion and Protection policies particularly EP1-EP5 and EP13.

THE FOLLOWING APPROVED SUPPLEMENTARY PLANNING GUIDANCE MAY BE RELEVANT TO THIS POLICY:

Affordable Housing
Biodiversity
Countryside Around Towns
Developer Contributions
Landscape and Development
Local Landscape Designations
New Housing in the Borders Countryside
Placemaking and Design
Trees and Development
Renewable Energy

THE FOLLOWING PROPOSED/UPDATED SUPPLEMENTARY PLANNING GUIDANCE MAY BE RELEVANT TO THIS POLICY:

Affordable Housing
Biodiversity
Countryside Around Towns
Developer Contributions
Landscape and Development
New Housing in the Borders Countryside
Placemaking and Design
Planning for Particular Needs Housing
Trees and Development

PLACEMAKING AND DESIGN (PMD) POLICY PMD5 INFILL DEVELOPMENT

- 1.1 The purpose of the policy is to be generally supportive to suitable infill development provided it meets certain criteria. Such development should be judged on a case by case basis and the policy is intended to ensure careful assessment is carried out. The policy applies to all areas within the Development Boundary, not just areas where the predominant use is residential. It may apply to areas of mixed use, town centres or areas of established business and industrial use, or utilities and their landholdings which, due to changes to technology and new practices may become surplus to requirements.
- 1.2 Policy HD3 (Protection of Residential Amenity) will be applicable for development on garden ground or 'backland' proposals, development on gap sites and redevelopment of brownfield sites to safeguard the amenity of residential areas.
- 1.3 In the case of a gap site, a proposal should be tested against a range of policies including the key policies identified to be cross referenced as listed.
- 1.4 The policy complies with Scottish Planning Policy (SPP) which acknowledges the contribution of infill development to the housing land supply but provides for its careful control, particularly within residential areas. SPP also supports the principle that settlements must be able to absorb and sustain the individual and cumulative effects of infill development and care must be taken to ensure that no over-development takes place.

POLICY PMD5: INFILL DEVELOPMENT

Development on non-allocated, infill or windfall, sites, including the re-use of buildings within Development Boundaries as shown on settlement maps will be approved where the following criteria are satisfied:

- a) where relevant, it does not conflict with the established land use of the area; and
- b) it does not detract from the character and amenity of the surrounding area; and
- c) the individual and cumulative effects of the development can be sustained by the social and economic infrastructure and it does not lead to over-development or 'town and village cramming'; and
- d) it respects the scale, form, design, materials and density in context of its surroundings; and
- e) adequate access and servicing can be achieved, particularly taking account of water and drainage and schools capacity; and
- f) it does not result in any significant loss of daylight, sunlight or privacy to adjoining properties as a result of overshadowing or overlooking.

All applications will be considered against the Council's Supplementary Planning Guidance on Placemaking and Design. Developers are required to provide Design Statements as appropriate.

KEY POLICIES TO WHICH THIS POLICY SHOULD BE CROSS REFERENCED:

Policy PMD2 Quality Standards
Policy PMD3 Land Use Allocations
Policy ED1 Protection of Business and Industrial Land
Policy HD3 Protection of Residential Amenity
Policy EP3 Local Biodiversity and Geodiversity
Policy EP11 Protection of Greenspace
Policy IS5 Protection of Access Routes
Environmental Promotion and Protection policies EP7-EP10

In cases of any part intrusion into the open countryside, other policies will apply including Policy PMD4 – Development adjoining Development Boundaries, Policies ED7, HD2, Environmental Promotion and Protection policies.

SCOTTISH BORDERS COUNCIL PROPOSED LOCAL DEVELOPMENT PLAN 2020

ECONOMIC DEVELOPMENT (ED)

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

This policy section seeks to ensure the identification, safeguarding and delivery of a sufficient supply of business and industrial land taking account of market demands and existing infrastructure. As required by the Blueprint for the Border Railway opportunities are promoted along the railway corridor. Support is given to a wide range of renewable energy proposals within appropriate locations and criteria tests are laid down for considering a wide range of development types within rural areas.

Retailing patterns continue to fluctuate and the role of town centres is changing. Policies seek to regenerate town centres allowing more flexibility of uses where appropriate. This section supports the 'Town Centre First Principle' which seeks to ensure the health of town centres is at the heart of decision making. For proposals which attract significant footfall a sequential town centre first approach to site selection remains fundamental.

Within the planning application decision making process weight must be given to any adverse economic impacts due to Covid 19 and the need to stimulate the Borders economy.



ECONOMIC DEVELOPMENT (ED)

POLICY ED1

PROTECTION OF BUSINESS AND INDUSTRIAL LAND

- 1.1 The aim of the policy is to ensure that adequate supplies of business and industrial land are retained for business and industrial use and are not diluted by a proliferation of other uses. The policy recognises the financial difficulty in bringing forward new business and industrial land in a rural area such as the Borders where, in the provision of business land, there is a market failure situation. For clarity, Class 4 covers offices, light industry and research and development, Class 5 is general industrial and Class 6 is storage and distribution.
- 1.2 The policy has split all allocated sites into two categories. The first category relates to High Amenity Business Sites and seeks to protect these rigorously for Class 4 Use. The second category relates to Business and Industrial Sites where Use Classes 4, 5 and 6 would be permitted. Both categories are identified in Table 1 which confirms which category each allocated site falls within. The policy recognises that there may be circumstances whereby ancillary uses could be supported within both categories if it enhances the quality of the estate as an employment location and is specifically intended to support and provide services for those working there. Examples of this would be a crèche/day nursery, trade counters and small scale convenience shops.
- 1.3 In the case of Business and Industrial site allocations, as well as the aforesaid ancillary uses, uses other than Class 4, 5 and 6 may be considered if certain tests are met. Proposals other than Class 4, 5 and 6 would require to be assessed to establish first and foremost if suitable alternative sites are available. 'Marketable' is defined in Scottish Government guidance and means that the site is ready for development.
- 1.4 Consultation with the Council's Economic Development Service, Scottish Enterprise (SE) and the South of Scotland Economic Partnership (SoSEP) will often be necessary to assist decision making by providing evidence on matters such as demand, business cases and land availability. In order to support existing town and village centres, mainstream retailing is not considered to be an appropriate use on industrial estates other than those uses set out in paragraph 1.2 above. Within the planning application decision making process weight must be given to any adverse economic impacts due to Covid 19 and the need to stimulate the Borders economy.

TABLE 1

TYPE OF SITE	STRATEGIC DEVELOPMENT AREA	SETTLEMENT	SITE NAME
High Amenity Business Sites	Central	Newtown St Boswells	Tweed Horizons Expansion (BNEWT001)
		Hawick	Land to South of Burnhead (BHAWI004)
		Kelso	Wooden Linn II (BKELS006, Part A)
		Selkirk	Riverside 6 (zEL15); Riverside 8 (BSELK003)
		Tweedbank	Lowood (MTWEE002, 2.3ha); North of Tweedbank Drive (zEL59);
	Western	Innerleithen	Land West of Innerleithen (MINNE003, 0.5ha)
		Peebles	Cavalry Park (zEL2), March Street Mill (MPEEB007, 0.1ha)
Business and Industrial Sites	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); Land at Winston Road (BGALA006)
		Hawick	North West Burnfoot (BHAWI001); Gala Law (Safeguarded Site) (zEL48); Gala Law (zEL60); Gala Law North (BHAWI002); Burnfoot (zEL49), Weensland (zEL62), Mansfield Road (zEL50), Liddesdale Road (zEL52); Loch Park Road (zEL51); Gala Law II (BHAWI003)
		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)
		Kelso	Pinnaclehill Industrial Estate (BKELS005); Extension to Pinnaclehill Industrial Estate (zEL206); Wooden Linn (BKELS003); Spylaw Road/ Station Road (zEL205); Wooden Linn II (BKELS006, Part B)

TYPE OF SITE	STRATEGIC DEVELOPMENT AREA	SETTLEMENT	SITE NAME
		Newtown St. Boswells	Waverley Place (zEL36);
		Selkirk	Riverside 2 (zEL11); Riverside 5 (BSELK002); Riverside 7 (BSELK001)
		St Boswells	Charlesfield (zEL3); Extension to Charlesfield (zEL19)
		Tweedbank	Tweedbank Industrial Estate (zEL39)
	Eastern	Chirnside	Berwick Road (zEL25); Southfield (zEL1)
		Duns	Cheeklaw (zEL26); Peelrig (zEL8)
		Eyemouth	Gunsgreenhill (BEYEM001); Hawk's Ness (zEL6); Acredale Industrial Estate (zEL47), Eyemouth Industrial Estate (zEL63)
	Western	Eshiels	Land at Eshiels (BESHI001)
		Innerleithen	Traquair Road (zEL200), Traquair Road East (zEL16)
		Peebles	South Park (zEL46), South Park (zEL204)
	Landward	Broughton	Former Station Yard (zEL43)
		Coldstream	Lennel Mount North (BCOLD001), Hillview Industrial Estate (zEL28); Coldstream Workshops (zEL27)
		Greenlaw	Duns Road Industrial Estate (zEL22); Land South of Edinburgh Road (BGREE005)
		Lauder	North Lauder Industrial Estate (BLAUD002), Lauder Industrial Estate (zEL61)
		Morebattle	Croft Industrial Estate (BMORE002); Croft Industrial Estate Extension (BMORE001)
		Newcastleton	Moss Road (zEL44)
		Swinton	Coldstream Road (zEL45)
		Westruther	Land South West of Mansefield House (BWESR001)
		West Linton	Deanfoot Road (zEL18)
		Whitsome	Waste Transfer Station (zEL24)
Town Yetholm		Land North West of Deanfield Place (BYETH001)	

POLICY ED1: PROTECTION OF BUSINESS AND INDUSTRIAL LAND

The Council aims to maintain a supply of business and industrial land allocations in the Scottish Borders (see Table 1). There is a presumption in favour of the retention of industrial and business use on High Amenity Business and Business and Industrial sites.

1. HIGH AMENITY BUSINESS SITES

The Council rigorously protects high amenity business sites for Class 4. Other high quality complementary commercial activity may be acceptable as well as non-industrial business / employment generating uses if it can be demonstrated that it enhances the quality of the high amenity business sites as an employment location, and provides a specific service for those businesses operating on the wider business site.

2. BUSINESS AND INDUSTRIAL SITES

Development for uses other than Classes 4, 5 and 6 on business and industrial sites in the locations identified in Table 1 will generally be refused. Uses other than Class 4, 5 or 6 can be considered if they are ancillary/complementary uses to the business and industrial site. Employment generating uses other than Class 4, 5 and 6 can only be considered where no suitable alternative site(s) are available and the following criteria can be satisfied:

- a) The loss of business and industrial land does not prejudice the existing and predicted long term requirements for industrial and business land in the locality, and
- b) The alternative land use is considered to complement the business/industrial land allocation and offer significant benefits to the surrounding area and community that outweigh the need to retain the site in business and industrial use, or
- c) There is a constraint on the site whereby there is no reasonable prospect of it becoming marketable for business and industrial development in the future, or
- d) The predominant land uses have changed owing to previous exceptions to policy such that a more mixed use land pattern is now considered acceptable by the Council.

In the case of both high amenity business sites and business and industrial sites development must:

- a) respect the character and amenity of the surrounding area, and be landscaped accordingly, and
- b) be compatible with neighbouring business and industrial uses.

Shops and outright retail activities which are not considered to be complementary nor ancillary uses to the estate will not be allowed on High Amenity and/or Business and Industrial sites. For the purposes of this policy, retailing associated with existing businesses, linked directly to the existing use of the unit (e.g. manufacture; wholesale) should comprise no more than 10% of the total floor area. Vehicle sales may be allowed on Business and Industrial Sites if a satisfactory case is submitted.

KEY POLICIES TO WHICH THIS POLICY SHOULD BE CROSS REFERENCED:

Policy PMD2 Quality Standards
Policy PMD3 Land Use Allocations
Policy PMD5 Infill Development
Policy ED3 Town Centres and Shopping Development
Policy EP1 International Nature Conservation Sites and Protected Species

THE FOLLOWING APPROVED SUPPLEMENTARY PLANNING GUIDANCE MAY BE RELEVANT TO THIS POLICY:

Placemaking and Design

THE FOLLOWING PROPOSED/UPDATED SUPPLEMENTARY PLANNING GUIDANCE MAY BE RELEVANT TO THIS POLICY:

Placemaking and Design

ECONOMIC DEVELOPMENT (ED)

POLICY ED2

EMPLOYMENT USES OUTWITH BUSINESS AND INDUSTRIAL LAND

- 1.1 The aim of the policy is to ensure that within development boundaries of settlements, business and industrial uses (Use Classes 4, 5 and 6) are generally restricted to business and industrial sites identified under policies ED1 and PMD3, land use allocations for mixed uses or redevelopment opportunities identified under policy. This is to assist in protecting residential amenity and to retain town centres for more appropriate uses such as shopping, leisure and professional services.

POLICY ED2: EMPLOYMENT USES OUTWITH BUSINESS AND INDUSTRIAL LAND

Within the defined development boundary there will be a general presumption against business and industrial uses outwith business and industrial, mixed use or redevelopment sites (Policies ED1 and PMD3). Any proposal for business and industrial development outwith development boundaries will be required to:

- a) justify the need for that location, and
- b) demonstrate significant economic and/or employment benefit, and
- c) demonstrate that it can co-exist satisfactorily with adjoining uses.

KEY POLICIES TO WHICH THIS POLICY SHOULD BE CROSS REFERENCED:

Policy PMD3 Land Use Allocations
Policy PMD5 Infill Development
Policy ED3 Town Centres and Shopping Development
Policy ED7 Business, Tourism and Leisure Development in the Countryside
Policy HD3 Protection of Residential Amenity

THE FOLLOWING APPROVED SUPPLEMENTARY PLANNING GUIDANCE MAY BE RELEVANT TO THIS POLICY:

Placemaking and Design

THE FOLLOWING PROPOSED/UPDATED SUPPLEMENTARY PLANNING GUIDANCE MAY BE RELEVANT TO THIS POLICY:

Placemaking and Design

ECONOMIC DEVELOPMENT (ED)

POLICY ED3

TOWN CENTRES AND SHOPPING DEVELOPMENT

- 1.1 This policy aims to guide new shopping development to town and village centres and encourage an appropriate mix of uses within these centres. This will help protect and enhance the vitality and viability of these centres, particularly those town centres identified within the Local Development Plan Settlement Maps.
- 1.2 Scottish Planning Policy (SPP) sets out national policy for town centres and requires that decision making is guided by a network of centres which will, depending on circumstances, include town centres, commercial centres and other local centres and may take the form of a hierarchy. The Strategic Development Plan does not identify any Strategic Town Centres within the Scottish Borders. The 'Town Centre First Principle' asks that the Scottish Government, local authorities, the wider public sector, businesses and communities put the health of town centres at the heart of decision making, seeking to deliver the best local outcomes regarding investment decisions, alignment of policies, targeting of available resources to priority town centre sites, and encouraging vibrancy, equality and diversity. For proposals which attract significant footfall a sequential 'Town Centre First' approach to site selection remains fundamental.
- 1.3 There are some small scale, edge of town or out of town, retail clusters in the Borders but no commercial centres of the size and importance to justify inclusion in the hierarchy. Development will be directed to the identified Town Centres in preference to edge of centre locations which, in turn, will be preferred to out of centre locations. However, in out of centre locations preference will be given to a retail cluster or park if the assessment of a retail development proposal points towards the cluster or park being a commercial centre. This takes appropriate account of the preferred order of locations set out in the sequential approach within SPP. Decision making will be guided by the role in the network of centres, whether the centre is a regeneration priority and by the results of any vitality and viability studies. Development proposals will also be assessed against any relevant Development Briefs.
- 1.4 The role of the town centre is changing mainly due to increasing internet shopping and competition from out of centre floorspace combined with reduced expenditure growth rates. These are making the economics of delivering successful town centres increasingly challenging. Within the planning application decision making process weight must also be given to any adverse economic impacts on the performance of town centres due to Covid 19 and the need to stimulate the Borders economy. Several town centres in the Scottish Borders have experienced major change in the composition and structure of their retail markets in recent years, partly due to strategically significant major retail developments. The Council's Town Centre Footfall Survey found the average weekly footfall across eight surveyed settlements (Duns, Galashiels, Hawick, Jedburgh, Kelso, Melrose, Peebles and Selkirk) between 2007 and 2019 to have fallen by 28%. It should be noted that some town centres (eg: Kelso, Melrose and Peebles) are performing significantly better than others. Footfall increased by 12% in 2015 however the general trend shows a decline in the Scottish Borders. The average retail vacancy rate in the Scottish Borders is 12% (June 2019) which matches the national trend.

- 1.5 It is important that planning policy recognises the changing role of town centres and reflects that they are community and service centres as well as retail locations. As well as class 1 shop uses, appropriate development could include financial, professional and other services (class 2), food and drink (class 3), offices (class 4) and commercial leisure and entertainment (including cinemas and theatres), residential, particularly flats above ground floor level, healthcare, education and tourism related uses. The preferred order of locations set out in the sequential approach will be applied to proposals for a range of uses which generate significant footfall, as well as retail, commercial and leisure uses.
- 1.6 Proposals for retail related development within rural areas should be assessed not only against this policy, but also against policies IS1 (Public Infrastructure and Local Service Provision) and ED7 (Business, Tourism and Leisure Development in the Countryside).

Figure ED3a
Policy ED3

Former Hawick Core Activity Area



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POLICY ED3: TOWN CENTRES AND SHOPPING DEVELOPMENT

To protect town centres, town centre locations will be preferred to edge-of-centre locations which, in turn, will be preferred to out-of-centre locations. An out-of-centre location will only be considered where there is no suitable site available in a town centre or edge-of-centre location.

For the avoidance of doubt, the Council will apply the preferred order of locations set out above to appropriate uses generating significant footfall, including community and cultural facilities, offices, libraries, and education and healthcare facilities as well as retail and commercial leisure uses. It will also ensure that different uses are developed in the most appropriate locations.

TOWN CENTRES:

The Council will seek to develop and enhance the role of town centres. A network of centres and growth of the retail sector will be supported by directing shopping development to the following town centres: Duns, Eyemouth, Galashiels, Hawick, Innerleithen, Jedburgh, Kelso, Melrose, Peebles and Selkirk.

The Council will support a wide range of uses appropriate to a town centre. Proposals for shopping development and other town centre developments will generally be approved within defined town centres provided that the character, vitality, viability, and mixed use nature of the town centre will be maintained and enhanced.

Town centre enhancement, including the provision of new retail facilities and complementary non-retail uses, will be encouraged in centres both within the hierarchy and other centres which:

- a) are Council priorities for area regeneration because of special economic difficulties and/or population decline,
- b) are subject to significant retail spending leakage,
- c) play an important role in areas planned for substantial development under the development strategy.

The Council will encourage the use of town centres during the evening provided residential amenity is protected.

Any proposed development which would create an unacceptable adverse impact on the town centre will be refused.

Within Hawick, proposals for residential development on the ground floor of the former Core Activity Area will only be supported in exceptional circumstances taking cognisance of matters such as length of vacancy and opportunities for gaining access to the premises above. The former Core Activity Area for Hawick can be viewed in Figure ED3a.

OUT OF TOWN CENTRE DEVELOPMENT:

The Council will have regard to the following considerations, where relevant, in assessing applications for out of centre development, including retail proposals:

- a) the individual or cumulative impact of the proposed development on the vitality and viability of existing town centres,
- b) the availability of a suitable town centre or edge of centre site,
- c) the ability of the proposal to meet deficiencies in shopping provision which cannot be met in town centre or edge of centre locations,
- d) the impact of the proposal on travel patterns and car usage,
- e) the accessibility of the site by a choice of means of transport,
- f) the preference for commercial centres in the preferred order of locations, including appropriate retail clusters and parks, over other out of centre locations,
- g) the extent to which a proposal would constitute appropriate small scale shopping provision designed to serve the needs of local rural communities,
- h) the location of the proposal. Sites will be located within existing settlements and, within them preference will be given to applications on vacant or derelict sites, or on sites deemed to be surplus to requirements.

KEY POLICIES TO WHICH THIS POLICY SHOULD BE CROSS REFERENCED:

Policy PMD2 Quality Standards
Policy PMD5 Infill Development
Policy PMD4 Development adjoining Development Boundaries
Policy ED1 Protection of Business and Industrial Land
Policy ED2 Employment Uses outwith Business and Industrial Land
Policy ED4 Core Activity Areas in Town Centres
Policy ED5 Regeneration
Policy ED7 Business, Tourism and Leisure Development in the Countryside
Policy HD3 Protection of Residential Amenity
Policy EP9 Conservation Areas
Policy IS1 Public Infrastructure and Local Service Provision
Policy IS4 Transport Development and Infrastructure
Policy IS7 Parking Provisions and Standards
Policy IS16 Advertisements

THE FOLLOWING APPROVED SUPPLEMENTARY PLANNING GUIDANCE MAY BE RELEVANT TO THIS POLICY:

Placemaking and Design
Replacement Windows and Doors
Shop Fronts and Shop Signage
Snack Bar Operations Guidance

THE FOLLOWING PROPOSED/UPDATED SUPPLEMENTARY PLANNING GUIDANCE MAY BE RELEVANT TO THIS POLICY:

Placemaking and Design

ECONOMIC DEVELOPMENT (ED)

POLICY ED4

CORE ACTIVITY AREAS IN TOWN CENTRES

- 1.1 Policy ED3 Town Centres and Shopping Development generally allows a wide range of uses within town centres in the Scottish Borders. However, on ground floor properties within the central part of town centres Policy ED4 identifies Core Activity Areas. The aim of these Areas is to encourage public activity within the central parts of these town centres. These Areas ensure a range of commercial uses to encourage development which increases footfall in town centres and in turn prevents the gradual loss of essential town centre activities in locations where this is regarded as important to the vitality and viability of the centre. Within the planning application decision making process weight must be given to any adverse economic impacts on the performance of core activity areas due to Covid 19 and the need to stimulate the Borders economy.
- 1.2 Policy ED4 and the settlements it relates to were reviewed as part of the preparation of the LDP. Policy ED4 previously related to ten towns which all had designated Core Activity Areas. However, within these towns there was a very wide range of performance levels which can be seen via reference to for example, vacancy rates, length of vacancies, levels of footfall and town centre health checks. Cognisance was also taken of the Council's one year Town Centre Core Activity Area Pilot Study. The aim of this Study was to examine ways to revitalise and reinvigorate town centres. The Study removed the Core Activity Area for Hawick, allowed a wider range of uses in Galashiels, gave more flexibility to uses when premises have been vacant for six months and gave guidance on what is meant by a 'significant positive contribution' to the core retail function as referred to within Policy ED4.
- 1.3 Policy ED4 confirms the Core Activity Areas for Hawick and Stow have been removed and that Class 2 uses are now supported in Duns, Eyemouth, Galashiels, Jedburgh and Selkirk. The Galashiels Core Activity Area has been reduced in size to include only Bank Street and part of Market Street. Channel Street and Douglas Bridge have been removed from this designation. As the Core Activity Areas for Kelso, Melrose and Peebles continue to perform at a high level, there was no requirement to add more flexibility of uses which in turn may have a longer term adverse impact of the town centre's performance due to their limited footfall, vitality and viability. It is considered that further flexibility is likely to dilute the performance of these three towns.
- 1.4 In terms of Kelso, Melrose and Peebles, proposed changes from Class 1 to Class 2 uses could only be supported in exceptional circumstances where the proposal contributes positively to the core activity of the area and will be assessed against the following:
- How the proposed use would contribute to joint shopping trips,
 - Footfall contribution,
 - Current vacancy and footfall rates,
 - Length of vacancy,
 - Ability to retain active shop frontage,
 - Community benefit.

- 1.5 With regards to the length of vacancy test as referred to paragraph 1.4, criteria tests from the Town Centre Core Activity Area Pilot Study have been carried forward into Policy ED4. Within Kelso, Melrose and Peebles, premises which have been vacant for at least six months require the following marketing information to be submitted to support any proposal for Class 2 use:
- adequate marketing of the property in its existing use class must have taken place for a substantial period of the six months (ie: no less than five months),
 - premises must have been advertised by at least one property agent who deals in commercial property,
 - details of the nature of the marketing, including for example, details of publications used, distribution area of the publications and press advertisement,
 - submission of property selling details which should include property/site, address, size, location, description, services, planning/current, reference to potential uses, terms, leasehold rent or freehold sale price, viewing arrangements,
 - details of all expressions of interest and all offers received, including rental interest, with explanations as to why such offers were not accepted. In circumstances where the premises are currently occupied, the assessment should indicate clearly why the occupier wishes to vacate the premises,
 - independent valuation confirming the selling or lease price was reasonable (this is to ensure instances where no third party interest was lost due to unrealistic overpricing).
- 1.6 Reference to the term '*significant positive contribution*' to the core retail function as stated within Policy ED4 relates to proposals within the Core Activity Areas of Kelso, Melrose and Peebles. It requires consideration of the following:
- the economic benefits of the proposals, including consideration of the general positive contribution to the economic or social vitality of the town centre,
 - the footfall it is likely to generate,
 - how active the frontage is in terms of how it can help improve the public perception of successful town centres in terms of safety, comfort, sociability and liveliness.
- 1.7 Decision making will be guided by research or studies on vitality and viability by the Council or developers.

POLICY ED4: CORE ACTIVITY AREAS IN TOWN CENTRES

To provide flexibility and maintain vitality and viability in the retail core of the town centre. Core Activity Areas have been identified in Duns, Eyemouth, Galashiels, Jedburgh, Kelso Melrose, Peebles and Selkirk.

Use classes 1, 2 and 3 are seen as appropriate uses within these ground floor Core Activity Areas.

However, changes from Class 1 to Class 2 uses in Kelso, Melrose and Peebles will only be allowed in exceptional circumstances where a proposal makes a significant positive contribution to the core retail function and satisfactory marketing information is submitted in relation to premises which have been vacant for a minimum of six months.

Community and cultural facilities could be supported in exceptional circumstances. Residential development on the ground floor of Core Activity Areas will generally be resisted and could only be supported in exceptional circumstances taking account matters such as town centre performance and the need for more flexibility of uses, economic likelihood of premises being retained as a commercial use and opportunities to gain access to upper floors.

In order to encourage interest, vibrancy and vitality to the Core Activity Area, applications must demonstrate the provision of active frontages.

KEY POLICIES TO WHICH THIS POLICY SHOULD BE CROSS REFERENCED:

Policy ED3 Town Centres and Shopping Development

THE FOLLOWING APPROVED SUPPLEMENTARY PLANNING GUIDANCE MAY BE RELEVANT TO THIS POLICY:

Placemaking and Design
Replacement Windows
Shop Fronts and Shop Signage
Snack Bar Operations Guidance

THE FOLLOWING PROPOSED/UPDATED SUPPLEMENTARY PLANNING GUIDANCE MAY BE RELEVANT TO THIS POLICY:

Placemaking and Design

ECONOMIC DEVELOPMENT (ED) POLICY ED5 REGENERATION

- 1.1 In line with national policy, the Council is progressing a place based approach to town centre regeneration. The Council has developed a Scottish Borders Town Centre Regeneration Action Plan, which focuses on prioritising regeneration in those towns, which have key economic, social and environmental challenges. The Council has been working with business and community groups with individual towns to develop specific town or locality place based economic regeneration plans.
- 1.2 The Local Development Plan allocates redevelopment opportunities across the Borders, although these allocations are not exhaustive. The aim of this policy is to encourage redevelopment of such allocations for a variety of uses including housing, employment or retailing which will support the opportunity of bringing such land back into productive use and to enhance the surrounding environment. This policy also relates to non-allocated brownfield sites.
- 1.3 The Council has also been proactive in stimulating direct investment for town centre regeneration with a range of economic and business initiatives. These include support for physical redevelopment such as Townscape Heritage Initiatives, Conservation Area Regeneration Schemes and related traffic management/ public realm schemes. Redevelopment has also included regeneration of key sites within towns such as the town centre site in Galashiels for the Great Tapestry of Scotland and the redevelopment of the former Armstrong's store in Hawick. Support has also focused on wider business development activity, events and marketing support to stimulate footfall and spend in town centres.
- 1.4 It is anticipated that the new South of Scotland Enterprise Agency, which will become operational in April 2020, will continue this place based approach to drive the local economy of the Scottish Borders and the South of Scotland with the aim of enhancing the area to be more attractive to businesses, investors, visitors and residents.

POLICY ED5: REGENERATION

Development on allocated and non-allocated brownfield sites will be approved in all cases where the following criteria are satisfied:

- a) where relevant, it does not conflict with the established land use of the area; and
- b) it does not detract from the character and amenity of the surrounding area; and
- c) the individual and cumulative effects of the development can be sustained by the social and economic infrastructure and it does not lead to over-development or 'town and village cramming'; and
- d) it respects the scale, form, design, materials and density in context of its surroundings; and
- e) adequate access and servicing can be achieved, particularly taking account of water and drainage and schools capacity; and
- f) it does not result in any significant loss of daylight, sunlight or privacy to adjoining properties as a result of overshadowing or overlooking.

All applications will be considered against the Council's Supplementary Planning Guidance on Placemaking and Design. Developers are required to provide Design Statements as appropriate.

KEY POLICIES TO WHICH THIS POLICY SHOULD BE CROSS REFERENCED:

Policy PMD2 Quality Standards
Policy PMD3 Land Use Allocations
Policy ED1 Protection of Business and Industrial Land
Policy HD3 Protection of Residential Amenity
Policy EP3 Local Biodiversity and Geodiversity
Policy EP11 Protection of Greenspace
Policy IS4 Transport Development and Infrastructure
Policy IS5 Protection of Access Routes
Environmental Promotion and Protection policies EP7-EP10

In cases of any part intrusion into the open countryside, other policies will apply including policies PMD4, ED7, HD2 and Environmental Promotion and Protection (EP) policies.

ECONOMIC DEVELOPMENT (ED)

POLICY ED6

DIGITAL CONNECTIVITY

- 1.1 Advanced digital connectivity infrastructure and enhanced mobile network coverage are essential to an area as large and dispersed as the Scottish Borders to help achieve economic productivity and growth. It can also help to reduce the need to travel, particularly business travel and therefore contributes to a reduction in CO2 emissions and meeting climate change targets.
- 1.2 The Scottish Government is committed to delivering world class, future-proofed digital infrastructure across the whole of Scotland with a commitment to investing £600m to extend superfast broadband access to 100% of premises across Scotland by the end of 2021. The Scottish Government believes that world class standards today require speeds of between 100Mbps and 1Gbps. Fibre solutions are believed to provide the backbone of a future proofed infrastructure capable of accommodating future demand at increasing speeds, for decades to come.
- 1.3 As at the end of September 2017, 82.7% of premises in the Scottish Borders had been connected to fibre enabled cabinets or exchanges. More than 130 new superfast broadband cabinets and exchange upgrades had been delivered, connecting over 31,800 premises in the Scottish Borders.
- 1.4 The aim of the policy is to encourage and improve digital connectivity in the Scottish Borders.

POLICY ED6: DIGITAL CONNECTIVITY

The Council will support proposals which lead to the expansion and improvement of the electronic communications network in the Borders, provided it can be achieved without any unacceptable detrimental impact on the natural and built environment. This includes delivery of core infrastructure for telecommunications, broadband and other future digital infrastructure.

KEY POLICIES TO WHICH THIS POLICY SHOULD BE CROSS-REFERENCED:

Policy PMD2 Quality Standards

THE FOLLOWING APPROVED SUPPLEMENTARY PLANNING GUIDANCE MAY BE RELEVANT TO THIS POLICY:

Placemaking and Design

THE FOLLOWING PROPOSED/UPDATED SUPPLEMENTARY PLANNING GUIDANCE MAY BE RELEVANT TO THIS POLICY:

Placemaking and Design

ECONOMIC DEVELOPMENT (ED)

POLICY ED7

BUSINESS, TOURISM AND LEISURE DEVELOPMENT IN THE COUNTRYSIDE

- 1.1 The Scottish Borders is a very distinctive place which is largely rural in character with considerable natural and cultural heritage. The Council however considers that opportunities exist at appropriate locations outwith settlements where economic activity and diversification can take place. This may include development linked to tourism and farm diversification which can not only protect but also enhance the Scottish Borders natural and cultural heritage. In addition, the Scottish Government acknowledges that one of the core values of the planning service is to play a key role in facilitating sustainable economic growth, particularly the creation of new jobs and the strengthening of economic capacity and resilience within communities.
- 1.2 The aim of the policy is to allow for appropriate employment generating development in the countryside whilst protecting the environment and to ensure that business, tourism, and leisure related developments are appropriate to their location. This policy will be applied to any applications that involve economic diversification in rural areas, for example diversification of agricultural land. Any diversification must involve land uses that are complementary to or appropriate for the area.
- 1.3 Developments that involve both business/industrial and housing uses will be assessed against this policy and Policy HD2: Housing in the Countryside. Proposals for housing development will not be treated as farm diversification and will be assessed under the Policy HD2: Housing in the Countryside. Furthermore, where the proposal is for a guest house or a bed and breakfast, that proposal will also be assessed against Policy HD2.
- 1.4 The policy recognises that some tourism related developments may not be able to be easily accommodated within settlements and may be satisfactorily located in certain countryside locations subject to compliance with environmental policies. Decision making will be guided by reference to the VisitScotland Tourism Development Plan as well as the Scottish Borders Tourism Strategy and Action Plan, which require all tourism developments to be of high quality, sustainable and customer focussed. The Council will also take into consideration where appropriate advice from VisitScotland. Other current strategies or any others which are produced within the Plan period that are relevant will also apply.
- 1.5 The policy also relates to farm diversification as well as timber processing facilities. Forests rarely serve only a single purpose and at their best provide a combination of benefits such as timber production, opportunities for recreation, enhancement of the landscape and the creation of new habitats. The Council recognises both the importance of forestry as a long-term land use, and the need to balance the economic value of forestry with a need to protect the environment. Forestry may provide an appropriate form of farm diversification, particularly in the uplands, and can often be a suitable form of land cover for land restoration, for example, quarries or waste

disposal sites. The Forestry Commission's 'The UK Forestry Standard' (2017), provides a series of guidelines, and outlines the context for forestry in the UK. The document also sets out the Government's approach to sustainable forest management, defines standards and requirements, as well as a basis for regulation and monitoring. The Scottish Borders Woodland Strategy, and its associated Technical Note are also relevant.

- 1.6 In relation to any proposal that may come forward for a new timber processing facility, where possible, the Council will seek that the new development be accessible to the strategic road and rail network, with preference given to the line of the former Waverley Railway, and the Kielder Branch line.

POLICY ED7: BUSINESS, TOURISM AND LEISURE DEVELOPMENT IN THE COUNTRYSIDE

Proposals for business, tourism or leisure development in the countryside that assist in strengthening communities and retaining young people in rural areas will be approved and rural diversification initiatives including farm buildings will be encouraged provided that:

- a) the development is to be used directly for agricultural, horticultural or forestry operations, or for uses which by their nature are appropriate to the rural character of the area; or
- b) the development is to be used directly for leisure, recreation or tourism appropriate to a countryside location and, where relevant, it is in accordance with the Scottish Borders Tourism Strategy and Action Plan;
- c) the development is to be used for other business or employment generating uses, provided that the Council is satisfied that there is an economic and/or operational need for the particular location, and that it cannot reasonably be accommodated within the Development Boundary of a settlement;
- d) where a new building is proposed, the developer will be required to provide evidence that no appropriate existing building or brownfield site is available, and where conversion of an existing building of architectural merit is proposed, evidence that the building is capable of conversion without substantial demolition and rebuilding.

In addition the following criteria will also apply:

- a) the development must respect the amenity and character of the surrounding area,
- b) the development must have no significant adverse impact on nearby uses, particularly housing,
- c) the impact of the expansion or intensification of uses, where the use and scale of development are appropriate to the rural character of the area,
- d) the development meets all other siting, and design criteria in accordance with Policy PMD2, and
- e) the development must take account of accessibility considerations in accordance with Policy IS4.

Where a proposal comes forward for the creation of a new business including that of a tourism proposal, particular weight will be given to the economic business case and its potential to create employment and rural prosperity. A business plan including a marketing strategy that supports the proposal and that is relevant to the locality will be required to be submitted as part of the application process.

KEY POLICIES TO WHICH THIS POLICY SHOULD BE CROSS REFERENCED:

Policy PMD2 Quality Standards
Policy PMD4 Development adjoining Development Boundaries
Policy ED3 Town Centres and Shopping Development may be relevant where an ancillary retail use is involved.
Policy ED8 Caravan and Camping Sites
Policy ED9 Renewable Energy Development
Policy ED10 Protection of Prime Quality Agricultural Land and Carbon Rich Soils
Policy HD2 Housing in the Countryside
Policy IS1 Public Infrastructure and Local Service Provision
Policy IS4 Transport Development and Infrastructure
Policy IS7 Parking Provision and Standards
Policy IS16 Advertisements

Many of the environmental policies will be relevant particularly those involving the protection of landscape assets.

THE FOLLOWING APPROVED SUPPLEMENTARY PLANNING GUIDANCE MAY BE RELEVANT TO THIS POLICY:

Biodiversity
Countryside Around Towns
Green Space
Landscape and Development
Local Landscape Designations
Placemaking and Design
Scottish Borders Woodland Strategy (2005) and Technical Note (2012)

THE FOLLOWING PROPOSED/UPDATED SUPPLEMENTARY PLANNING GUIDANCE MAY BE RELEVANT TO THIS POLICY:

Biodiversity
Countryside Around Towns
Greenspace
Landscape and Development
Placemaking and Design

ECONOMIC DEVELOPMENT (ED)

POLICY ED8

CARAVAN AND CAMPING SITES

- 1.1 The Scottish Borders is an attractive part of Scotland and has been traditionally known as the gateway to Scotland. It has successfully been attracting increasing numbers of tourists from both the rest of the United Kingdom as well as overseas and this is confirmed within the Scottish Borders Tourism Strategy and Action Plan. In relation to caravan and camping sites the Tourism Strategy and Action Plan also highlights the growing demand for holiday homes as well as the continued growth in demand for static caravans.
- 1.2 Therefore the purpose of this policy is to support new caravan and camping facilities for genuine holiday/tourism use in locations that are environmentally acceptable and that fit with wider tourism, economic and regeneration objectives. Decision making will be guided where appropriate by advice from VisitScotland. Caravan and camping sites are an important part of the network of visitor accommodation options but they can be visually intrusive in countryside or coastal locations. Within or close to towns caravan and camping sites can complement regeneration. This policy seeks to ensure that high standards of placemaking and design must be applied to caravan proposals.
- 1.3 This policy will apply to units that meet the criteria of a caravan under the Caravan Sites and Control of Development Act 1960, and supplemented by section 13 of the Caravan Sites Act 1968, i.e. a caravan is defined as any structure designed or adopted for human habitation which is capable of being moved from one place to another (whether by being towed or by being transported on a motor vehicle or trailer).
- 1.4 It should be noted that in some cases, some caravans as defined by the above Act have been referred to as lodges; therefore any application for a proposal that meets the above definition will be assessed against this policy. However, for proposed lodges that do not fall within the above definition, those proposals will be assessed against Local Development Plan Policy ED7 Business, Tourism and Leisure Development in the Countryside.
- 1.5 In relation to this policy, it also aims to protect existing caravan and camping sites with a tourism function from development which would be considered to have a significant and sustained adverse impact on tourism. Currently within the Scottish Borders the main caravanning and camping sites are:

Blackadder Holiday Park, Greenlaw	Scoutscroft Holiday Centre, Coldingham
Tweedside Caravan Park, Innerleithen	Kirkfield Caravan Park, Yetholm
Chesterfield Caravan Site, Cockburnspath	Carfraemill Chalet and Caravan Park, Lauder
Angecroft Caravan Park, Ettrick Valley	Lilliardsedge Holiday Park and Golf Course
Crosslaw Caravan Park, Coldingham	Crossburn Caravan Park, Peebles
Gibson Park Caravan Club Site, Melrose	Riverside Caravan Park, Hawick
Eyemouth Holiday Park	Lauder Camping and Caravanning Club Site, Oxton
Honey Cottage Caravan Park, Ettrick Valley	Springwood Caravan Park, Kelso
High View Caravan Park, Coldingham	Rosetta Camping and Caravanning Resort, Peebles
Jedburgh Camping and Caravanning Club Site	Victoria Park Camping and Caravanning Site, Selkirk
Pease Bay Holiday Home Park, Cockburnspath	Thirlestane Castle Camping and Caravanning Park, Lauder
Jedwater Caravan Park, Jedburgh	

POLICY ED8: CARAVAN AND CAMPING SITES

(A) NEW AND EXTENDED CARAVAN AND CAMPING SITES

The Council will support proposals for new or extended caravan and camping sites for genuine holiday purposes in locations that can support the local economy and the regeneration of towns, and are in accordance with the Scottish Borders Tourism Strategy and Action Plan. Developments on appropriate sites in proximity of settlements that can help support local shops and services will be favoured over isolated countryside locations.

All proposals must meet the following criteria:

- a) must be of the highest quality and in keeping with their local environment and should not cause unacceptable environmental impacts;
- b) must be acceptable in terms of impact on infrastructure; and
- c) must be in locations free of flood risk.

Where a proposal comes forward for the creation of a new or extended site, a business plan that supports the proposal and that is relevant to the locality will be required to be submitted as part of the application process.

(B) EXISTING CARAVAN AND CAMPING SITES

The Council will protect existing caravan and camping sites where their loss is likely to have a significant and sustained adverse impact on tourism.

Proposals that result in the loss of an existing caravan or camping site may be supported where:

- a) it can be adequately demonstrated that the existing tourism facility is financially unviable, and
- b) it can be adequately demonstrated that all reasonable attempts have been made to sell the site as a 'viable concern', and
- c) it can be adequately demonstrated that the loss of the tourism function will not have an adverse impact on the tourist character of the area,
- d) the site sits within the settlement and is enclosed by neighbouring development,
- e) the site could not reasonably be returned to agricultural, forestry or recreational use; and
- f) where relevant, it does not conflict with the established land use of the area; and
- g) it does not detract from the character and amenity of the surrounding area; and
- h) the individual and cumulative effects of the development can be sustained by the social and economic infrastructure and it does not lead to over-development or 'town and village cramming'; and
- i) it respects the scale, form, design, materials and density of its surroundings; and
- j) adequate access and servicing can be achieved, particularly taking account of water and drainage and schools capacity.

KEY POLICIES TO WHICH THIS POLICY SHOULD BE CROSS REFERENCED:

Policy PMD4 Development adjoining Development Boundaries
Policy ED7 Business, Tourism and Leisure Development in the Countryside
Policy HD3 Protection of Residential Amenity
Policy IS1 Public Infrastructure and Local Service Provision
Policy IS8 Flooding

Many of the environmental promotion and protection policies will be relevant particularly for applications in countryside locations.

All applications will be considered against the Council's Supplementary Planning Guidance on Placemaking and Design.

THE FOLLOWING APPROVED SUPPLEMENTARY PLANNING GUIDANCE MAY BE RELEVANT TO THIS POLICY:

Biodiversity
Countryside Around Towns
Landscape and Development
Placemaking and Design
Trees and Development

THE FOLLOWING PROPOSED/UPDATED SUPPLEMENTARY PLANNING GUIDANCE MAY BE RELEVANT TO THIS POLICY:

Biodiversity
Countryside Around Towns
Landscape and Development
Placemaking and Design
Trees and Development

ECONOMIC DEVELOPMENT (ED)

POLICY ED9

RENEWABLE ENERGY DEVELOPMENT

- 1.1 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. Burning fossil fuels is a major contributor to greenhouse gas emissions and reducing their use and increasing the proportion of power generated from renewable energy sources is supported by the Government as a vital part of reducing these emissions. The generation of renewable energy also supports the transformational change to creating a low carbon economy and helps to increase sustainable economic growth.
- 1.2 Scottish Borders Council has been proactive in supporting a diverse range of renewable energy types. This includes the development of onshore wind farms and turbines, combined heat and power, biomass, energy from waste facilities and maximising the reuse of surplus heat micro scale photovoltaic/solar panels. It includes provision for 'micro generation', the production of heat or electricity by individual households or small groups of households. 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. This is a more challenging balance particularly with regards wind farms proposals. Factors such as the scale of the proposal and its potential impact on the surrounding area will be taken into account. In all cases, particular attention will be paid to the need for sensitive siting and design, including the consideration of reasonable alternatives by the developer.
- 1.3 The Council promotes and supports its Low Carbon Economic Strategy which develops a series of key themes and objectives suggesting priority actions which will lead to a resilient, lower carbon future for the area. The Council supports the development of heat networks and the effective use of renewables, and will develop further work on heat mapping. A Sustainable Development Committee has been set up within the Council to ensure a corporate approach is taken to embedding sustainable development within its strategies, policies and service delivery.
- 1.4 The aim of policy ED9 is to support renewable energy, to guide development to appropriate locations, and to advise on the factors to be taken into account in considering proposals. The policy takes account of Government requirements which emphasise the role of local authorities and the planning system in meeting national renewable energy targets. These targets include: 100% of electricity demand to be generated from renewables by 2020; 11% of non-electrical heat demand from renewables by 2020; 12% reduction in the amount of energy consumed annually by 2020; and an all renewable energy target of 50% by 2030.

- 1.5 Policy ED9 was initially prepared following extensive scrutiny by Reporters at the Examination of the LDP 2016 and it is considered it remains robust and makes reference to relevant matters to be considered to guide planning applications. Policy ED9 has therefore been taken forward into this Plan subject to reference updates.
- 1.6 Planning applications for wind turbines can be contentious, and there are very strong and differing opinions on them. The Council has followed national advice in determining applications by supporting turbines in locations considered appropriate, and refusing them in locations considered inappropriate. In order to increase operational efficiency some wind turbines are now proposed at much greater heights and the Council has already received applications within the Region for turbines 200m in height. It is expected more of these proposals will be submitted. These applications must be carefully scrutinised as well as assessing any impacts from any required lighting.
- 1.7 As recommended by the Directorate for Planning and Environmental Appeals following the Examination of the LDP 2016, the Council was required to produce Supplementary Guidance (SG) on Renewable Energy. The SG was prepared and ultimately cleared by Scottish Ministers in July 2018. The SG confirms the requirements of National Planning Framework 3, Scottish Planning Policy (SPP), Strategic Development Plan 2013, LDP 2016 and makes reference to other documents from a wide range of sources which are considered relevant guidance for any interested parties to refer to.
- 1.8 In terms of wind energy, the SG sets out a spatial framework as required by SPP identifying areas where wind farms will not be acceptable, areas of significant protection and areas with potential for wind farm development. The SG incorporates an update of the Ironside Farrar Landscape Capacity and Cumulative Impact study in November 2018. The study investigated the capacity of each of the Scottish Borders Landscape Character Areas to accommodate turbines taking cognisance of matters such as landform, approved turbines to date, impact on key receptors, the identification of opportunities and constraints and any cumulative impact issues. The SG also expands upon and gives useful guidance with regards to a number of Development Management considerations identified within both policy ED9 of the LDP and SPP.
- 1.9 Although wind energy is the main component part of the SG, reference is also given to a range of other types of renewable energy which are considered the most common and emerging types where useful guidance could be given. These other renewable energy types include 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 supersedes the Council's SPG's on Wind Energy 2011 and Renewable Energy 2007.
- 1.10 The Council prepared Supplementary Planning Guidance in December 2013, entitled Landscape and Visual Guidance for Single and Groups of 2 or 3 Wind Turbines in Berwickshire. This was prepared in response to the high number of planning applications being submitted in Berwickshire for these types of turbines. It set out detailed advice on the siting of development, and will be taken into account in the consideration of planning applications, along with any landscape and visual impact assessment for a proposal, and other relevant landscape, visual and cumulative impact guidance. There has been a considerable drop in these application types but the existing SPG remains useful to help guide such proposals, and so there are consequently no plans to update this guidance in the near future.
- 1.11 It is acknowledged that the renewable energy field is constantly evolving, with existing technologies developing and new technologies coming forward. It is considered that policy ED9 and the SG on Renewable Energy 2018 form a sound basis for determining a range of renewable energy applications. Furthermore the Ironside Farrar Study 2016 also helps guide proposals for wind energy including those for repowering.

POLICY ED9: RENEWABLE ENERGY DEVELOPMENT

RENEWABLE ENERGY DEVELOPMENT

The Council will support proposals for both large scale and community scale renewable energy development including commercial wind farms, single or limited scale wind turbines, biomass, hydropower, biofuel technology, and solar power where they can be accommodated without unacceptable significant adverse impacts or effects, giving due regard to relevant environmental, community and cumulative impact considerations.

The assessment of applications for renewable energy developments will be based on the principles set out in Scottish Planning Policy (2014), in particular, for onshore wind developments, the terms of Table 1: Spatial Frameworks. Renewable energy developments, including wind energy proposals, will be approved provided that there are no relevant unacceptable significant adverse impacts or effects that cannot be satisfactorily mitigated. If there are judged to be relevant significant adverse impacts or effects that cannot be satisfactorily mitigated, the development will only be approved if the Council is satisfied that the wider economic, environmental and other benefits of the proposal outweigh the potential damage arising from it.

SUPPLEMENTARY GUIDANCE

The Council's SG on Renewable Energy 2018 sets out the detailed policy considerations against which all proposals for wind energy and other forms of renewable energy will be assessed, based on those considerations set out at paragraph 169 of Scottish Planning Policy 2014 (SPP). The SG confirms the onshore spatial framework as required by SPP, identifying areas where wind farms will not be acceptable, areas of significant protection, areas with potential for wind farm development, and indicates the minimum scale of onshore wind development that the framework applies to.

CONSIDERATION OF WIND ENERGY PROPOSALS

The assessment of wind energy proposals will include the following considerations:

- the onshore spatial framework which identifies those areas that are likely to be most appropriate for onshore wind turbines;
- landscape and visual impacts, to include effects on wild land, and taking into account the report on Landscape Capacity and Cumulative Impact (November 2018) as an initial reference point, the landscape and visual impact assessment for a proposal (which should demonstrate that it can be satisfactorily accommodated in the landscape, and should properly address the issues raised in the 2018 report), and other relevant landscape, visual and cumulative impact guidance, for example that produced by Scottish Natural Heritage;
- all cumulative impacts, including cumulative landscape and visual impact, recognising that in some areas the cumulative impact of existing and consented development may limit the capacity for further development;
- impacts on communities and individual dwellings (including visual impact, residential amenity, noise and shadow flicker);
- impacts on carbon rich soils (using the carbon calculator), public access, the historic environment (including scheduled monuments and listed buildings, and their settings), tourism and recreation, aviation and defence interests and seismological recording, telecommunications and broadcasting installations, and adjacent trunk roads and road traffic;
- effects on the natural heritage (including birds), and hydrology, the water environment and flood risk;
- opportunities for energy storage;
- net economic impact, including local and community socio-economic benefits such as employment, associated business and supply chain opportunities;
- consequences of lighting in terms of visual or amenity impacts;

- the scale of contribution to renewable energy generation targets, and the effect on greenhouse emissions;
- the need for conditions relating to the decommissioning of developments, including ancillary infrastructure, and site restoration; and
- the need for a robust planning obligation to ensure that operators achieve site restoration.

Developers must demonstrate that they have considered options for minimising the operational impact of wind turbine proposals, including ancillary development such as tracks.

CONSIDERATION OF OTHER RENEWABLE ENERGY DEVELOPMENTS

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

Renewable technologies that require a countryside location such as the development of bio fuels, short crop rotation coppice, biomass or small scale hydro-power will be assessed against the relevant environmental protection and promotion policies, and other relevant policies in the local development plan.

Waste to energy schemes involving human, farm and domestic waste will be assessed against Policy IS10 Waste Management Facilities.

KEY POLICIES TO WHICH THIS POLICY SHOULD BE CROSS REFERENCED:

Policy PMD2 Quality Standards
Policy ED1 Protection of Business and Industrial Land
Policy ED10 Protection of Prime Quality Agricultural Land and Carbon Rich Soils
Policy HD3 Protection of Residential Amenity
Policy EP1 International Nature Conservation Sites and Protected Species
Policy EP2 National Nature Conservation Sites and Protected Species
Policy EP3 Local Biodiversity and Geodiversity
Policy EP4 National Scenic Areas
Policy EP5 Special Landscape Areas
Policy EP7 Listed Building
Policy EP8 Historic Environment Assets and Scheduled Monuments
Policy EP9 Conservation Areas
Policy EP10 Gardens and Designed Landscapes
Policy EP12 Green Networks
Policy EP13 Trees, Woodlands and Hedgerows
Policy EP14 Coastline
Policy EP15 Development Affecting the Water Environment
Policy EP16 Air Quality
Policy IS10 Waste Management Facilities
Policy IS12 Development Within Exclusion Zones

THE FOLLOWING GUIDANCE SHOULD ALSO BE REFERRED TO, ALTHOUGH IT SHOULD BE NOTED THIS LIST IS NOT EXHAUSTIVE:

Supplementary Planning Guidance on Renewable Energy (SBC 2018)
Ironsides Farrar Landscape Capacity and Cumulative Impact study (SBC 2016)
SPG on Landscape and Visual Guidance on Single and Small Groups of Wind Turbines in Berwickshire (SBC 2013)
SPG on Local Landscape Designations (SBC 2012)
SPG on Biodiversity (SBC 2005)

Low Carbon Economic Strategy (SBC 2013)
Scottish Borders Local Biodiversity Action Plan (SBC 2001)
Borders Landscape Assessment (SBC 1995)
Onshore Wind Turbines (Scottish Government web page advice)
Wind Farm Developments on Peat Land (Scottish Government web page advice)
Guidelines for Landscape and Visual Impact Assessment (third edition 2013)
The Assessment and Rating of Noise from Wind Farms (ETSU-R-97)
Assessing the Cumulative Impact of Onshore Wind Energy Developments (SNH 2012)
Siting and Designing Windfarms in the Landscape (SNH 2009)
Visual Representation of Wind Farms (SNH 2017 Version 2.2)

THE FOLLOWING PROPOSED/UPDATED SUPPLEMENTARY PLANNING GUIDANCE MAY BE RELEVANT TO THIS POLICY:

Biodiversity
Local Biodiversity Action Plan
Sustainability and Climate Change

ECONOMIC DEVELOPMENT (ED)

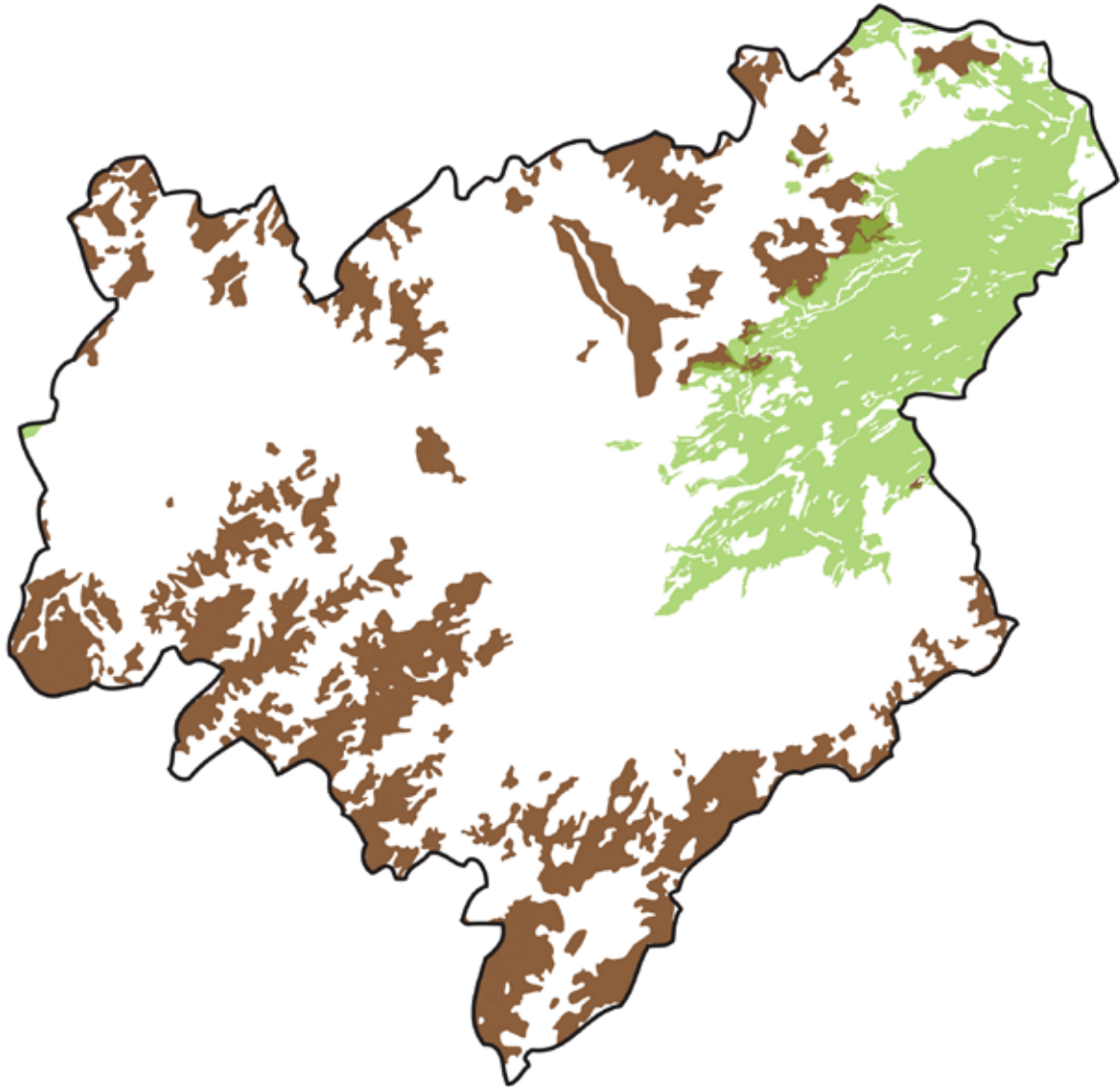
POLICY ED10

PROTECTION OF PRIME QUALITY AGRICULTURAL LAND AND CARBON RICH SOILS

- 1.1 Paragraph 80 of Scottish Planning Policy (SPP) states that development on prime quality agricultural land, or land of lesser quality that is locally important, should not be permitted except for a limited number of specified circumstances. Prime quality agricultural land is a valuable and finite resource which needs to be retained for farming and food production. In allocating sites for development, the Council has aimed to avoid such land. Carbon rich soils, such as peat, are an important carbon store and its use and extraction can contribute to climate change. Paragraph 205 of SPP states that where peat and other carbon rich soils are present applicants should assess the likely effects of development on carbon rich soil emissions. Where peatland is drained or disturbed there is a liable release of carbon dioxide into the atmosphere. The policy seeks to prevent the permanent loss of prime quality agricultural land and carbon rich soils. In order to take proper account of the terms of SPP, proposals for renewable energy developments, including proposals for wind energy development, will be required to accord with the objectives and requirements of policy ED9 rather than meet the requirements of this policy.
- 1.2 Certain developments of a temporary nature may be acceptable if adequate provision can be made for restoration of the soil once the development is removed. However, as it may take many years to restore the agricultural land to its former quality, this should not be encouraged. Prime quality land is defined as classes 1, 2 and 3.1 of the Macaulay Institute Land Classification for Agriculture system.
- 1.3 Figure ED10a identifies the core resources of agricultural land and carbon rich soils. Proposals should avoid areas of deepest peat and minimising impacts on soils and mitigation measures should be addressed. A peat (or soil) survey should be provided where required to demonstrate that the areas of highest quality soil or deepest peat have been avoided. In addition a soil or peat management plan may be requested when required to demonstrate that any unnecessary disturbance, degradation or erosion has been minimised, which includes proposed mitigation measures. Reference should be made to SEPA's Development Plan Guidance Notes (Soils).

Figure ED10a
Policy ED10

Carbon Rich Soils Prime Quality Agricultural Land



-  Carbon Rich Soils
-  Prime Quality Agricultural Land

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POLICY ED10: PROTECTION OF PRIME QUALITY AGRICULTURAL LAND AND CARBON RICH SOILS

Development, except proposals for renewable energy development, which results in the permanent loss of prime quality agricultural land or significant carbon rich soil reserves, particularly peat, will not be permitted unless:

- a) the site is otherwise allocated within this local plan
- b) the development meets an established need and no other site is available
- c) the development is small scale and related to a rural business.

Proposals for renewable energy development, including proposals for wind energy development, will be permitted if they accord with the objectives and requirements of Policy ED9 on renewable energy development.

KEY POLICIES TO WHICH THIS POLICY SHOULD BE CROSS REFERENCED:

Policy PMD2 Quality Standards
Policy PMD4 Development adjoining Development Boundaries
Policy ED9 Renewable Energy Development
Policy HD2 Housing in the Countryside

ECONOMIC DEVELOPMENT (ED)

POLICY ED11

SAFEGUARDING OF MINERAL DEPOSITS

- 1.1 Scottish Planning Policy confirms the important contribution minerals make to the economy, providing materials for construction, energy supply and other uses, and supporting employment. Consequently the Local Plan should safeguard mineral resources and facilitate their responsible use. The aim of Policy ED11 is to ensure that minerals are not unnecessarily sterilised through inappropriate development. The policy criteria relates to land both within and outwith the Scottish Borders.

POLICY ED11: SAFEGUARDING OF MINERAL DEPOSITS

The council will not grant planning permission for development which will sterilise reserves of economically significant mineral deposits unless:

- a) extraction of the mineral is likely to be environmentally and socially unacceptable, or
- b) there is an overriding need for development, and prior extraction of the mineral cannot reasonably be undertaken.

KEY POLICIES TO WHICH THIS POLICY SHOULD BE CROSS-REFERENCED :

Policy ED7 Business, Tourism and Leisure Development in the Countryside
Policy ED9 Renewable Energy Development
Policy ED10 Protection of Prime Quality Agricultural Land and Carbon Rich Soils
Policy HD2 Housing in the Countryside
Policy EP1 International Nature Conservation Sites and Protected Species
Policy EP2 National Nature Conservation Sites and Protected Species
Policy EP3 Local Biodiversity and Geodiversity
Policy EP4 National Scenic Areas
Policy EP5 Special Landscape Areas
Policy EP8 Historic Environment Assets and Scheduled Monuments
Policy EP13 Trees, Woodlands and Hedgerows
Policy EP14 Coastline
Policy EP15 Development Affecting the Water Environment

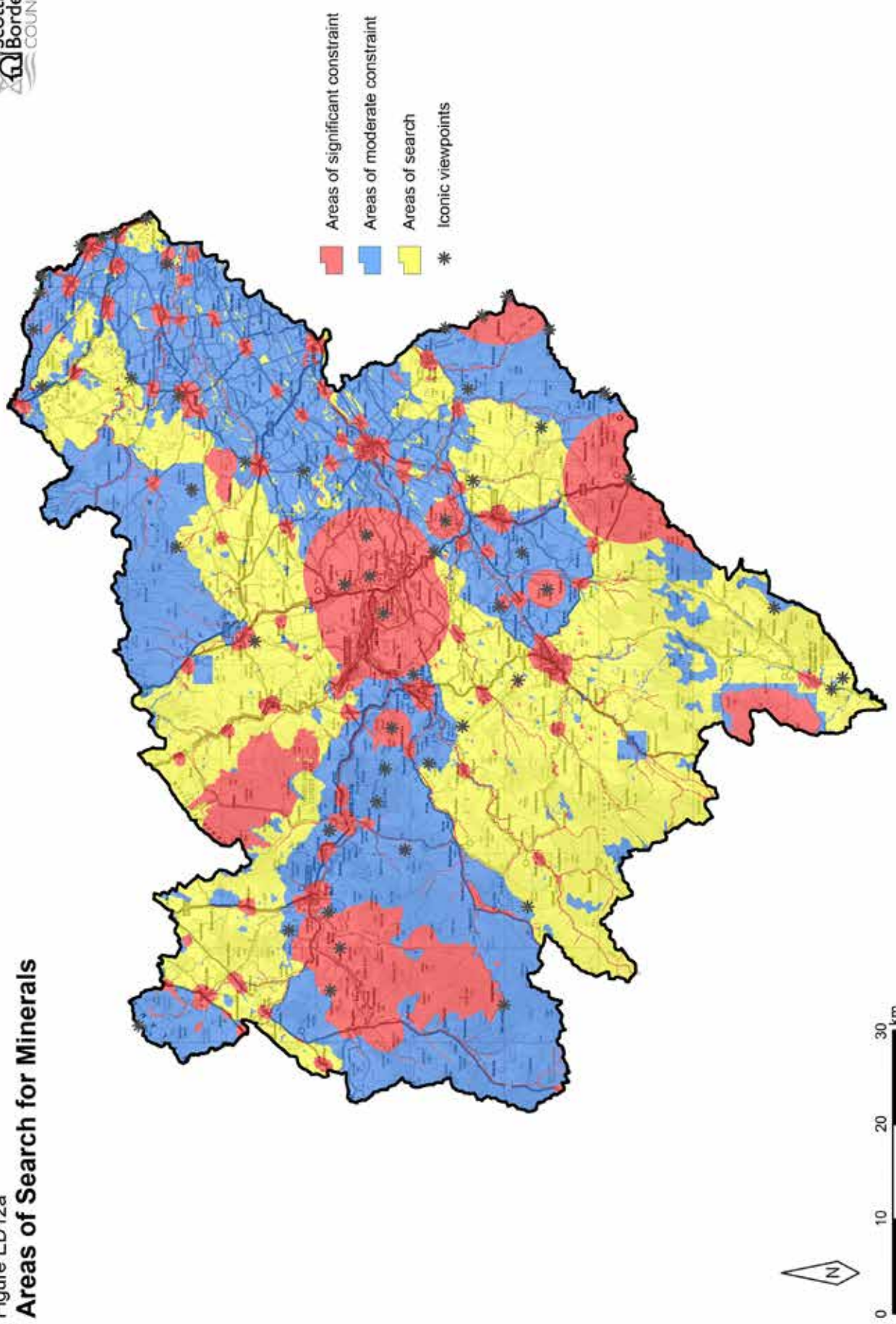
THE FOLLOWING PROPOSED SUPPLEMENTARY PLANNING GUIDANCE MAY BE RELEVANT TO THIS POLICY:

Minerals

ECONOMIC DEVELOPMENT (ED) POLICY ED12 MINERAL AND COAL EXTRACTION

- 1.1 Whilst there is a need to safeguard mineral resources Scottish Planning Policy states that consideration must also be given to minimising the impacts of extraction on local communities, the environment and the built and natural heritage. Consequently a balance must be struck between these needs. The aim of policy ED12 is to ensure that mineral working is carried out with minimal adverse impact on the environment and with appropriate restoration measures following extraction. Figure ED12a should be referred to which identifies areas of search, although future Supplementary Planning Guidance on Minerals is proposed to refine this information. The broad areas of search for coal are in the north west and south west of the region. The policy criteria relates to land both within and outwith the Scottish Borders.

Figure ED12a
Areas of Search for Minerals



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POLICY ED12: MINERAL AND COAL EXTRACTION

Mineral and coal extraction will not be permitted where:

- a) It may affect areas designated or proposed for designation under European Directives (Special Areas of Conservation and Special Protection Areas) or Ramsar sites, except in the most exceptional circumstances and where it can be demonstrated conclusively that:
 - The proposed development will have no adverse effect on site integrity in terms of habitats and species, or
 - There is an overriding national interest in allowing mineral extraction to take place, and no reasonable alternative exists.
- b) It may affect National Nature Reserves, Sites of Special Scientific Interest or other environmental designations of national importance unless it can be demonstrated that:
 - The underlying objectives and overall integrity of the designated area will not be compromised, or
 - Any significant adverse effects on the environmental qualities for which the site has been designated are clearly outweighed by the national benefits that could accrue from mineral extraction.
- c) It may affect areas of regional or Local Nature Conservation interest as defined in this Plan and the following other protected areas, namely Conservation Areas, Scheduled Monuments, Historic Gardens and Designated Landscapes, significant archaeological sites and where relevant, their settings, prime quality agricultural land, Special Landscape Areas, National Scenic Areas, peatland and water supply catchment areas, unless it can be demonstrated that:
 - There is no materially damaging impact, or
 - There is a public interest to be gained from mining which outweighs the underlying reasons for designating the site or area.
- d) It is within 500m of a local settlement or proposals will adversely affect residential and other sensitive property or other activities within that community or areas of locally important landscape character unless it can be demonstrated that there are other mitigating circumstances, that the specific circumstances of a proposal indicate the figure should be varied, or that a significant public interest is to be gained from mining which outweighs this safeguarding.
- e) It is likely to damage the local economy in terms of tourism, leisure or recreation to an unacceptable extent.
- f) The roads are unsuitable as mineral haulage routes by virtue of their design and construction, the nature of other usage and the relationship of residential and other sensitive property to the road.
- g) It results in adverse effects which, when combined with the effects of other existing, consented and currently proposed nearby workings, would have a significantly adverse cumulative impact on the environment or local communities.

Where the Council is minded to permit development appropriate mitigating measures will be sought to enable a satisfactory development to proceed, and to set out proposals for restoration and aftercare including the preferred financial guarantee option.

There will be a presumption against peat extraction and other development likely to have an adverse effect on peatland and/or carbon rich soils within class 1 and 2 peatland areas.

KEY POLICIES TO WHICH THIS POLICY SHOULD BE CROSS REFERENCED:

Policy ED7 Business, Tourism and Leisure Development in the Countryside
Policy ED9 Renewable Energy Development
Policy ED10 Protection of Prime Quality Agricultural Land and Carbon Rich Soils
Policy HD2 Housing in the Countryside
Policy EP1 International Nature Conservation Sites and Protected Species
Policy EP2 National Nature Conservation Sites and Protected Species
Policy EP3 Local Biodiversity and Geodiversity
Policy EP4 National Scenic Areas
Policy EP5 Special Landscape Areas
Policy EP8 Historic Environment Assets and Scheduled Monuments
Policy EP13 Trees, Woodlands and Hedgerows
Policy EP14 Coastline
Policy EP15 Development Affecting the Water Environment

THE FOLLOWING PROPOSED/UPDATED SUPPLEMENTARY PLANNING GUIDANCE MAY BE RELEVANT TO THIS POLICY:

Minerals

SCOTTISH BORDERS COUNCIL PROPOSED LOCAL DEVELOPMENT PLAN 2020

HOUSING DEVELOPMENT (HD)

Policy HD1 relates to affordable housing provision and seeks to ensure new housing development proposals provide an appropriate range and choice of affordable units as well as mainstream market housing. A new policy relates specifically to Housing for Particular Needs.

The Council is required to maintain an effective 5 year housing land supply at all times which is monitored via the annual Housing Land Audit. Where a shortfall is identified within a particular housing market area within the period of the Plan, new developments will be directed to longer term safeguarded areas identified in settlement profiles which will be assessed against relevant LDP policies. Full impacts on house building and take up due to Covid 19 are difficult to accurately predict at this point in time.

This section also lays down policy tests for determining planning applications for housing in the countryside, striking the balance between supporting proposals in rural areas where appropriate whilst also safeguarding the attractive Scottish Borders landscape. This section also lays down criteria tests to be addressed for proposals for residential care and nursing homes. Policy HD3 seeks to ensure the protection of existing and proposed residential amenity when new development proposals are submitted.



HOUSING DEVELOPMENT (HD)

POLICY HD1

AFFORDABLE HOUSING DELIVERY

- 1.1 The aim of this policy is to ensure that new housing development provides an appropriate range and choice of 'affordable' units as well as mainstream market housing. The provision of affordable housing is a material consideration in the planning system, and the Development Plan is recognised as an appropriate vehicle through which it may be facilitated by Planning Authorities.
- 1.2 'Affordable' housing is broadly defined as housing of a reasonable quality that is affordable to people on modest incomes. Scottish Planning Policy (SPP) sets out that affordable housing can be provided in many forms including: social rented accommodation, mid-market rented accommodation, shared ownership housing, shared equity housing, housing sold at a discount and low cost housing without subsidy.
- 1.3 SPP requires Local Authorities to identify a generous supply of land for each housing market area, to meet the housing land requirement across all tenures, maintaining a 5 year effective housing land supply at all times. The housing supply targets (affordable and market) and the housing land requirement were informed by the Housing Need and Demand Assessment 2 (HNDA), which was considered to be 'robust and credible' by the Scottish Government in March 2015.
- 1.4 There are various Council documents which continue to support and facilitate the delivery of affordable housing within the Scottish Borders. The Local Housing Strategy (LHS) sets out the affordable housing supply target and provides the strategic direction to tackle affordable housing need and demand, whilst informing the future investment in housing and related services. The Strategic Housing Investment Plan (SHIP) sets out the key strategic housing investment priorities for affordable housing over a five year period. This policy continues to support the delivery of affordable housing sites throughout the Scottish Borders.
- 1.5 The requirement set by this policy, and the means of meeting it, will vary between settlements and between sites. Negotiation on a site by site basis at the time of an application will determine the precise requirements relating to any specific development proposal. Ongoing research as part of the local housing needs assessment has identified, and will continue to identify, areas where there is a demonstrated need for affordable housing.
- 1.6 In some places the market provides some or all of the affordable housing needed, while in other places it will be necessary to make housing available at a cost below market value to meet an identified need. A more detailed definition is given in the Supplementary Planning Guidance (SPG) on Affordable Housing.
- 1.7 Decision making will be guided by the Council's SPG on Affordable Housing although, in accordance with SPP, the level of contribution within a market site will generally be no more than 25% of the total number of houses. The percentage may be varied depending on the site characteristics or the information available on local need. The SPG sets out the threshold requirement for on-site affordable housing and commuted sum contributions.

POLICY HD1: AFFORDABLE HOUSING DELIVERY

The Council will require the provision of a proportion of land for affordable housing, currently set at 25%, both on allocated and windfall sites. The final scale of such affordable housing will be assessed against:

- a) local housing needs
- b) the location and size of the site, and
- c) the availability of other such housing in the locality.

Developers may be required to make contributions through:

- a) the provision of a proportion of the site for affordable housing in the form of land or built units, or
- b) the provision of additional land elsewhere to accommodate the required number of affordable housing units, or
- c) the provision of commuted payments.

The Supplementary Planning Guidance on Affordable Housing expands upon the above policy. An agreed mechanism will be required to secure the delivery of affordable housing and any commuted payments shall be secured by Section 69 or 75 Legal Agreements.

KEY POLICIES TO WHICH THIS POLICY SHOULD BE CROSS REFERENCED:

Policy PMD2 Quality Standards
Policy PMD3 Land Use Allocations
Policy PMD4 Development adjoining Development Boundaries
Policy PMD5 Infill Development
Policy HD6 Housing for Particular Needs
Policy IS2 Developer Contributions
Policy IS8 Flooding

THE FOLLOWING APPROVED SUPPLEMENTARY PLANNING GUIDANCE MAY BE RELEVANT TO THIS POLICY:

Affordable Housing
Development Contributions
Placemaking and Design

THE FOLLOWING PROPOSED/UPDATED SUPPLEMENTARY PLANNING GUIDANCE MAY BE RELEVANT TO THIS POLICY:

Affordable Housing
Development Contributions
Placemaking and Design
Planning for Particular Needs Housing

HOUSING DEVELOPMENT (HD)

POLICY HD2

HOUSING IN THE COUNTRYSIDE

- 1.1 The Council aims to encourage a sustainable pattern of development focused on defined settlements in accordance with the need to support existing services and facilities and to promote sustainable travel patterns. An exception to this general approach is the Housing in the Countryside policy, which aims to encourage high quality sustainable housing development in appropriate locations within the countryside as a means of sustaining the rural economy and communities. High quality design is a requirement for all rural development proposals. This is relevant whether they are an addition to existing building groups, conversions, restorations, replacement housing or isolated housing with a location essential for business needs.
- 1.2 The policy sets out criteria against which proposals for housing in the countryside will be assessed. In doing this the policy will protect the environment from inappropriate and sporadic new housing development whilst still being able to support rural communities. All proposals must demonstrate high quality design that is responsive to its landscape context.
- 1.3 Parts a) and b) of the policy set out criteria in respect of proposed housing within an existing building group or dispersed building group in the Southern Housing Market Area. In both these instances detailed evidence on the relationship of the proposed new housing to the building group or dispersed building group should accompany the planning application. The provisions regarding dispersed building groups within this policy have been formulated in response to concerns over rural sustainability in the Southern Housing Market Area. It should be noted that in the context of building groups, it may be the case that some building groups are considered to be complete and are therefore unable to accommodate additional development.
- 1.4 The policy also supports appropriate conversions, restorations and replacement of housing within the countryside as a means of retaining a building whose character contributes to its rural setting, and for acknowledging an existing residential presence in such locations. However, the policy restricts isolated new housing in the countryside unless it can be satisfactorily substantiated by an economic justification under part f) of the policy. For such housing proposals with a location essential for business needs, an accompanying business case/justification will be required, which demonstrates the economic requirement for a house at that location.
- 1.5 Proposals for affordable housing in the countryside will only be supported if it meets the criteria tests contained within policies PMD4 and HD1. The Supplementary Planning Guidance on Affordable Housing provides more detailed information on this.

- 1.6 Any housing proposals which fall within the Countryside Around Towns (CAT) area, will also be assessed against Policy EP6. In such instances the CAT policy will carry greater weight. This will be the case except where a proposal is put forward to build within the confines of an existing building group as opposed to extending at or beyond its edges. Such proposals must be able to demonstrate that the high quality environment will be maintained. In this situation the proposal could be permissible under the CAT policy but will still have to meet the requirements of Policy HD2. Where a replacement house is proposed within the CAT area, this may be acceptable subject to meeting the criteria contained within Policy HD2(E) - Replacement Dwellings.
- 1.7 The Council will review its policy guidance on housing in the countryside by producing revised Supplementary Planning Guidance (SPG). The SPG will provide further clarity and expansion on the definitions contained within the policy criteria below.

POLICY HD2: HOUSING IN THE COUNTRYSIDE

The Council wishes to promote appropriate rural housing development:

- a) in village locations in preference to the open countryside where permission will only be granted in special circumstances on appropriate sites,
- b) associated with existing building groups where this does not adversely affect their character or that of the surrounding area, and
- c) in dispersed communities in the Southern Borders Housing Market Area.

As well as the above general principles, high quality design in all developments is critical, along with the requirement for suitable vehicular access. This will be guided by Supplementary Planning Guidance (SPG) on New Housing in the Borders Countryside and on Placemaking and Design.

(A) BUILDING GROUPS

Housing of up to a total of two additional dwellings or a 30% increase of the existing building group, whichever is the greater, may be approved provided that:

- a) the Council is satisfied that the site is well related to an existing group of at least three houses currently in residential use, provided that the group has scope for expansion and is not already considered complete,
- b) the cumulative impact of new development on the character of the building group, and on the landscape and amenity of the surrounding area will be taken into account when determining new applications. Additional development within a building group will be refused if, in conjunction with other developments in the area, it will cause unacceptable adverse impacts,
- c) any consents for new build granted under this part of this policy should not exceed two dwellings or a 30% increase in addition to the group during the Plan period. No further development above this threshold will be permitted.

In addition, where a proposal for new development is to be supported, the proposal should be appropriate in scale, siting, design, access, and materials, and should be sympathetic to the character of the building group.

The calculations on building group size are based on the existing number of housing units within the group as at the start of the Local Development Plan period. This will include those units under construction or nearing completion at that point.

(B) DISPERSED BUILDING GROUPS

In the Southern Housing Market area there are few building groups comprising three houses or more, and a more dispersed pattern is the norm. In this area a lower threshold may be appropriate, particularly where this would result in tangible community, economic or environmental benefits. In these cases the existence of a sense of place will be the primary consideration.

Housing of up to two additional dwellings associated with dispersed building groups that meet the above criteria may be approved provided that:

- a) the Council is satisfied that the site lies within a recognised dispersed community in the Southern Borders housing market area,
- b) any consents for new build granted under this part of this policy should not exceed two dwellings in addition to the group during the Plan period. No further development above this threshold will be permitted,
- c) the design of housing will be subject to the same considerations as other types of housing in the countryside proposals.

(C) CONVERSIONS OF BUILDINGS TO A HOUSE

Development that is a change of use of a building to a house may be acceptable provided that:

- a) the Council is satisfied that the building has architectural or historic merit, is capable of conversion and is physically suited for residential use,
- b) the building stands substantially intact (normally at least to wallhead height) and the existing structure requires no significant demolition. A structural survey will be required where in the opinion of the Council it appears that the building may not be capable of conversion, and
- c) the conversion and any proposed extension or alteration is in keeping with the scale and architectural character of the existing building.

(D) RESTORATION OF HOUSES

The restoration of a derelict or former house may also be acceptable provided that there is substantial physical evidence of a house remaining, which can be supported by documentary evidence. In addition:

- a) the siting and design reflects and respects the historical building pattern and the character of the landscape setting,
- b) any proposed extension or alteration should be in keeping with the scale, form and architectural character of the existing or original building, and
- c) significant alterations to the original character will only be considered where it can be demonstrated that these provide environmental benefits such as a positive contribution to the landscape and/or a more sustainable and energy efficient design.

(E) REPLACEMENT DWELLINGS

The proposed replacement of an existing house may be acceptable provided that:

- a) the house being replaced is currently occupied or capable of occupation,
- b) the siting and design of the new building reflects and respects the historical building pattern and the character of the landscape setting,
- c) the proposal is in keeping with the existing/original building in terms of its scales, extent, form and architectural character,
- d) significant alterations to the original character of the house will only be considered where it can be demonstrated that these provide environmental benefits such as a positive contribution to the landscape and /or a more sustainable and energy efficient design.

(F) ECONOMIC REQUIREMENT

Any dwelling with a location essential for business needs may be acceptable if the Council is satisfied that:

- a) the housing development is a direct operational requirement of an agricultural, horticultural, forestry or other enterprise which is itself appropriate to that location, and it is for a worker predominantly employed in the enterprise and the presence of that worker on-site is essential to the efficient operation of the enterprise. Such development could include businesses that would cause disturbance or loss of amenity if located within an existing settlement, or
- b) it is for use of a person last employed in an agricultural, horticultural, forestry or other enterprise which is itself appropriate to that location, and also employed on the unit that is the subject of the application, and the development will release another house for continued use by an agricultural, horticultural, forestry or other enterprise which is itself appropriate to that location, and
- c) the housing development would help support a business that results in a clear social or environmental benefit to the area, including the retention or provision of employment or the provision of affordable or local needs housing, and
- d) no appropriate site exists within a building group, and
- e) there is no suitable existing house or other building capable of conversion for the required residential use.

Where a house is proposed with a location essential for business needs, an accompanying business case/justification will be required, which demonstrates the economic requirement for a house at that location.

In ALL instances in considering proposals relative to each of the policy sections above, there shall be compliance with the Council's Supplementary Planning Guidance relating to Housing in the Countryside where it meets the terms of this policy and development must not negatively impact on landscape and existing communities. The cumulative effect of applications under this policy will be taken into account when determining impact.

KEY POLICIES TO WHICH THIS POLICY SHOULD BE CROSS REFERENCED:

Policy PMD2 Quality Standards
Policy PMD4 Development adjoining Development Boundaries
Policy ED10 Protection of Agricultural Land and Carbon Rich Soils
Policy HD1 Affordable Housing Delivery
Policy EP6 Countryside Around Towns
Policy HD3 Protection of Residential Amenity
Policy HD6 Housing for Particular Needs
Policy IS2 Developer Contributions
Policy IS3 Developer Contributions Related to the Borders Railway
Policy ED7 Business, Tourism and Leisure Development in the Countryside
Many of the Plan's environmental policies will be relevant particularly EP4 National Scenic Areas and EP5 Special Landscape Areas.

THE FOLLOWING APPROVED SUPPLEMENTARY PLANNING GUIDANCE MAY BE RELEVANT TO THIS POLICY:

Affordable Housing
Biodiversity
Countryside Around Towns
Development Contributions
Green Space
Landscape and Development
Local Biodiversity Action Plan

Local Landscape Designations
New Housing in the Borders Countryside
Placemaking and Design
Privacy and Sunlight Guide
Trees and Development
Use of Timber in Sustainable Construction

THE FOLLOWING PROPOSED/UPDATED SUPPLEMENTARY PLANNING GUIDANCE MAY BE RELEVANT TO THIS POLICY:

Affordable Housing
Biodiversity
Countryside Around Towns
Development Contributions
Greenspace
Landscape and Development
New Housing in the Borders Countryside
Placemaking and Design
Planning for Particular Needs Housing
Trees and Development

HOUSING DEVELOPMENT (HD)

POLICY HD3

PROTECTION OF RESIDENTIAL AMENITY

- 1.1 The aim of the policy is to protect the amenity of both existing established residential areas and proposed new housing developments. The policy applies to areas where the predominant use is residential; such areas are not identified on the Settlement Maps given that the predominant use of an area can change over time. The policy will be applicable for alterations and extensions, development on garden ground or 'backland', redevelopment of brownfield sites and development on gap sites. It applies to all forms of development and is also applicable in rural situations. This policy also applies to applications for renewable energy developments.
- 1.2 The Scottish Government's Scottish Planning Policy (SPP) states the need for high quality layout in housing developments in order to protect residential amenity.
- 1.3 Reference should also be made to the Council's Householder Developments Supplementary Planning Guidance in relation to privacy, sunlight and amenity.

POLICY HD3: PROTECTION OF RESIDENTIAL AMENITY

Development that is judged to have an adverse impact on the amenity of existing or proposed residential areas will not be permitted. To protect the amenity and character of these areas, any developments will be assessed against:

- a) the principle of the development, including where relevant, any open space that would be lost; and
- b) the details of the development itself particularly in terms of:
 - (i) the scale, form and type of development in terms of its fit within a residential area,
 - (ii) the impact of the proposed development on the existing and surrounding properties particularly in terms of overlooking, loss of privacy and sunlighting provisions. These considerations apply especially in relation to garden ground or 'backland' development,
 - (iii) the generation of traffic or noise,
 - (iv) the level of visual impact.

KEY POLICIES TO WHICH THIS POLICY SHOULD BE CROSS REFERENCED:

Policy PMD2 Quality Standards
Policy PMD5 Infill Development
Policy ED9 Renewable Energy Development
Environmental Promotion and Protection policies EP7-EP11

THE FOLLOWING APPROVED SUPPLEMENTARY PLANNING GUIDANCE MAY BE RELEVANT TO THIS POLICY:

Placemaking and Design
Privacy and Sunlight Guide

THE FOLLOWING PROPOSED/UPDATED SUPPLEMENTARY PLANNING GUIDANCE MAY BE RELEVANT TO THIS POLICY:

Placemaking and Design

HOUSING DEVELOPMENT (HD)

POLICY HD4

FURTHER HOUSING LAND SAFEGUARDING

- 1.1 This policy is intended to assist the Council to maintain the five year effective housing land supply at all times, while safeguarding particularly sensitive areas from development. The housing land audit process will be used to monitor the need for any additional land release. Where a shortfall is identified within the Local Development Plan area, new development will be directed to the longer term safeguarded areas identified in relation to settlements. These safeguarded areas are shown on the Settlement Profiles in Volume 2. Any proposals that come forward in these areas will be assessed against the policies in the approved Development Plans.

POLICY HD4: FURTHER HOUSING LAND SAFEGUARDING

The areas indicated in the Settlement Profiles for longer term expansion and protection shall be safeguarded accordingly. Any proposals coming forward for housing development within these longer term expansion areas in advance of the identification of a shortfall in the effective housing land supply will be treated as premature.

KEY POLICIES TO WHICH THIS POLICY SHOULD BE CROSS REFERENCED:

Policy PMD4 Development adjoining Development Boundaries
Policy ED7 Business, Tourism and Leisure Development in the Countryside
Policy HD1 Affordable Housing Delivery
policy HD6 Housing for Particular Needs
Policy IS2 Developer Contributions

HOUSING DEVELOPMENT (HD)

POLICY HD5

CARE AND NURSING HOMES

- 1.1 Scottish Planning Policy requires local authorities to consider the need for specialist provision, that includes care and nursing homes. The Scottish Borders has an aging population and consequently will have a supportive role in ensuring adequate provision is delivered.
- 1.2 The aim of the policy is to ensure that applications for residential care and nursing homes take account of the identified local need for such facilities. With the current demographics of the Scottish Borders and its growing proportion of older people, it is considered that the demand for care and nursing homes is likely to grow. As these facilities are often run as a private business, the local economy can therefore take advantage of the benefits arising from such opportunities. This policy will also apply where housing with care is being proposed.
- 1.3 In respect to new proposals, like other housing developments preference will be given to sites located within settlements with good access to local services and facilities. It is also important to recognise the need for the new home to be located within the community it serves, and not to be isolated from it. Whilst good access to all modes of transport including public transport is paramount, it will also be necessary to ensure that appropriate parking provision is available for the needs of the occupants, staff, and visitors.
- 1.4 Access to useable amenity space for occupants and their visitors should be incorporated into all new developments.

POLICY HD5: CARE AND NURSING HOMES

Proposals for new or extended residential care or nursing homes or other supported accommodation provision will be supported where this meets an identified local need as defined by agreed joint strategies and commissioning plans by the Council and NHS Borders.

Any new residential care or nursing home proposal will be required to meet the following criteria:

- a) be well located to allow good access to a range of local services and facilities and is accessible by a range of transport modes including public transport,
- b) have appropriate parking provision available that meets the needs of residents, visitors and staff,
- c) provide good quality amenity space available for the enjoyment of residents and their visitors,
- d) be appropriate to its setting in terms of landscape, visual and residential amenity impacts, and provides an attractive environment for prospective residents.

KEY POLICIES TO WHICH THIS POLICY SHOULD BE CROSS REFERENCED:

Policy PMD2 Quality Standards
Policy PMD5 Infill Development
Policy HD3 Protection of Residential Amenity
Policy HD6 Housing for Particular Needs
Policy EP3 Local Biodiversity and Geodiversity

THE FOLLOWING APPROVED SUPPLEMENTARY PLANNING GUIDANCE MAY BE RELEVANT TO THIS POLICY:

Placemaking and Design

THE FOLLOWING PROPOSED/UPDATED SUPPLEMENTARY PLANNING GUIDANCE MAY BE RELEVANT TO THIS POLICY:

Placemaking and Design
Planning for Particular Needs Housing

HOUSING DEVELOPMENT (HD)

POLICY HD6

HOUSING FOR PARTICULAR NEEDS

- 1.1 The aim of this policy is to ensure the provision of housing for particular needs throughout the Scottish Borders. Housing for particular needs can take many forms including for example: accessible and adapted housing; wheelchair/disabled housing; supported accommodation; extra care housing; student accommodation and gypsy/travellers and travelling showpeople. A working group including Council officials has been set up to consider methods for incorporating the needs of the disabled into Council policy. The findings of the group will be taken forward and it is envisaged that Supplementary Planning Guidance (SPG) on housing for particular needs will be produced in due course.
- 1.2 Scottish Planning Policy (SPP) requires Local Authorities to identify a generous supply of land for each housing market area, to meet the housing land requirement across all tenures, maintaining a five year effective housing land supply at all times. The housing land requirement was informed by the Housing Need and Demand Assessment 2 (HNDA), which was considered to be 'robust and credible' by the Scottish Government in March 2015.
- 1.3 The HNDA considered the need for specialist housing provision and there are various Council documents which continue to support and facilitate the delivery of housing for particular needs throughout the Scottish Borders. The Local Housing Strategy (LHS) sets out the vision and priorities for the future of housing and all housing related services across the Scottish Borders, considering all tenures and types of accommodation. The Strategic Housing Investment Plan (SHIP) sets out the key strategic housing investment priorities for affordable housing over a five year period. The SHIP includes proposals for the following particular needs housing: extra care and amenity housing. The Council has produced a number of strategies, which are underpinned by the LHS priorities, these include the Integrated Strategic Plan for Older People's Housing Care and Support and the Housing Needs and Aspirations of Young People Study.
- 1.4 The Council will continue to support proposals for particular housing needs, which may be identified within the HNDA, LHS or any other studies undertaken by the Council or its community partners. Decision making will be guided by local housing needs, which are set out within the HNDA and underpinned within the LHS priorities.

POLICY HD6: HOUSING FOR PARTICULAR NEEDS

The Council will support proposals for particular needs housing (including affordable housing) and accommodation, where there is an identified local housing need set out within the Housing Need and Demand Assessment, Local Housing Strategy or any other studies undertaken by the Council or its community partners.

Such proposals should be located to allow good access to a range of local services and facilities, be integrated with the local community and accessible by a range of transport modes, as well as appropriate in terms of visual impact and setting, including for prospective residents.

KEY POLICIES TO WHICH THIS POLICY SHOULD BE CROSS REFERENCED:

Policy PMD2 Quality Standards
Policy PMD3 Land Use Allocations
Policy PMD4 Development adjoining Development Boundaries
Policy PMD5 Infill Development
Policy HD1 Affordable Housing Delivery
Policy IS2 Developer Contributions
Policy IS8 Flooding

THE FOLLOWING APPROVED SUPPLEMENTARY PLANNING GUIDANCE MAY BE RELEVANT TO THIS POLICY:

Affordable Housing
Development Contributions

THE FOLLOWING PROPOSED/UPDATED SUPPLEMENTARY PLANNING GUIDANCE MAY BE RELEVANT TO THIS POLICY:

Affordable Housing
Development Contributions
Planning for Particular Needs Housing

SCOTTISH BORDERS COUNCIL PROPOSED LOCAL DEVELOPMENT PLAN 2020

ENVIRONMENTAL PROMOTION AND PROTECTION (EP)

The Scottish Borders is an attractive place to live and work and this puts a clear responsibility on the Council to maintain the intrinsic qualities of the area whilst seeking the balance of promoting the economic stability and growth essential to the future viability of the area. It is essential to ensure the right development occurs in the right place, and conversely, that development does not take place in the wrong place.

This policy section places an emphasis on placemaking and design in relation to new development. It confirms the various landscape, natural environment and nature conservation designations within the Scottish Borders and lays down a range of criteria tests to be applied to ensure their protection and/or any potential appropriate mitigation measures.

There are forty three Conservation Areas and over four thousand Listed Buildings within the Region and appropriate policy tests must ensure that any proposals preserve or enhance the special architectural or historic character and appearance of these built environment designations.



ENVIRONMENTAL PROMOTION AND PROTECTION (EP) POLICY EP1 INTERNATIONAL NATURE CONSERVATION SITES AND PROTECTED SPECIES

- 1.1 The aim of this policy is to give designated or proposed Natura sites, Ramsar sites and sites where there is the likely presence of European Protected Species (EPS) protection from potentially adverse development.
- 1.2 The Natura 2000 network comprises Special Areas of Conservation (SAC) and Special Protection Areas (SPA), which represent the very best of Scotland's nature and are internationally important for threatened habitats and species. SAC protect special habitats and/or species and are designated under the Habitats Directive. SPA protect birds and are designated under the Birds Directive. The network includes both terrestrial and marine protected species.
- 1.3 Ramsar sites (also designated as SSSI) are classified under the Convention on Wetlands of International Importance. Most Ramsar sites are linked to the Natura network either as SAC or SPA.
- 1.4 Where a proposal could have a 'likely significant effect' on a Natura site, an 'appropriate assessment' will be required, to demonstrate that the proposal will not adversely affect the integrity of the site. This is known as a Habitats Regulation Appraisal (HRA).
- 1.5 The Habitats Regulations 1994 (as amended in Scotland) provide the protection given to European protected species of animals and plants. If there is evidence to suggest that an EPS is present on site or may be affected by a proposed development, their presence must be established and any likely impact upon the species will be fully considered prior to the determination of the planning application.
- 1.6 The SAC and SPA are shown on the Policy Maps. Further information on internationally protected species can be found in the Supplementary Planning Guidance (SPG) for Biodiversity and the Local Biodiversity Action Plan.

POLICY EP1: INTERNATIONAL NATURE CONSERVATION SITES AND PROTECTED SPECIES

Development proposals which will have a likely significant effect on a designated or proposed Natura site, which includes all Ramsar sites, are only permissible where an appropriate assessment has demonstrated that it will not adversely affect the integrity of the site.

Where proposals could adversely affect the integrity of the site, they will only be permissible where:

- a) there are no alternative solutions, or
- b) there are imperative reasons of overriding public interest including those of a social or economic nature; and
- c) compensatory measures are provided to ensure that the overall coherence of the Natura network is protected.

Where a development proposal is sited where there is the likely presence of European Protected Species (EPS), the Planning Authority must be satisfied that:

- a) there is no satisfactory alternative, and
- b) the development is required for preserving public health or public safety or for other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance to the environment, and
- c) the development is not detrimental to the maintenance of the population of a EPS at a favourable conservation status in its natural range.

KEY POLICIES TO WHICH THIS POLICY SHOULD BE CROSS REFERENCED:

Policy PMD2 Quality Standards
Policy PMD4 Development adjoining Development Boundaries
Policy ED7 Business, Tourism and Leisure Development in the Countryside
Policy ED9 Renewable Energy Development
Policy HD2 Housing in the Countryside
Policy EP6 Countryside Around Towns
Policy EP12 Green Networks
Policy EP13 Trees, Woodlands and Hedgerows
Policy EP14 Coastline
Policy EP15 Development Affecting the Water Environment
Policy IS2 Developer Contributions
Policy IS15 Radio Telecommunications

Scottish Planning Policy

THE FOLLOWING APPROVED SUPPLEMENTARY PLANNING GUIDANCE MAY BE RELEVANT TO THIS POLICY:

Biodiversity
Countryside Around Towns
Development Contributions
Green Space
Landscape and Development
Local Biodiversity Action Plan
New Housing in the Borders Countryside
Trees and Development

THE FOLLOWING PROPOSED/UPDATED SUPPLEMENTARY PLANNING GUIDANCE MAY BE RELEVANT TO THIS POLICY:

Biodiversity
Countryside Around Towns
Development Contributions
Green Networks
Greenspace
Landscape and Development
New Housing in the Borders Countryside
Trees and Development

ENVIRONMENTAL PROMOTION AND PROTECTION (EP) POLICY EP2 NATIONAL NATURE CONSERVATION SITES AND PROTECTED SPECIES

- 1.1 The aim of the policy is to protect nationally important nature conservation sites and protected species. The Wildlife and Countryside Act 1981 as amended by the Nature Conservation (Scotland) Act 2004, Wildlife and Natural Environment (Scotland) Act 2011 and the Protection of Badgers Act 1992 as amended, sets out the protection afforded to wild animals and plants in Scotland. The precautionary principle will be used in identifying potentially adverse effects of development proposals.
- 1.2 Nationally important sites are legally protected by their designations as Sites of Special Scientific Interest (SSSI) for their floral, faunal, geological and geomorphological interests, and as National Nature Reserves (NNR) for the conservation of habitats and species. There are ninety five SSSI and one NNR in the Scottish Borders. Where development is permitted under the exception criteria below, mitigation measures of an appropriate nature to compensate for damage will be required, and may be located either on or off site.
- 1.3 The SSSI and NNR sites are shown on the Policy Maps. Further information on nationally protected species can be found in the Supplementary Planning Guidance (SPG) for Biodiversity and the Local Biodiversity Action Plan. The Biodiversity SPG states that the Council will ensure nationally important species are given full consideration in the assessment of development proposals which may affect them. In addition the Council will not normally grant consent for any development which would have a significant adverse effect upon habitats supporting such species.

POLICY EP2: NATIONAL NATURE CONSERVATION SITES AND PROTECTED SPECIES

Development proposals which are likely to have a significant adverse effect, either directly or indirectly, on a Site of Special Scientific Interest (SSSI), National Nature Reserve (NNR) or habitat directly supporting a nationally important species will not be permitted unless:

- a) the development will not adversely affect the integrity of the site, and
- b) the development offers substantial benefits of national importance, including those of a social or economic nature, that clearly outweigh the national nature conservation value of the site.

The developer will be required to detail mitigation, either on or off site, of any damage that may be caused by development permissible under the exception criteria.

KEY POLICIES TO WHICH THIS POLICY SHOULD BE CROSS REFERENCED:

Policy PMD2 Quality Standards
Policy PMD4 Development adjoining Development Boundaries
Policy ED7 Business, Tourism and Leisure Development in the Countryside
Policy ED9 Renewable Energy Development
Policy HD2 Housing in the Countryside
Policy EP6 Countryside Around Towns
Policy EP12 Green Networks
Policy EP13 Trees, Woodlands and Hedgerows
Policy EP14 Coastline
Policy EP15 Development Affecting the Water Environment
Policy IS2 Developer Contributions
Policy IS15 Radio Telecommunications

Scottish Planning Policy

THE FOLLOWING APPROVED SUPPLEMENTARY PLANNING GUIDANCE MAY BE RELEVANT TO THIS POLICY:

Biodiversity
Countryside Around Towns
Development Contributions
Green Space
Landscape and Development
Local Biodiversity Action Plan
New Housing in the Borders Countryside
Trees and Development

THE FOLLOWING PROPOSED/UPDATED SUPPLEMENTARY PLANNING GUIDANCE MAY BE RELEVANT TO THIS POLICY:

Biodiversity
Countryside Around Towns
Development Contributions
Green Networks
Greenspace
Landscape and Development
New Housing in the Borders Countryside
Trees and Development

ENVIRONMENTAL PROMOTION AND PROTECTION (EP) POLICY EP3 LOCAL BIODIVERSITY AND GEODIVERSITY

- 1.1 Local Biodiversity Sites (LBS) and Local Geodiversity Sites (LGS) are identified within this Plan as non-statutory designations. Collectively these are referred to as Local Nature Conservation Sites.
- 1.2 One purpose of this policy is to safeguard and enhance local biodiversity. It also contributes to the Council's statutory duty to further the conservation of biodiversity in the Scottish Borders, under Part 1 of the Nature Conservation (Scotland) Act 2004. The approach seeks to encourage developers to consider biodiversity at the outset of a proposal. The Supplementary Planning Guidance (SPG) for Biodiversity provides detailed guidance on the protection and enhancement of biodiversity, while the Local Biodiversity Action Plan (LBAP) sets out the Council's aims for conserving and enhancing biodiversity in the area.
- 1.3 The Scottish Borders countryside and some urban areas play an important role in the conservation of widely dispersed species with national protection. However some areas, designated as Local Biodiversity Sites and detailed in the SPG for Biodiversity, are more critical to the conservation of species and are therefore subject to protection under this policy. There are also priority species and habitats that do not have statutory protection but are of national importance or occur in regionally important populations within the Scottish Borders, these features are classified as Borders Notable Species and Borders Habitats of Conservation Concern. The LBS are shown within the Technical Note: Local Biodiversity Sites.
- 1.4 Decision making will be guided by the LBAP, SPG for Biodiversity, British Standard 42020: 2013 Biodiversity, planning/development briefs, expert advice from relevant environmental agencies and information from the Local Environmental Record Centre (LERC). Any biological site survey undertaken by developers will be deposited with the Council's Ecology Officer and in the LERC. The Council will adopt an integrated ecosystems approach to ensure sustainable use of land, water and living resources, in accordance with good practice, the Land Use Strategy and Scottish Biodiversity Strategy.
- 1.5 The other purpose of the policy is also to safeguard Local Geodiversity Sites which contain geological and/or geomorphological features of interest. LGS have value for one or more of the following reasons; scientific, historical, educational and/or aesthetic value. Furthermore, each of the sites are considered to be of regional importance for the Scottish Borders. The LGS are shown within the Technical Note: Local Geodiversity Sites. The Council will produce Supplementary Planning Guidance on Local Biodiversity Sites and Local Geodiversity Sites.

POLICY EP3: LOCAL BIODIVERSITY AND GEODIVERSITY

Details of these sites are set out within the Technical Notes: Local Biodiversity Sites and Local Geodiversity Sites.

Development that would have an unacceptable adverse effect on Borders Notable Species and Habitats of Conservation Concern will be refused unless it can be demonstrated that the public benefits of the development clearly outweigh the value of the habitat for biodiversity conservation.

Any development that could impact on local biodiversity through impacts on habitats and species should:

- a) aim to avoid fragmentation or isolation of habitats; and
- b) be sited and designed to minimise adverse impacts on the biodiversity of the site, including its environmental quality, ecological status and viability; and
- c) compensate to ensure no net loss of biodiversity through use of biodiversity offsets and ensure net gain as appropriate; and
- d) aim to enhance the biodiversity value of the site, through use of an ecosystems approach, with the aim of creation or restoration of habitats and wildlife corridors and provision for their long-term management and maintenance.

Development that would adversely affect the interest of a local geodiversity site will only be permitted where:

- a) the objectives and integrity of the designation will not be compromised; or
- b) the damage is outweighed by the social, economic or environmental benefits gained from the development; and
- c) suitable mitigation will be secured.

KEY POLICIES TO WHICH THIS POLICY SHOULD BE CROSS REFERENCED:

Policy PMD2 Quality Standards
Policy PMD4 Development adjoining Development Boundaries
Policy ED7 Business, Tourism and Leisure Development in the Countryside
Policy ED9 Renewable Energy Development
Policy HD2 Housing in the Countryside
Policy EP6 Countryside Around Towns
Policy EP10 Gardens and Designs Landscapes
Policy EP11 Protection of Greenspace
Policy EP12 Green Networks
Policy EP13 Trees, Woodlands and Hedgerows
Policy EP14 Coastline
Policy EP15 Development Affecting the Water Environment
Policy IS2 Developer Contributions
Policy IS15 Radio Telecommunications

THE FOLLOWING APPROVED SUPPLEMENTARY PLANNING GUIDANCE MAY BE RELEVANT TO THIS POLICY:

Biodiversity
Countryside Around Towns
Development Contributions
Green Space
Landscape and Development
Local Biodiversity Action Plan
New Housing in the Borders Countryside
Trees and Development

THE FOLLOWING PROPOSED/UPDATED SUPPLEMENTARY PLANNING GUIDANCE MAY BE RELEVANT TO THIS POLICY:

Biodiversity
Countryside Around Towns
Development Contributions
Green Networks
Greenspace
Landscape and Development
Minerals
New Housing in the Borders Countryside
Trees and Development

ENVIRONMENTAL PROMOTION AND PROTECTION (EP) POLICY EP4 NATIONAL SCENIC AREAS

- 1.1 The aim of the policy is to protect and enhance the scenic qualities of the National Scenic Areas (NSA) within the Scottish Borders by influencing the nature of development both within and outwith the sites where the development affects the setting and context of the NSA within the wider landscape.
- 1.2 The designation of NSAs was based on the richness of diverse combinations of landscape elements and spectacular or visually dramatic landscapes. There are two NSA located within the Scottish Borders; Eildon and Leaderfoot and Upper Tweeddale.
- 1.3 Where development proposals may potentially impact upon an NSA, developers will be required to carry out detailed assessments involving the identification of the scenic qualities of the NSA, the contribution the application site currently makes to the NSA and the way in which the proposed development will maintain or enhance the qualities of the NSA. In particular, the scale, siting and design of any development proposed should be appropriate to its location, with a high standard of associated landscaping.
- 1.4 The boundaries of the NSAs are shown on the Policy Maps in Volume 1. Further information on the landscape qualities for which the NSAs are designated is available from Scottish Natural Heritage's 'The Special Qualities of the National Scenic Areas'.

POLICY EP4: NATIONAL SCENIC AREAS

Development that may affect National Scenic Areas (NSAs) will only be permitted where:

- a) the objectives of the designation and the overall integrity of the NSA and its surrounds will not be compromised, or
- b) any significant adverse effects on the qualities, for which the site or its surrounds have been designated are clearly outweighed by social or economic benefits of national importance.

KEY POLICIES TO WHICH THIS POLICY SHOULD BE CROSS REFERENCED:

Policy PMD2 Quality Standards
Policy PMD4 Development adjoining Development Boundaries
Policy ED7 Business, Tourism and Leisure Development in the Countryside
Policy ED9 Renewable Energy Development
Policy ED12 Mineral and Coal Extraction
Policy HD2 Housing in the Countryside
Policy EP5 Special Landscape Areas
Policy EP6 Countryside Around Towns
Policy EP8 Historic Environment Assets and Scheduled Monuments
Policy EP10 Gardens and Designed Landscape
Policy EP11 Protection of Greenspace
Policy EP12 Green Networks
Policy EP13 Trees, Woodlands and Hedgerows
Policy IS15 Radio Communications

SNH 'The Special Qualities of the NSA's'

THE FOLLOWING APPROVED SUPPLEMENTARY PLANNING GUIDANCE MAY BE RELEVANT TO THIS POLICY:

Biodiversity
Countryside Around Towns
Green Space
Landscape and Development
Local Biodiversity Action Plan
New Housing in the Borders Countryside
Placemaking and Design
Trees and Development

THE FOLLOWING PROPOSED/UPDATED SUPPLEMENTARY PLANNING GUIDANCE MAY BE RELEVANT TO THIS POLICY:

Biodiversity
Countryside Around Towns
Green Networks
Greenspace
Landscape and Development
New Housing in the Borders Countryside
Placemaking and Design
Trees and Development

ENVIRONMENTAL PROMOTION AND PROTECTION (EP) POLICY EP5 SPECIAL LANDSCAPE AREAS

- 1.1 Local landscape designations are a valued approach to protecting and guiding change in areas of particular landscape importance in Scotland. The aim of the policy is to ensure that local areas of identified landscape quality, known as Special Landscape Areas (SLA) are afforded adequate protection against inappropriate development and that potential maintenance and enhancement of the SLA is provided for. The local landscape designations in the Borders were recently reviewed as part of the previous Local Development Plan process.
- 1.2 As a local designation, the protection is less stringent than needs to be the case for National Scenic Areas. Development that complies with other countryside policies and is in line with the Council's commitment to high quality design and siting may be able to be satisfactorily accommodated in the landscape.
- 1.3 Decision making will be guided by the Supplementary Planning Guidance (SPG) on Local Landscape Designations. This was informed by both Scottish Borders Landscape Character Assessment 1998 (now updated and included in the newly published SNH Scottish Landscape Character Types Digital Map and Descriptions 2019) and 'Guidance on Local Landscape Designations' as produced by Historic Environment Scotland and Scottish Natural Heritage.
- 1.4 The SPG identifies nine SLAs within the Scottish Borders, these are identified on the Policy Maps. For each of the SLAs the SPG provides a statement of importance and management recommendations. These measures are designed to help improve the conservation and management of the SLAs, and they should be reference in any development proposal.

POLICY EP5: SPECIAL LANDSCAPE AREAS

In assessing proposals for development that may affect Special Landscape Areas, the Council will seek to safeguard landscape quality and will have particular regard to the landscape impact of the proposed development, including the visual impact. Proposals that have a significant adverse impact will only be permitted where the landscape impact is clearly outweighed by social or economic benefits of national or local importance.

KEY POLICIES TO WHICH THIS POLICY SHOULD BE CROSS REFERENCED:

Policy PMD2 Quality Standards
Policy PMD4 Development adjoining Development Boundaries
Policy ED7 Business, Tourism and Leisure Development in the Countryside
Policy ED9 Renewable Energy Development
Policy ED12 Mineral and Coal Extraction
Policy HD2 Housing in the Countryside
Policy EP4 National Scenic Areas
Policy EP6 Countryside Around Towns
Policy EP8 Historic Environment Asset and Scheduled Monument
Policy EP10 Gardens and Designed Landscape
Policy EP11 Protection of Greenspace
Policy EP12 Green Networks
Policy EP13 Trees, Woodlands and Hedgerows
Policy EP14 Coastline
Policy IS15 Radio Communications

THE FOLLOWING APPROVED SUPPLEMENTARY PLANNING GUIDANCE MAY BE RELEVANT TO THIS POLICY:

Countryside Around Towns
Green Space
Landscape and Development
Local Landscape Designations
New Housing in the Borders Countryside
Placemaking and Design
Trees and Development

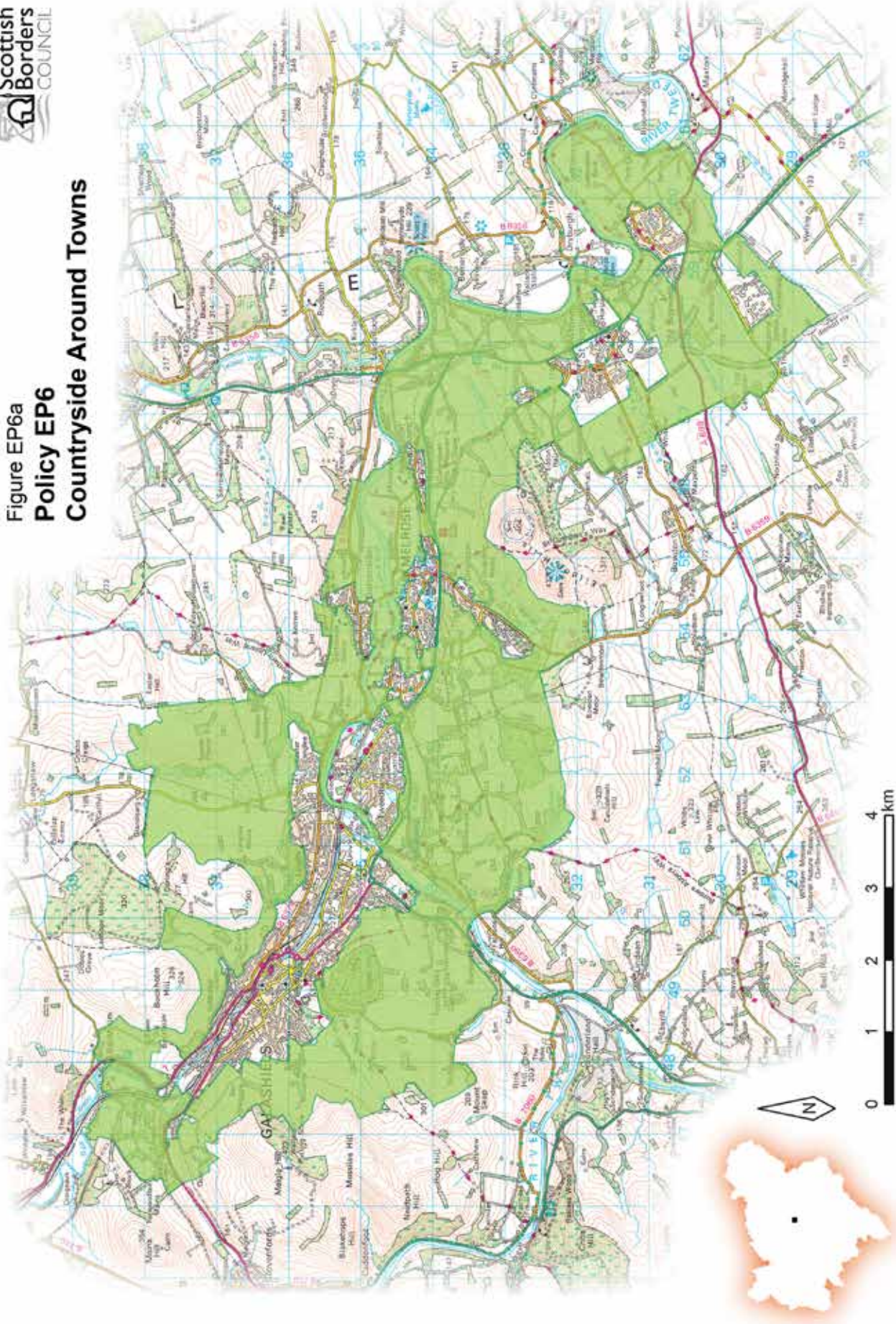
THE FOLLOWING PROPOSED/UPDATED SUPPLEMENTARY PLANNING GUIDANCE MAY BE RELEVANT TO THIS POLICY:

Countryside Around Towns
Greenspace
Landscape and Development
Green Networks
New Housing in the Borders Countryside
Placemaking and Design
Trees and Development

ENVIRONMENTAL PROMOTION AND PROTECTION (EP) POLICY EP6 COUNTRYSIDE AROUND TOWNS

- 1.1 The aim of this policy is to ensure that the identified Countryside Around Towns (CAT) area (Figure EP6a) and the high quality living environment it provides is protected and enhanced. The policy aims to prevent piecemeal development that detracts from the area's outstanding biodiversity, landscape, historical and recreational context. The policy will also help to prevent the coalescence of individual towns and villages within the area, thereby retaining their individual identity.
- 1.2 There is also an enhancement element of the policy which requires proposals to consider the maintenance and improvement of the high quality environment, for example through improvements to landscaping, planting or recreational access.
- 1.3 When a proposal is assessed under the CAT policy and Policy HD2: Housing in the Countryside Policy, it is the CAT policy that will carry greater weight. This will be the case except for where a proposal is put forward to build within the confines of an existing building group as opposed to extending outwith it, where it can be shown the high quality environment will be maintained. In this situation the proposal could be permissible under the CAT policy but will still have to meet the requirements of the Housing in the Countryside Policy.
- 1.4 Further detail on Policy EP6 can be found in the CAT Supplementary Planning Guidance and the current designated area is shown on Figure EP6a. The CAT area is partially located on land that is designated as a National Scenic Area as well as land that is designated as a Special Landscape Area. As a result the special qualities for which these designations are made should be taken into consideration in any relevant proposal.

Figure EP6a
Policy EP6
Countryside Around Towns



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POLICY EP6: COUNTRYSIDE AROUND TOWNS

Within the area defined as Countryside Around Towns, proposals will only be considered for approval if they meet the following considerations:

- a) there is an essential requirement for a rural location and the use is appropriate to a countryside setting e.g. agricultural, horticultural, forestry, countryside recreation, nature conservation, landscape renewal, community facilities, or
- b) it involves the rehabilitation, conversion, limited extension or an appropriate change of use of an existing traditional building of character, or,
- c) in the case of new build housing it must be located within the confines of an existing building group as opposed to extending outwith it and it must be shown that the high quality environment will be maintained. The definition of a building group is stated within Policy HD2 Housing in the Countryside, or
- d) it enhances the existing landscape, trees, woodland, natural & man-made heritage, access and recreational facilities, or
- e) subject to satisfactory design and setting, it has a proven national or strategic need and no alternative is suitable.

KEY POLICIES TO WHICH THIS POLICY SHOULD BE CROSS REFERENCED:

Policy PMD4 Development adjoining Development Boundaries
Policy ED7 Business, Tourism and Leisure Development in the Countryside
Policy ED9 Renewable Energy Development
Policy HD2 Housing in the Countryside
Policy EP4 National Scenic Areas
Policy EP5 Special Landscape Areas
Policy EP8 Historic Environment Assets and Scheduled Monuments
Policy EP10 Gardens and Designed Landscape
Policy EP11 Protection of Greenspace
Policy EP12 Green Networks
Policy EP13 Trees, Woodlands and Hedgerows
Policy IS2 Developer Contributions
Policy IS15 Radio Communications

THE FOLLOWING APPROVED SUPPLEMENTARY PLANNING GUIDANCE MAY BE RELEVANT TO THIS POLICY:

Biodiversity
Countryside Around Towns
Development Contributions
Green Space
Landscape and Development
Local Biodiversity Action Plan
Local Landscape Designations
New Housing in the Borders Countryside
Placemaking and Design
Trees and Development

THE FOLLOWING PROPOSED/UPDATED SUPPLEMENTARY PLANNING GUIDANCE MAY BE RELEVANT TO THIS POLICY:

Biodiversity
Countryside Around Towns
Development Contributions
Green Networks
Greenspace
Landscape and Development
New Housing in the Borders Countryside
Placemaking and Design
Trees and Development

ENVIRONMENTAL PROMOTION AND PROTECTION (EP) POLICY EP7 LISTED BUILDINGS

- 1.1 The aim of the policy is to protect Listed Buildings from works that would spoil their historic and architectural interest. In turn this will protect a major asset that contributes significantly towards the character and amenity of the Scottish Borders and represents a valuable resource for recreational, tourism and educational purposes. “Listed Buildings” may include structures as well as buildings.
- 1.2 Listed Buildings are most vulnerable when they are unoccupied and, consequently, encouragement will be given to appropriate development that would both provide occupancy and protect and enhance the character of the building. The fact that a building has been unoccupied for a period is not a justification for unsympathetic alteration.
- 1.3 The restoration of some of the Scottish Borders Listed Buildings has been undertaken through the use of enabling development. Scottish Planning Policy supports this principle where it can be the only means of retaining a Listed Building. The Council encourages early discussion in advance of submitting a potential application for enabling development, to avoid unnecessary expenditure in drawing up schemes that are unlikely to be viable. The impact of the development will require to be precisely defined at the outset, normally through the granting of a full planning application rather than planning permission in principle. It will be a requirement that the Listed Building is repaired to an agreed standard as early as possible in the course of the enabling development, ideally at the outset and if not, certainly before the completion or occupation of the new development.
- 1.4 Decisions on proposals for any alterations or demolition of a Listed Building will be made in accordance with the advice contained within the Historic Environment Policy for Scotland, and within the Managing Change in the Historic Environment guidance note series and in consultation with the appropriate heritage bodies.
- 1.5 Design Statements are a tool by which the design principles and design concepts of proposals may be illustrated and allow for the proper assessment of proposals. Brief statements are useful even for minor developments. The Design Statement should demonstrate an understanding of the significance of the asset.

POLICY EP7: LISTED BUILDINGS

The Council will support development proposals that conserve, protect, and enhance the character, integrity and setting of Listed Buildings.

Enabling development may be acceptable where it is clearly shown to be the only means of retaining a Listed Building and securing its long term future. Any development should be the minimum necessary to achieve these aims. The applicant will be required to demonstrate that the economic, environmental and social benefits of the proposed development would justify the enabling development.

Internal or external alterations and extensions to Listed Buildings, or new developments within their curtilage, must meet the following criteria:

- a) be of the highest quality,
- b) respect the original structure in terms of setting, scale, design and materials, whilst not inhibiting contemporary and/or innovative design;
- c) maintain, and should preferably enhance, the special architectural or historic quality of the building;
- d) demonstrate an understanding of the building's significance.

All applications for Listed Building Consent or applications affecting the setting of Listed Buildings are required to be supported by Design Statements.

New development that adversely affects the setting of a Listed Building will not be permitted.

The demolition of a Listed Building will not be permitted unless there are overriding environmental, economic, social or practical reasons. It must be satisfactorily demonstrated that every effort has been made to continue the present use or to find a suitable new use.

KEY POLICIES TO WHICH THIS POLICY SHOULD BE CROSS REFERENCED:

Policy PMD2 Quality Standards
Policy PMD5 Infill Development
Policy IS15 Radio Telecommunications
Other Environment Promotion and Protection policies.
Scottish Planning Policy
Historic Environment Policy for Scotland
Managing Change in the Historic Environment guidance note series

THE FOLLOWING APPROVED SUPPLEMENTARY PLANNING GUIDANCE MAY BE RELEVANT TO THIS POLICY:

Replacement Windows and Doors

THE FOLLOWING PROPOSED/UPDATED SUPPLEMENTARY PLANNING GUIDANCE MAY BE RELEVANT TO THIS POLICY:

Historic Environment

ENVIRONMENTAL PROMOTION AND PROTECTION (EP) POLICY EP8 HISTORIC ENVIRONMENT ASSETS AND SCHEDULED MONUMENTS

- 1.1 The aim of the policy is to give historic environment assets strong protection from any potentially damaging development. These assets include designated and undesignated archaeology, undesignated structures, battlefields, historic landscapes and natural features of cultural significance (see figure EP8a). Historic Environment assets represent a fragile irreplaceable part of the Scottish Borders heritage and environment. In addition to their inherent historic and cultural value, they are important sources for education, recreation, and tourism. The historic environment is intrinsically tied to the Borders' landscape, sense of place and identities.
- 1.2 Scottish Borders Council maintains an up to date Historic Environment Record (HER) database. This includes over 20,000 known historic environment assets of which only a small number are designated. When mapped, these assets cover approximately 2% of the total Council land area. The HER is continually updated as new discoveries are made. The entire Borders' landscape has been impacted by human interventions over thousands of years. In this way it is accepted that the historic environment and natural environment are intimately linked. Historic Environment specialists will examine development proposals for impacts on historic environment assets, their setting and their contextual relationships with historic and natural sites and features.
- 1.3 When determining development proposals the Council will seek to have designated and undesignated historic environment assets preserved in situ and within an appropriate setting. If this is determined to be unachievable, the policy allows for a full assessment of the significance of any historic environment asset to establish the likely impact of the development on them and provide appropriate mitigation. Any investigation must be carried out in accordance with the Council's requirements with regard to the scale of investigations, method of studying evidence and reporting of results. This will be proportionate to the cultural significance, actual or perceived, to the historic environment assets and their contexts that will be affected. Cultural significance is determined with regard to national guidance, national and regional research frameworks, assessment of the HER and specialist knowledge. In order to assess proposals affecting nationally designated Scheduled Monuments and Battlefields, the views of Historic Environment Scotland will be sought as appropriate.
- 1.4 Where development is approved which would affect known or suspected historic environment assets or their context, the Council will require that such development is carried out in accordance with an approved scheme of works designed to mitigate, offset or enhance the impact of development. The level and nature of this scheme of work will be proportionate to the development and its potential impact.
- 1.5 Where there is reasonable evidence of the existence of archaeological remains, but their nature and extent are unknown, the Council may require an Archaeological Investigation to provide clarification of the potential impact of development before or after a planning decision is reached. Further detailed investigation or in situ protection may be required depending on results.

1.6 Where archaeological investigation, preservation, and recording are required to be carried out, the Council will require implementation of a Written Scheme of Investigation (WSI) outlining an approved scheme of works. The scheme will ensure that a complete record is made of any remains which would otherwise be impacted by the development. Such a scheme might include some or all of the following:

- a) the preservation of remains in situ and in an appropriate setting,
- b) surface or geophysical survey,
- c) historic building recording,
- d) archaeological watching brief,
- e) archaeological excavation,
- f) study of the excavated evidence and publication of the results,
- g) an approved programme of public engagement where appropriate.
- h) an approved scheme of offset mitigation or enhancement

Typically WSI's are produced by contractors working to the standards of the Chartered Institute for Archaeologists. Where significant archaeological or historic sites or features are detected, the Council may require further investigation including post-excavation analysis, publication and promotion through an approved Post-Excavation Research Design (PERD).

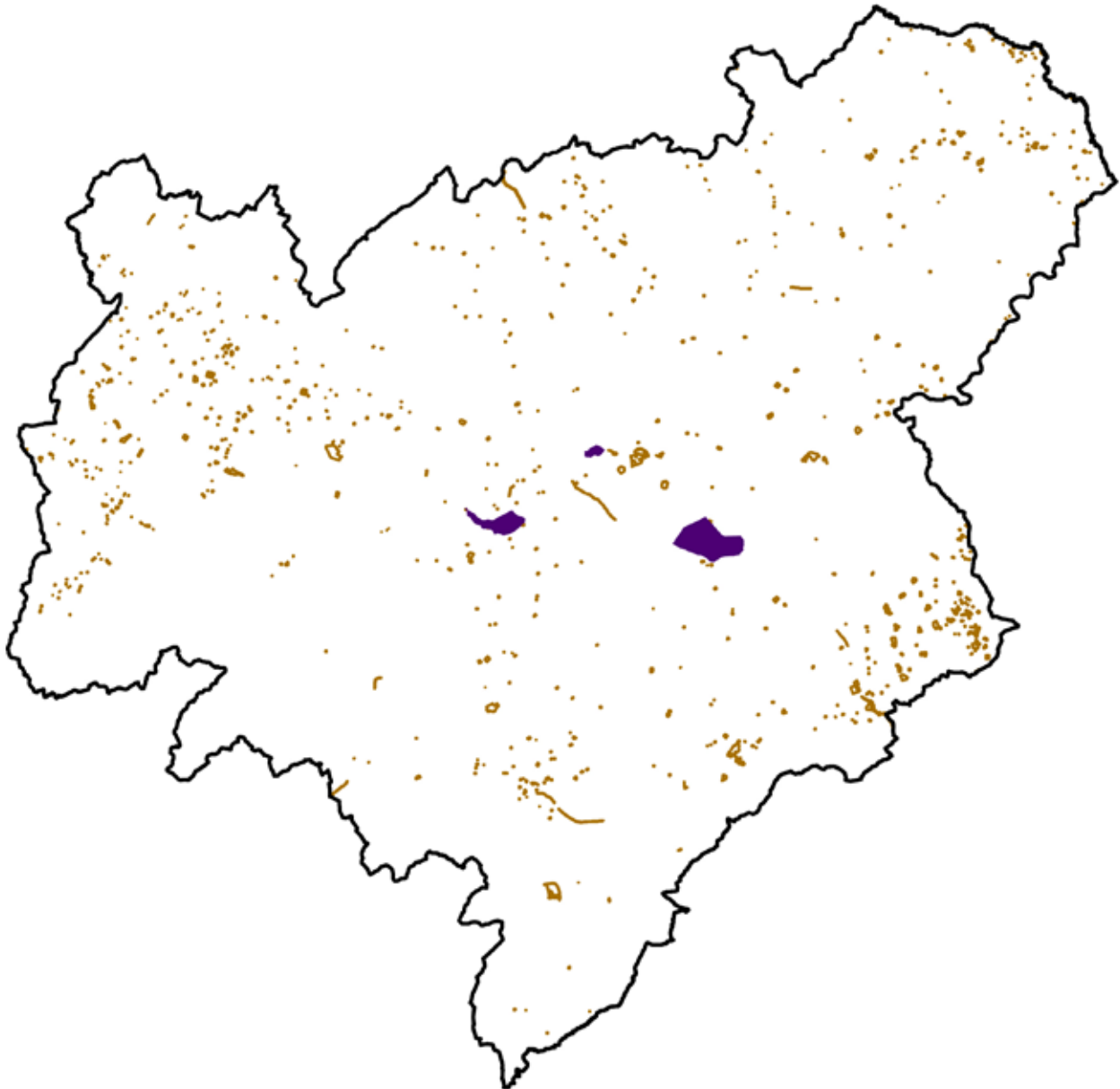
1.7 The preferred solution will be influenced by the cultural significance of assets in national, regional or local terms per criteria set out in the Historic Environment Policy for Scotland and Historic Environment Circular 1.



1.8 Setting is considered to be important to the way in which historic assets are understood, appreciated, and experienced both inwards and outwards. Further information and advice on 'setting' can be found in Historic Environment Scotland's Managing Change in the Historic Environment Guidance Note on Setting.

1.9 In certain circumstances the Council may require a Design Statement. Design Statements are a tool by which the design principles and design concepts of proposals may be illustrated and allow for the proper assessment of proposals. The Design Statement should demonstrate an understanding of the significance of the asset, likely development impacts and how the benefits of development clearly outweigh the asset's cultural, social and historic value. Brief statements may be useful even for minor developments.

Figure EP8a
Policy EP8

Scheduled Monuments Historic Battlefields



-  Historic Battlefields
-  Scheduled Monuments

This figure does not show undesignated assets.

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POLICY EP8: HISTORIC ENVIRONMENT ASSETS AND SCHEDULED MONUMENTS

(A) NATIONAL ARCHAEOLOGICAL SITES

Development proposals which would destroy or adversely affect the appearance, fabric or setting of Scheduled Monuments or other nationally important assets will not be permitted unless:

- a) the development offers substantial benefits, including those of a social or economic nature, that clearly outweigh the national value of the site, and
- b) there are no reasonable alternative means of meeting the development need.

(B) BATTLEFIELDS

The Council may support development proposals within a battlefield or its setting on the Inventory of Historic Battlefields Register, or a regionally significant battlefield, that seek to protect, conserve, and/or enhance the landscape characteristics or important features of the battlefield and/or its setting. Proposals will be assessed according to their sensitivity to the battlefield. Direct or indirect impacts to a battlefield may require appropriate mitigation approved by the Council.

(C) REGIONAL OR LOCAL HISTORIC ENVIRONMENT ASSETS

Development proposals which will adversely affect an archaeological asset of regional or local significance or their setting will only be permitted if it can be demonstrated that the benefits of the proposal will clearly outweigh the heritage value of the asset.

In all of the above cases, where development proposals impact on a Scheduled Monument, other nationally important assets, or any other archaeological or historical asset, developers may be required to implement detailed investigations, publication and/or public engagement per approved scheme of works.

Any proposal that will adversely affect a historic environment asset or its appropriate setting must include a mitigation strategy acceptable to the Council.

KEY POLICIES TO WHICH THIS POLICY SHOULD BE CROSS REFERENCED:

Policy PMD2 Quality Standards
Policy PMD4 Development adjoining Development Boundaries
Policy PMD5 Infill Development
Policy ED9 Renewable Energy Development
Policy ED12 Mineral and Coal Extraction
Policy IS13 Contaminated and Unstable Land

Many other Environmental Promotion and Protection policies may also be relevant.

Scottish Planning Policy
Historic Environment Policy for Scotland
Managing Change in the Historic Environment guidance note series
Historic Environment Circular 1

THE FOLLOWING PROPOSED/UPDATED SUPPLEMENTARY PLANNING GUIDANCE MAY BE RELEVANT TO THIS POLICY:

Historic Environment

ENVIRONMENTAL PROMOTION AND PROTECTION (EP) POLICY EP9 CONSERVATION AREAS

- 1.1 The aim of the policy is to preserve or enhance the character or appearance of Conservation Areas. Conservation Areas make a unique and irreplaceable contribution towards the character and quality of the Scottish Borders, and as such must be protected from inappropriate development. The policy aims to subject applications for demolition to scrutiny such that in cases where the building is of merit, demolition should be the last resort and only considered after all the alternatives have been evaluated, regardless of the quality of the replacement. The current use of the building will be considered and efforts made to seek alternative uses. In cases where the value of the building is limited, re-use may be of less importance and replacements of suitable quality may do more to enhance the Conservation Area.
- 1.2 The legislation defines Conservation Areas as “areas of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance” (Listed Buildings and Conservation Areas) (Scotland) Act 1997. Conservation Areas have evolved over many years and in some instances innovative or contemporary architecture can be appropriate.
- 1.3 “Development” includes alterations to existing property. The Town and Country Planning (General Permitted Development) (Scotland) Amendment Order 2011 states that “Any improvement, addition or other alteration to the external appearance of a dwellinghouse ...” is not permitted development within a Conservation Area. This therefore requires applications for planning permission for works such as replacement windows and doors.
- 1.4 The relevant national guidance is Scottish Planning Policy, Historic Environment Policy for Scotland and Managing Change in the Historic Environment guidance note series which aim to conserve the historic environment. PAN 68 “Design Statements” and PAN 71 “Conservation Area Management” are also relevant.
- 1.5 The boundaries of all Conservation Areas are shown on the Proposals Maps for the relevant settlements. A review of the Conservation Areas has recently been undertaken and that review included the designation of a further three Conservation Areas. There are currently 43 Conservation Areas designated within the Scottish Borders. These were formally designated on 5 March 2012. The boundaries of the Conservation Areas have been developed in line with the technical background note. Decision making will be guided by the Conservation Area Statements that are set out within the Conservation Area Statement Technical Note and Supplementary Planning Guidance will be produced in order to facilitate the management of the historic environment.
- 1.6 Following consultation on the Main Issues Report, it was agreed that the Newcastleton Prime Frontage/Core Area designation as contained within the Supplementary Planning Guidance on Replacement Windows and Doors would be removed. As a result of this decision, all applications in relation to replacement windows and doors within the Newcastleton Conservation Area will be

assessed against the “Elsewhere in Conservation Areas” element of the policy contained within the Supplementary Planning Guidance on Replacement Windows and Doors.

- 1.7 Decisions on proposals affecting a Conservation Area will be made in accordance with the policy and advice contained within the Historic Environment Policy for Scotland, and within the Managing Change in the Historic Environment guidance note series and in consultation with the appropriate heritage bodies.
- 1.8 Design Statements are a tool by which the design principles and design concepts of proposals may be illustrated and allow for the proper assessment of proposals. Brief statements are useful even for minor developments.

POLICY EP9: CONSERVATION AREAS

The Council will support development proposals within or adjacent to a Conservation Area which are located and designed to preserve or enhance the special architectural or historic character and appearance of the Conservation Area. This should accord with the scale, proportions, alignment, density, materials, and boundary treatment of nearby buildings, open spaces, vistas, gardens and landscapes.

The Council may require applications for full, as opposed to Planning Permission in Principle Consent.

Conservation Area Consent, which is required for the demolition of an unlisted building within a Conservation Area, will only be considered in the context of appropriate proposals for redevelopment and will only be permitted where:

- a) the building is incapable of reasonably beneficial use by virtue of its location, physical form or state of disrepair, and
- b) the structural condition of the building is such that it cannot be adapted to accommodate alterations or extensions without material loss to its character, and
- c) the proposal will preserve or enhance the Conservation Area, either individually or as part of the townscape.

In cases a) to c) above, demolition will not be permitted to proceed until acceptable alternative treatment of the site has been approved and a contract for the replacement building or for an alternative means of treating the cleared site has been agreed.

Design Statements will be required for all applications for alterations, extensions, or for demolition and replacement which should explain and illustrate the design principles and design concepts of the proposals.

KEY POLICIES TO WHICH THIS POLICY SHOULD BE CROSS REFERENCED:

Policy PMD2 Quality Standards
Policy PMD5 Infill Development
Policy EP13 Trees, Woodlands and Hedgerows
Policy IS15 Radio Telecommunications
Other Environmental Promotion and Protection policies
Scottish Planning Policy
Historic Environment Policy for Scotland
Managing Change in the Historic Environment guidance note series.

THE FOLLOWING APPROVED SUPPLEMENTARY PLANNING GUIDANCE MAY BE RELEVANT TO THIS POLICY:

Placemaking and Design
Replacement Windows and Doors
Shop fronts and shop signage

THE FOLLOWING PROPOSED/UPDATED SUPPLEMENTARY PLANNING GUIDANCE MAY BE RELEVANT TO THIS POLICY:

Placemaking and Design
Historic Environment

ENVIRONMENTAL PROMOTION AND PROTECTION (EP) POLICY EP10 GARDENS AND DESIGNED LANDSCAPES

- 1.1 The aim of the policy is to protect the character of Gardens and Designed Landscapes from development that would adversely affect their special character. At the same time, the policy recognises that development can sometimes be accommodated within or adjacent to these areas provided it is carefully sited and sensitively designed. Gardens and Designed Landscapes are a historically important element of the Scottish Borders landscape. In addition they may also provide landscape settings for important buildings, be architecturally or artistically important in themselves, and/or have horticultural, silvicultural and ecological value.
- 1.2 Planning authorities are encouraged to take measures to safeguard and enhance sites included in the Inventory of Gardens and Designed Landscapes, and also other important gardens and designed landscapes. The Council recognises the significant contribution that designed landscapes make to the landscape quality and attractiveness of the Scottish Borders. Within the Scottish Borders there are gardens and designed landscapes that are included in the Inventory of Gardens and Designed Landscapes that are of national importance, and those that are identified within the Borders Designed Landscape Survey (Peter McGowan study). It should be noted that the latter document includes sites of national, regional and local importance.
- 1.3 In respect to the Borders Designed Landscape Survey, it should be noted that Annex 4 provides a useful policy context. It also provides guidance on management and restoration of these sites, and part 4 of the Annex sets out design principles and common issues that provide essential direction for any planning application within or adjacent to a garden and designed landscape.
- 1.4 It is appreciated that there is a difference between the relative importance of sites that are on the National Inventory of Designed Landscapes in Scotland and those identified only within the Borders Designed Landscape Survey. Those contained within the Inventory will be subject to a greater degree of protection. The Council are also required to consult Historic Environment Scotland on any proposed development which may affect a historic garden or designed landscape as identified in the Inventory of Gardens and Designed Landscapes, and the effect of proposed development on a Garden or Designed Landscape is a material consideration in the determination of a planning application.
- 1.5 Setting is considered to be important to the way in which historic structures or places are understood, appreciated, and experienced. Further information and advice on 'setting' can be found in the Managing Change in the Historic Environment Guidance Note on Setting.
- 1.6 Design Statements are a tool by which the design principles and design concepts of proposals may be illustrated and allow for the proper assessment of proposals. Brief statements are useful even for minor developments.

POLICY EP10: GARDENS AND DESIGNED LANDSCAPES

The Council will support development that safeguards or enhances the landscape features, character or setting of:

- a) sites listed in the Inventory of Gardens and Designed Landscapes, or
- b) sites included in historic gardens and designed landscapes records.

All development should be carefully sited, be of the highest standards of design using appropriate finishing materials and planting, and be informed by and respectful of the historic landscape structure. Proposals that will result in an unacceptable adverse impact will be refused.

All applications affecting a Garden or Designed Landscape will be required to be supported by a Design Statement.

KEY POLICIES TO WHICH THIS POLICY SHOULD BE CROSS REFERENCED:

Policy PMD2 Quality Standards

Policy PMD4 Development adjoining Development Boundaries

Policy PMD5 Infill Development

Many other Environmental Promotion and Protection policies may also be relevant.

Scottish Planning Policy

Historic Environment Policy for Scotland

Managing Change in the Historic Environment guidance note series

ENVIRONMENTAL PROMOTION AND PROTECTION (EP) POLICY EP11 PROTECTION OF GREENSPACE

- 1.1 The aim of the policy is to give protection to a wide range of defined types of greenspace (also known as open space) within settlements and to prevent their piecemeal loss to development. The policy also aims to protect and safeguard the most important spaces within settlements. The greenspaces covered by this policy are based on the typology contained in the Scottish Government's Planning Advice Note (PAN) 65.
- 1.2 The Local Development Plan (LDP) identifies Key Greenspaces within Development Boundaries. The spaces identified within the Plan are those spaces which are considered to be of greatest value to the community and are therefore worthy of protection. It is intended that within Key Greenspaces only proposals that will enhance the space will be supported by the Council.
- 1.3 Whilst the Local Development Plan identifies Key Greenspaces within settlements, the policy acknowledges that there are other greenspaces also within settlements. This policy also extends protection to those other greenspaces. The policy also aims to ensure that where development is proposed, the loss is justified and that compensatory provisions are made.
- 1.4 It is accepted that the role of greenspaces may change over time to meet the needs of a community, such as where a play area was once a primary requirement for a community that requirement may have changed to a park/garden or even an allotment. Whilst this policy does allow for such changes to occur, it is important to ensure that where a greenspace contributes significantly to the placemaking of a settlement, any alterations to that space must not detract from the character and amenity of the settlement.
- 1.5 It is noted that the Council are currently reviewing their public play facilities in terms of future investment and removal of obsolete play areas where they are no longer fit for purpose. This programme of investment in play facilities aims to improve wellbeing and enhance activity levels for all ages with a beneficial impact on the health of the population. Currently the quantity of play provision in the Scottish Borders is high per head of population, but the quality is very low (compared to national benchmarking), this results in diminishing the wider benefits of these facilities to communities. This new investment programme will address the challenge of balancing quantity against quality, ensuring optimal provision of play facilities across the network. In addition it also seeks to redress the balance between quantity and quality, through rationalising the estate and targeting resources to those areas of higher impact. As a consequence of this new investment programme, there will be changes to the hierarchy and role of greenspaces and particularly the play areas within many of the settlements in the Scottish Borders.
- 1.6 As a result of the Community Empowerment (Scotland) Act 2015 every local authority are required to prepare a food growing strategy for its area to identify land that could be used to grow food and describe how provision for community growing can be increased. It is therefore likely that

within the lifetime of the Plan, new or repurposed greenspaces will be identified for the purpose of food growing. Although these spaces may not be currently identified within this Plan as Key Greenspaces, those new or repurposed greenspaces that are located within settlements will too receive protection under this policy. A new policy has been prepared in the LDP, policy EP17 Food Growing and Community Growing Spaces.

- 1.7 The Council has produced a Supplementary Planning Guidance (SPG) on Green Space. The SPG will continue to provide guidance to those preparing planning applications for one or more dwellings as to what the Council may require in order to mitigate the impact of residential developments on greenspace and outdoor sport and recreation provision. Furthermore the Council have also approved a Facilities and Pitches Strategy 2011, which will be used to assess future provision of accessible high quality and financially sustainable facilities for sport and physical activity in the Scottish Borders, as well as being a key driver to partnerships and external funding providers.

POLICY EP11: PROTECTION OF GREENSPACE

(A) KEY GREENSPACES

Key Greenspaces as identified on Proposal Maps will be protected from development that will result in their loss. Development that protects and enhances the quality of Key Greenspaces will be supported.

(B) OTHER GREENSPACES

Greenspace within the Development Boundary of settlements will be protected from development where this can be justified by reference to any of the following:

- a) the environmental, social or economic value of the greenspace;
- b) the role that the greenspace plays in defining the landscape and townscape structure and identity of the settlement;
- c) the function that the greenspace serves.

In both cases development that would result in the loss of greenspace, including outdoor sports facilities, will only be permitted if it can be satisfactorily demonstrated that, based on consultation with user groups and advice from relevant agencies:

- d) there is social, economic and community justification for the loss of the open space; or
- e) the need for the development is judged to outweigh the need to retain the open space; and
- f) where appropriate, comparable open space or enhancement of existing open space may be provided and/or paid for by the developer at an alternative location within or immediately adjacent to the settlement where this will provide adequate and acceptable replacement for the open space lost as a result of the development. In some cases, recreational provision in the form of indoor sports facilities may be a suitable alternative provided it is equally accessible and is judged to compensate fully for the loss of the open space resource.

Development that would result in the loss of functional open space where a quantifiable demand can be demonstrated must in addition be justified by reference to:

- g) the levels of existing provision and predicted requirements for the settlement;
- h) the extent to which current or predicted future demand can be met on a reduced area.

KEY POLICIES TO WHICH THIS POLICY SHOULD BE CROSS REFERENCED:

Policy PMD2 Quality Standards
Policy PMD4 Development adjoining Development Boundaries
Policy PMD5 Infill Development
Policy EP6 Countryside Around Towns
Policy EP8 Historic Environment Assets and Scheduled Monuments
Policy EP12 Green Networks
Policy EP17 Food Growing and Community Growing Spaces
Policy IS5 Protection of Access Routes

THE FOLLOWING APPROVED SUPPLEMENTARY PLANNING GUIDANCE MAY BE RELEVANT TO THIS POLICY:

Biodiversity
Countryside Around Towns
Green Space
Landscape and Development
Local Landscape Designations
Trees and Development

THE FOLLOWING PROPOSED/UPDATED SUPPLEMENTARY PLANNING GUIDANCE MAY BE RELEVANT TO THIS POLICY:

Biodiversity
Countryside Around Towns
Greenspace
Landscape and Development
Trees and Development

ENVIRONMENTAL PROMOTION AND PROTECTION (EP) POLICY EP12 GREEN NETWORKS

- 1.1 Green Networks consist of a network of greenspaces (including green infrastructure) and green corridors through, within and around settlements, linking open spaces within settlements to the wider countryside. (see Figure EP12a). They can assist in enhancing the biodiversity, quality of life, and sense of place of an area.
- 1.2 The aim of the policy is to promote and support developments that enhance Green Networks. The policy also aims to protect existing Green Networks and avoid where possible their fragmentation. It is recognised however, that while the Local Development Plan (LDP) identifies a series of green networks, it should also be noted that there are numerous other local green networks throughout the Scottish Borders which are also covered by this policy.
- 1.3 In line with Planning Advice Note 65: Planning and Open Space, the LDP identifies those green networks that contribute to the development framework. Therefore the networks identified within the LDP focus primarily on the Strategic Development Areas as set out in the SESplan and the 11 main population centres/settlements within the Borders. The LDP identifies three different types of green networks, Strategic, Key and a further one based on the former railway routes (refer to Policy Maps).
- 1.4 The Strategic Green Network identified connects the Central Borders Strategic Development Area (SDA) to the Western Borders SDA. It focuses on an area which is made up of various components that attract and encourage participation from the greatest number of people.
- 1.5 The series of Key Green Networks identified within the LDP are in and around the towns of Duns, Eyemouth, Hawick, Jedburgh, Kelso and Lauder. These identified networks also complement the development strategy set out within the SESplan.
- 1.6 Former railway lines in the Scottish Borders represent a network of over 125 miles of former trackbed which links many of the larger towns, as well as neighbouring local authorities (both in the north of the Scottish Borders and in the south), and as such offers considerable potential for alternative uses in the promotion of connectivity. The LDP seeks to safeguard these routes of the former railway lines as they have the potential to be used for walking, cycling and recreation and have the potential to assist in reducing car use in line with the Transport Strategy.
- 1.7 The Green Networks identified within the LDP assist in supporting sustainable economic growth, tourism, recreation, the creation of an environment that promotes a healthier-living lifestyle, and the protection and enhancement of biodiversity, and has the potential to improve the quality of the water environment, promote flood protection, and reduce pollution.

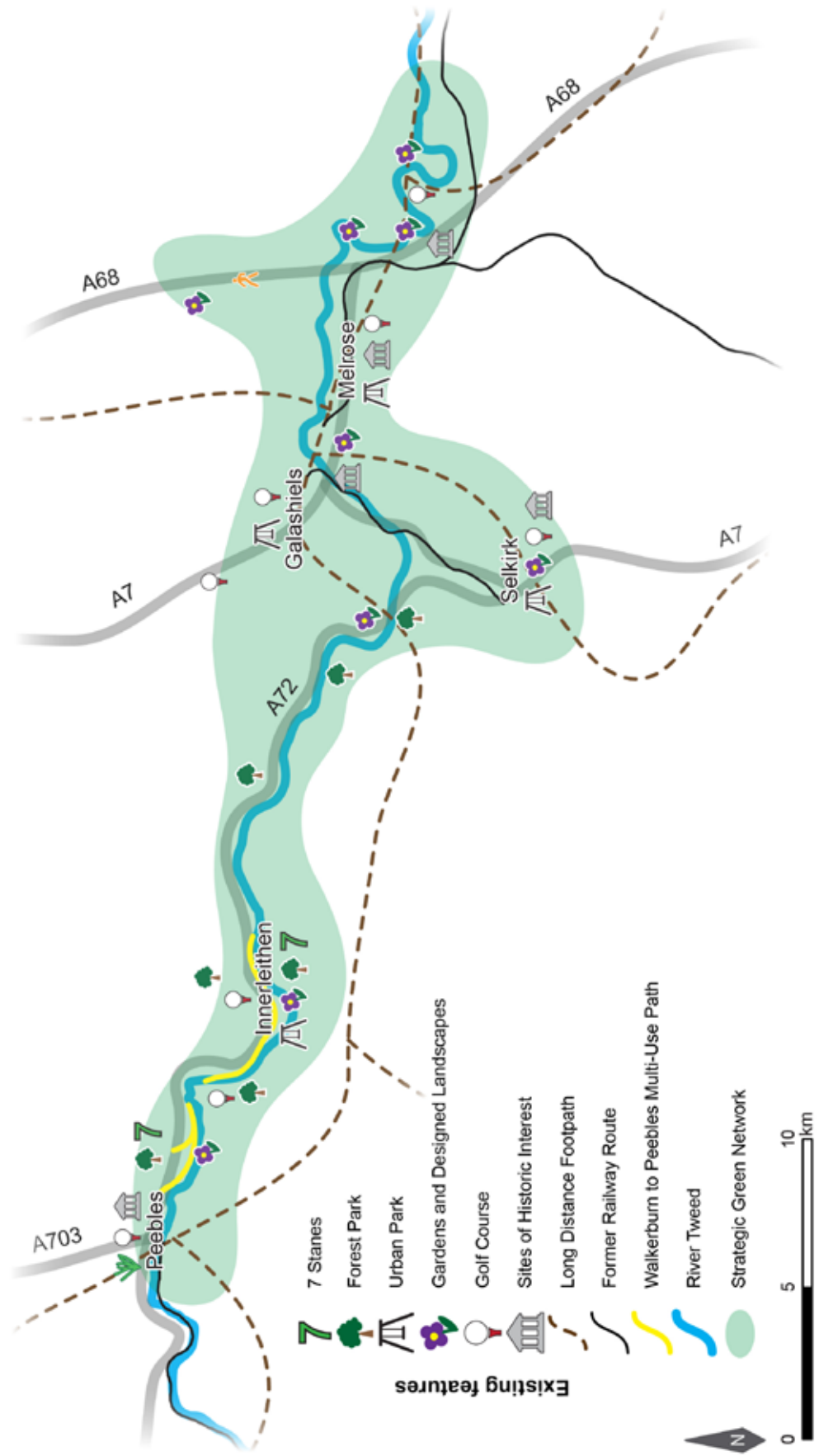
- 1.8 Elements that form a Green Network set out within the LDP can range from a few to many. These can include footpaths or cycle routes be they for sustainable travel/active travel and recreation, either within towns or linking towns; quality natural heritage; areas of woodland; main rivers and water quality, landscape designations as well as gardens and designed landscapes.
- 1.9 The Council will also consider the preparation of Supplementary Planning Guidance on Green Networks.



Improvements

- Eddleston River Restoration Project
- Completion of Earliston to Leaderfoot Multi-Use Path

Figure EP12a
Policy EP12
Green Networks



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POLICY EP12: GREEN NETWORKS

The Council will support proposals that protect, promote and enhance the Greenspace Network.

Where a proposal comes forward that will result in a negative impact on the natural heritage, greenspace, landscape, recreation or other element of a Green Network, appropriate mitigation will be required.

Where infrastructure projects or other developments are required that cross a Green Network, such developments must take account of the coherence of the Network. In doing this, measures which allow access across roads for wildlife, or access for outdoor recreation will be required.

KEY POLICIES TO WHICH THIS POLICY SHOULD BE CROSS REFERENCED:

Policy PMD2 Quality Standards
Policy PMD4 Development adjoining Development Boundaries
Policy PMD5 Infill Development
Policy EP6 Countryside Around Towns
Policy EP8 Historic Environment Assets and Scheduled Monuments
Policy EP11 Protection of Greenspace
Policy EP17 Food Growing and Community Growing Spaces
Policy IS5 Protection of Access Routes

THE FOLLOWING APPROVED SUPPLEMENTARY PLANNING GUIDANCE MAY BE RELEVANT TO THIS POLICY:

Biodiversity
Countryside Around Towns
Green Space
Landscape and Development
Local Landscape Designations
Trees and Development

THE FOLLOWING PROPOSED/UPDATED SUPPLEMENTARY PLANNING GUIDANCE MAY BE RELEVANT TO THIS POLICY:

Biodiversity
Countryside Around Towns
Greenspace
Landscape and Development
Trees and Development

ENVIRONMENTAL PROMOTION AND PROTECTION (EP) POLICY EP13 TREES, WOODLANDS AND HEDGEROWS

- 1.1 The aim of the policy is to give protection to the woodland resource and in turn, to the character and amenity of settlements and the countryside, maintain habitats and provide an important recreational asset. The policy seeks to protect and enhance the whole resource, not only individual trees that might be protected by a Tree Preservation Order; safeguarded by a condition on a planning permission; or located within a Conservation Area. The woodland resource refers to the maintenance and management of trees, ancient woodlands and pastures, and hedgerows.
- 1.2 The policy encourages developers to take account of the existing woodland resource at the outset of their development schemes, and provides for the protection of the resource during construction. Decision making will be informed by the Scottish Borders Woodland Strategy, expert advice from external agencies, the existing condition of the woodland resource and British Standard 5837: Trees in Relation to Construction. Supplementary Planning Guidance (SPG) on Trees and Development outlines the Council's requirements when considering applications which could affect trees.
- 1.3 As part of the Woodland Strategy, the Council is currently taking part in a Regional Strategic Woodland Creation pilot project. The aim of the pilot project is to develop a new approach to forestry that seeks better integration of new woodland with farming and other land uses to maximise the benefits. This may inform decision making in due course.

POLICY EP13: TREES, WOODLANDS AND HEDGEROWS

The Council will refuse development that would cause the loss of or serious damage to the woodland resource unless the public benefits of the development clearly outweigh the loss of landscape, ecological, recreational, historical or shelter value.

Any development that may impact on the woodland resource should:

- a) aim to minimise adverse impacts on the biodiversity value of the woodland resource, including its environmental quality, ecological status and viability; and
- b) where there is an unavoidable loss of the woodland resource, ensure appropriate replacement planting, where possible, within the area of the Scottish Borders; and
- c) adhere to any planning agreement sought to enhance the woodland resource.

KEY POLICIES TO WHICH THIS POLICY SHOULD BE CROSS REFERENCED:

Policy PMD2 Quality Standards
Policy PMD4 Development adjoining Development Boundaries
Policy ED7 Business, Tourism and Leisure Development in the Countryside
Policy ED9 Renewable Energy Development
Policy HD2 Housing in the Countryside
Policy EP4 National Scenic Areas
Policy EP5 Special Landscape Areas
Policy EP6 Countryside Around Towns
Policy EP8 Historic Environment Assets and Scheduled Monuments
Policy EP10 Gardens and Designed Landscape
Policy EP11 Protection of Greenspace
Policy EP12 Green Networks
Policy EP15 Development Affecting the Water Environment
Policy IS2 Developer Contributions
Policy IS15 Radio Communications

THE FOLLOWING APPROVED SUPPLEMENTARY PLANNING GUIDANCE MAY BE RELEVANT TO THIS POLICY:

Biodiversity
Countryside Around Towns
Development Contributions
Green Space
Landscape and Development
Local Biodiversity Action Plan
Local Landscape Designations
New Housing in the Borders Countryside
Trees and Development

THE FOLLOWING PROPOSED/UPDATED SUPPLEMENTARY PLANNING GUIDANCE MAY BE RELEVANT TO THIS POLICY:

Biodiversity
Countryside Around Towns
Development Contributions
Green Networks
Greenspace
Landscape and Development
New Housing in the Borders Countryside
Trees and Development

ENVIRONMENTAL PROMOTION AND PROTECTION (EP) POLICY EP14 COASTLINE

- 1.1 The aim of the policy is to ensure the Scottish Borders coastline, in particular the 'undeveloped coast' outwith the respective coastal settlement boundaries, is afforded adequate protection from inappropriate development. The coastline is important not just from an environmental point of view but because of its value as a tourism asset.
- 1.2 Scottish Planning Policy states that Planning Authorities should consider identifying coastal areas likely to be suitable or unsuitable for development, including priority regeneration and enhancement areas, and any relevant constraints, such as erosion or flood risk.
- 1.3 It is considered that proposals for development, including regeneration, can be met by the coastal settlements and that it is not necessary to identify other areas suitable or unsuitable for development. Proposals for development outwith a development boundary will be tested by appropriate Local Development Plan policy.
- 1.4 The Scottish Borders coastline is designated for its nature and landscape value, as identified on the Policy Map, and any development would have to adhere to the relevant policies associated with these designations. This includes appropriate assessment where required to demonstrate no adverse effect on the integrity of Natura sites.
- 1.5 Local Authorities and the Marine Planning Partnerships (MPP) are encouraged to work together to ensure planning coherence across the land-sea interface. It is important that this extends beyond the jurisdictional overlap of the intertidal zone, as activities far inland can have implications for marine health. Prior to the establishment of the Forth & Tay Marine Planning Partnership, Scottish Borders Council will work to ensure coherence with the National Marine Plan (NMP). The NMP is a statutory plan with policies relevant to all public authorities, including those whose responsibilities are primarily land-based. Early engagement between applicants, the Council and other appropriate authorities is essential to ensure the co-ordination of any necessary environmental assessments in accordance with Circular 1/2015: Relationship between the Statutory Land Use Planning System and Marine Planning and Licensing.

POLICY EP14: COASTLINE

Development proposals at a coastal location will only be permitted where:

- a) the proposal is located within the Burnmouth, Eyemouth and St Abbs development boundary; or
- b) the proposal is appropriate under Local Development Plan policies; or
- c) the development requires a coastal location; and
- d) the benefits of the proposal clearly outweigh any damage to the landscape character or to the nature conservation value of the site as assessed under other relevant Local Development Plan policies.

KEY POLICIES TO WHICH THIS POLICY SHOULD BE CROSS REFERENCED:

Policy PMD4 Development adjoining Development Boundaries
Policy ED7 Business, Tourism and Leisure Development in the Countryside
Policy HD2 Housing in the Countryside
Policy EP1 International Nature Conservation Sites and Protected Species
Policy EP2 National Nature Conservation Sites and Protected Species
Policy EP3 Local Biodiversity and Geodiversity
Policy EP5 Special Landscape Areas
Policy EP12 Green Networks

The relevant government guidance is Scottish Planning Policy and Planning Circular 1/2015: relationship between the statutory land use planning system and marine planning and licencing.

THE FOLLOWING APPROVED SUPPLEMENTARY PLANNING GUIDANCE MAY BE RELEVANT TO THIS POLICY:

Landscape and Development
Local Landscape Designations
Placemaking and Design

THE FOLLOWING PROPOSED/UPDATED SUPPLEMENTARY PLANNING GUIDANCE MAY BE RELEVANT TO THIS POLICY:

Green Networks
Landscape and Development
Placemaking and Design

ENVIRONMENTAL PROMOTION AND PROTECTION (EP) POLICY EP15 DEVELOPMENT AFFECTING THE WATER ENVIRONMENT

- 1.1 The policy is aimed at ensuring that development does not adversely affect any of the complex components that comprise the water environment, for example, rivers, lochs, groundwater, wetland, coastal waters and estuaries. Under the Water Environment (Controlled Activities) (Scotland) Regulations 2011, any activity which may affect Scotland's water environment must be authorised.
- 1.2 The Council aims to protect and improve the quality of the water environment and requires developers to consider how their proposals might generate potentially adverse impacts and to build in measures that will minimise any such impacts and enhance and restore the water environment. Development proposals likely to have a significant effect on the River Tweed Special Area of Conservation will be subject to appropriate assessment, as set out in Policy EP1: International Nature Conservation Sites and Protected Species. The basis of the Council's approach will be the sustainable management objectives set out to improve the River Tweed in the Solway Tweed River Basin Management Plan and to the Eye Water set out in the Forth Area Management Plan. The Council will also liaise with its partner organisations particularly in regard to the River Tweed Special Area of Conservation.
- 1.3 The policy refers to the natural and physical characteristics of the water environment; the natural characteristics are biodiversity or landscape features, whilst the physical characteristics include the water quality and morphology.
- 1.4 Opportunities to enhance and restore the water environment in support of biodiversity are set out in the Supplementary Planning Guidance for Biodiversity.

POLICY EP15: DEVELOPMENT AFFECTING THE WATER ENVIRONMENT

Development proposals that seek to bring improvement to the quality of the water environment will be supported. Where a proposal would result in a significant adverse effect on the water environment through impact on its natural or physical characteristics, or its use for recreation or existing river engineering works, it will be refused. Decision making will be guided by an assessment of:

- a) pollution of surface or underground water, including water supply catchment areas, as a result of the nature of any surface or waste water discharge or leachate, including from the disturbance of contaminated land;
- b) flood risk within the site or the wider river catchment;
- c) proposals for river engineering works that may be required for fisheries management, flood defence or erosion control;
- d) compliance with current best practice on Sustainable Urban Drainage (SUDS) including avoidance of flooding, pollution, extensive canalisation and culverting of watercourses.

KEY POLICIES TO WHICH THIS POLICY SHOULD BE CROSS REFERENCED:

Policy PMD2 Quality Standards
Policy EP1 International Nature Conservation Sites and Protected Species
Policy EP2 National Nature Conservation Sites and Protected Species
Policy EP3 Local Biodiversity and Geodiversity
Policy EP12 Green Networks
Policy IS2 Developer Contributions
Policy IS8 Flooding
Policy IS9 Waste Water Treatment Standards and Sustainable Urban Drainage

THE FOLLOWING APPROVED SUPPLEMENTARY PLANNING GUIDANCE MAY BE RELEVANT TO THIS POLICY:

Biodiversity

THE FOLLOWING PROPOSED/UPDATED SUPPLEMENTARY PLANNING GUIDANCE MAY BE RELEVANT TO THIS POLICY:

Biodiversity
Green Networks

ENVIRONMENTAL PROMOTION AND PROTECTION (EP) POLICY EP16 AIR QUALITY

- 1.1 The purpose of this policy is to protect air quality and in doing so complement other policies to protect land and water. This in turn will help to fulfil the Council's environmental commitments and its contribution to addressing climate change. The Scottish Borders has no areas where air quality is an issue and the Council is keen to maintain this standard.
- 1.2 The policy applies not just to business and industrial development that may involve emissions but to other land uses that, through the generation of traffic, for example, could result in deterioration of local air quality. It applies to visible pollutants and to invisible gases such as CO₂ which have been linked to climate change.
- 1.3 The Scottish Government's national strategy 'Cleaner Air for Scotland – The Road to a Healthier Future' (CAFS) is a national cross government strategy that aims to bring together the major policy areas relevant to air quality within one overarching framework. To help the Scottish Government in their aims; the planning system has an important role in ensuring that both carbon emissions and air quality impacts from proposed developments are reasonably mitigated.
- 1.4 Future communities, workplaces, recreation and retail facilities throughout the Scottish Borders should have access to sustainable transport options and provision for electric vehicle charging. It is important that any new development and associated road traffic does not have significant adverse impact on air quality either through the exacerbation of existing air quality problems or the introduction of new sources of pollution where they would impact on sensitive receptors. Where possible, the Council has sought to minimise any potential impacts by allocating sites near to local services, although due to the geographic nature of the Scottish Borders, it is acknowledged there will always be reliance on car usage. New development will also support the change to a low carbon economy by ensuring it does not have a detrimental effect on air quality by encouraging renewable energy options and low emission technologies within the design.
- 1.5 The Council acknowledges that when considered in isolation, a single development is unlikely to have a significant impact on local air quality and may not trigger the need for an Air Quality Assessment. However, when it is considered alongside other developments in and around the area that may also increase traffic, the cumulative impact on some routes is likely to be more significant and could result in a breach of an air quality standard.

POLICY EP16: AIR QUALITY

Development proposals that, individually or cumulatively, could adversely affect the quality of air in a locality to a level that could potentially harm human health and wellbeing or the integrity of the natural environment, must be accompanied by provisions that the Council is satisfied will minimise such impacts to an acceptable degree. Where it is considered appropriate the Council may request that an Air Quality Assessment is undertaken to assist determination of an application.

KEY POLICIES TO WHICH THIS POLICY SHOULD BE CROSS REFERENCED:

Policy PMD4 Development adjoining Development Boundaries
Policy ED7 Business, Tourism and Leisure Development in the Countryside
Policy HD2 Housing in the Countryside
Policy EP12 Green Networks
Policy IS1 Public Infrastructure and Local Services Provision
Policy IS4 Transport Development and Infrastructure
Policy IS5 Protection of Access Routes
Policy IS10 Waste Management Facilities
Policy IS11 Hazardous Developments
Policy IS13 Contaminated and Unstable Land

The relevant government guidance is Air Quality and Land Use Planning (2004) and Planning Advice Note 51: Planning and Environmental Protection (Revised 2006).

ENVIRONMENTAL PROMOTION AND PROTECTION (EP) POLICY EP17 FOOD GROWING AND COMMUNITY GROWING SPACES

- 1.1 National Planning Framework 3 recognises that land for food production within towns and cities is becoming increasingly important. Scottish Planning Policy states that planning authorities should protect, enhance and promote green infrastructure, including open space and green networks, as an integral component of successful placemaking. The legislative framework relating to allotments, set out in the part 9 of the Community Empowerment (Scotland) Act 2015, has relatively recently come into force. It confirms commitment to community growing and to increasing the accessibility of land for those who wish to grow their own food or to learn and share experience with local groups. Corresponding Scottish Government advice in November 2018 stated Local Development Plans are key to helping implementation. Reference is also given that planning authorities may seek development contributions to help deliver this provision.
- 1.2 The Community Empowerment (Scotland) Act of 2015 also requires Councils to prepare a Food Growing Strategy to identify suitable land that may be used as allotment sites, identifying other areas of land that could be used for community growing, and describe how the authority will improve provision of land for food growing purposes. The Council's Food Growing Strategy will be developed through consultation with stakeholders, partner organisations and communities. It will also identify suitable opportunities for food growing and community growing. The suitability of potential food growing and community growing areas would include the consideration of matters such as access to water, suitable soil type, shade and impacts on neighbouring land uses.
- 1.3 Food growing and community growing spaces refer to land that could be used for allotment sites or land identified for communities to grow vegetables, fruit, herbs or flowers. The Council aspires to increase the provision of allotments or other land for community growing. It is also recognised that community growing can have long lasting benefits to communities and individuals in terms of health, education and social inclusion.
- 1.4 The Council seeks to encourage food growing, community growing opportunities and to make food growing more accessible. The policy supports different forms of community food growing, improving access to land for food growing purposes and supports more people to gain the opportunity to grow their own food. In instances where there is a known local demand development contributions will be considered in order to ensure either on site or off site provision. Demand will be guided by the Council's Food Growing Strategy.
- 1.5 At this stage as there is no definitive information on the demand for food growing and community growing spaces the LDP cannot therefore incorporate any definitive land use allocations for these uses. Policy EP17 seeks to set out criteria tests to identify and protect land for such uses when sites are identified and this will be guided by the Food Growing Strategy.

POLICY EP17: FOOD GROWING AND COMMUNITY GROWING SPACES

The Council will support development that safeguards and enhances the quality of an existing food growing area. Development that results in the loss of any food growing area, where no satisfactory alternative location has been identified, will not be supported.

The Council will support development for new or extended food growing areas that meet community needs, provided the following requirements are met:

- a) the site is of an appropriate size to accommodate the identified demand
- b) the site has satisfactory access and off-street parking and provision
- c) incorporation of screen planting where appropriate
- d) any onsite buildings and perimeter fencing to be of appropriate materials and sympathetic to the surroundings
- e) the development must have no significant adverse impacts on nearby land uses.

KEY POLICIES TO WHICH THIS POLICY SHOULD BE CROSS REFERENCED:

Policy PMD1 Sustainability
Policy PMD2 Quality Standards
Policy PMD3 Land Use Allocations
Policy ED5 Regeneration
Policy EP11 Protection of Greenspace
Policy EP13 Trees, Woodland and Hedgerows
Policy IS2 Developer contributions
Policy IS7 Parking Provisions and Standards

THE FOLLOWING APPROVED SUPPLEMENTARY PLANNING GUIDANCE MAY BE RELEVANT TO THIS POLICY:

Placemaking and Design

THE FOLLOWING PROPOSED/UPDATED SUPPLEMENTARY PLANNING GUIDANCE MAY BE RELEVANT TO THIS POLICY:

Placemaking and Design

SCOTTISH BORDERS COUNCIL PROPOSED LOCAL DEVELOPMENT PLAN 2020

INFRASTRUCTURE AND STANDARDS (IS)

Planning applications can raise a number of issues which must be fully addressed in order that development proposals can be supported. It is vital that planning policies and consultation procedures are put in place to ensure these matters are identified and are satisfactorily resolved.

This policy section covers a wide range of requirements and standards which applications must address where relevant. It confirms, for example, road adoption standards, parking provision, infrastructure requirements and contamination issues to be addressed. Flood risk is a major constraint to be considered and the LDP has been prepared and consulted upon with relevant bodies to ensure no new development will be at flood risk or that flood risk is increased elsewhere. The LDP confirms a series of Flood Protection Schemes and studies the Council will implement.

Developer contributions are required in order to ensure the satisfactory delivery of proposals and policy seeks to ensure, as far as practicable, that the burden of 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.



INFRASTRUCTURE AND STANDARDS (IS)

POLICY IS1

PUBLIC INFRASTRUCTURE AND LOCAL SERVICE PROVISION

- 1.1 The aim of the policy is to prevent any development that would adversely affect future public infrastructure and local service provision. It also seeks to prevent the loss of public infrastructure, facilities or local services. These could include post offices, filling stations, public or village halls, public houses and hotels, and rural shops etc. The policy is aimed at retaining and enhancing the sustainability and viability of the area's communities. Within the planning application decision making process weight must be given to any adverse economic impacts on rural services caused by Covid 19.

POLICY IS1: PUBLIC INFRASTRUCTURE AND LOCAL SERVICE PROVISION

The Council will encourage the retention of and improvements to public infrastructure and local services.

1. Development that might prejudice the future provision of those infrastructure and service improvements identified on the Proposals Maps will not be permitted.
2. Proposals that result in the loss of an existing public facility or local service may be supported if:
 - a) it can be adequately demonstrated that the existing facility or service is financially unviable, and
 - b) it can be demonstrated that all reasonable attempts have been made to sell the facility or service as a "viable concern", and
 - c) it can adequately be demonstrated that the loss of the facility or service will not have an adverse impact on the settlement, and
 - d) the proposal will offer significant wider public and community benefits, and
 - e) the proposal does not detract from the character and amenity of the surrounding area

KEY POLICIES TO WHICH THIS POLICY SHOULD BE CROSS REFERENCED:

Policy PMD2 Quality Standards
Policy PMD4 Development adjoining Development Boundaries
Policy PMD5 Infill Development
Policy HD3 Protection of Residential Amenity
Policy EP4 National Scenic Areas
Policy EP6 Countryside Around Towns
EP12 Green Networks

THE FOLLOWING APPROVED SUPPLEMENTARY PLANNING GUIDANCE MAY BE RELEVANT TO THIS POLICY:

Green Space

THE FOLLOWING PROPOSED/UPDATED SUPPLEMENTARY PLANNING GUIDANCE MAY BE RELEVANT TO THIS POLICY:

Greenspace

Green Networks

INFRASTRUCTURE AND STANDARDS (IS)

POLICY IS2

DEVELOPER CONTRIBUTIONS

- 1.1 The purpose of the policy is to provide guidance on how the Council intends to comply with the provisions of Circular 3/2012 on the use of Section 75 Planning Agreements. The policy also provides for the use of Section 69 or where appropriate, other legal agreements. In turn this will help ensure that the quality of services and facilities is not compromised by new development. The policy aims to ensure, as far as practicable, that the burden of 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.
- 1.2 Contributions towards affordable housing provision are detailed in Policy HD1: Affordable Housing. Contributions related to the Borders Railway are the subject of special provisions set out in Policy IS3: Developer Contributions related to the Borders Railway. Where a legal agreement is necessary, the preference for using an agreement under other legislation, for example the Local Government (Scotland) Act 1973 and the Roads (Scotland) Act 1984 will be considered. A planning obligation will only be required where it is necessary to restrict or regulate the development or use of land.
- 1.3 Each application will be assessed to determine the appropriate level of contribution guided by: the requirements identified in the Council's Supplementary Planning Guidance (SPG) on Development Contributions; Planning or Development Briefs; outputs from community or agency liaison; information in settlement profiles; other research and studies such as transport assessments; the cumulative impact of development in a locality; and provisions of Circular 3/2012 in respect of the relationship of the contribution in scale and kind to the development. Contributions will generally be required at the time that they become necessary to ensure timely provision of the improvement in question. Where appropriate, the Council will consider the economic viability of a proposed development, including possible payment options, such as staged or phased payments. It will also pursue a pragmatic approach, taking account of the importance in securing necessary developments, and exceptional development costs that may arise. Contributions are intended to address impacts resulting from new development proposals, not existing deficiencies. Affordable housing proposals are predominantly exempt from developer contribution requirements and other policy exemptions are detailed in the associated SPG.
- 1.4 Developer contributions may assist in overcoming obstacles to the granting of planning permission through the compensation for, reduction, or elimination of, negative impacts, for example the provision of open space, education facilities or broadband infrastructure. In some instances, the cumulative effect of a number of developments will require to be considered, and in such cases contributions may be sought and held by the Council until such time as sufficient funds are available to allow the relevant work to proceed.
- 1.5 As part of its proper forward planning for public services in the region, the Council has brought forward the construction of new schools in some locations; where this has been necessary, such decisions are guided by and predicated upon projected housing development in the locality which the new school will need to accommodate. The Council is only able to do so by borrowing

funds in the expectation that contributions would enable the Council to recoup the cost of these developments, just as it would were the contributions to be collected in advance of construction of a new school. Where such borrowing remains to be repaid, the Council will seek contributions for education to recoup the cost of the new school provision.

- 1.6 The range of infrastructure and services to which the policy applies and the level of costs to be sought will be periodically reviewed to reflect ongoing needs and priorities of the Council and other organisations responsible for delivering public services.

POLICY IS2: DEVELOPER CONTRIBUTIONS

Where a site is otherwise acceptable in terms of planning policy, but cannot proceed due to deficiencies in infrastructure and services or to environmental impacts, any or all of which will be created or exacerbated as a result of the development, the Council will require developers to make a full or partial contribution towards the cost of addressing such deficiencies. Contributions will also be required towards the provision of new schools where increased capacity has already been provided to accommodate future housing projections and where borrowing remains to be repaid.

Contributions may be required for one or more of the following:

- a) treatment of surface or foul waste water in accordance with the Plan's policies on preferred methods (including Sustainable Urban Drainage System maintenance);
- b) provision of schools, school extensions or associated facilities, all in accordance with current educational capacity estimates and schedule of contributions contained in the Development Contributions Supplementary Planning Guidance, or where the Council has forward funded new schools or school extensions to accommodate future housing projects, contributions will be sought until such time as the Council's borrowing is repaid in full, all in accordance with the schedule of contributions;
- c) on-site and off-site transport infrastructure including new roads or road improvements, Safer Routes to School, road safety measures, public car parking, cycle-ways, bridges and associated studies and other access routes, subsidy to public transport operators; all in accordance with the relevant standards and the provisions of any Travel Plan;
- d) leisure, sport, recreation, play areas and community facilities, either on-site or off-site;
- e) landscape, open space, allotment provision, food growing spaces, trees and woodlands, including costs of future management and maintenance;
- f) protection, enhancement and promotion of environmental assets either on-site or off-site, having regard to the Local Biodiversity Action Plan and the Council's Supplementary Planning Guidance on Biodiversity, including compensation for any losses and/or alternative provision;
- g) provision of other facilities and equipment for the satisfactory completion of the development that may include: measures to minimise the risk of crime; provision for the storage, collection and recycling of waste, including communal facilities; provision of street furniture and digital connectivity with associated infrastructure;
- h) flood protection schemes, where the site would benefit from its implementation.

Where appropriate, the Council will consider the economic viability of a proposed development, including possible payment options, such as staged or phased payments. If an applicant can satisfactorily demonstrate to the Council on a confidential 'open book' basis that the strict application of policy would render an otherwise commercially viable project commercially unviable, then contributions may, where appropriate, be negotiated and varied.

Supplementary Planning Guidance on Development Contributions will be reviewed periodically to reflect the ongoing needs and priorities of the Council and will expand upon the development contributions sought. The appropriateness of the development contributions to proposals will be considered through the planning application process.

KEY POLICIES TO WHICH THIS POLICY SHOULD BE CROSS REFERENCED:

Policy PMD2 Quality Standards
Policy PMD4 Development adjoining Development Boundary
Policy PMD5 Infill Development
Policy HD1 Affordable Housing Delivery
Policy HD6 Housing for Particular Needs
Policy EP17 Food Growing and Community Growing Spaces
Infrastructure and Standards policies particularly IS4-IS7 and IS9

THE FOLLOWING APPROVED SUPPLEMENTARY PLANNING GUIDANCE MAY BE RELEVANT TO THIS POLICY:

Affordable Housing
Development Contributions

THE FOLLOWING PROPOSED/UPDATED SUPPLEMENTARY PLANNING GUIDANCE MAY BE RELEVANT TO THIS POLICY:

Affordable Housing
Development Contributions
Planning for Particular Needs Housing

INFRASTRUCTURE AND STANDARDS (IS)

POLICY IS3


DEVELOPER CONTRIBUTIONS RELATED TO THE BORDERS RAILWAY

- 1.1 The aim of this policy is to seek developer contributions towards the cost of reinstating the Waverley Railway Line in postcode sectors where new housing development is considered to benefit from, or be enhanced by, the rail link. Figure IS3a shows the extent of the area. The policy will assist with the provision of funding towards the reconstruction of the railway, which will provide considerable social, economic and environmental benefits to the area in addition to stimulating residential development.
- 1.2 The authority to require developer contributions in these special circumstances is set out in Sections 39 and 40 of the Waverley Railway (Scotland) Act 2006. It is acknowledged that this policy represents a change in the way Section 75 legal agreements are ordinarily applied, this being necessary to reflect the specific provisions stipulated in the Act.
- 1.3 The Act provides for a rail link between Edinburgh and the Central Borders. The postcode sectors affected by this policy are therefore concentrated in the central, northern and southern housing market areas. The postcodes affected and level of contribution sought will be in accordance with the council's decisions of 5 October 2004 and 17 October 2006, or from any subsequent Council decision during the local development plan period. In the longer term, the Council's aspiration is to extend the reconstruction of this rail link through to Carlisle. The anticipated safeguarded route is shown on the Policy Map.

Figure IS3a
Policy IS3

Waverley Developer Contribution Area



 Waverley Developer
Contribution Area

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POLICY IS3: DEVELOPER CONTRIBUTIONS RELATED TO THE BORDERS RAILWAY

In accordance with the provisions of the Waverley Railway (Scotland) Act 2006, the Council will seek developer contributions towards the cost of providing the Borders Railway from any developments that may be considered to benefit from, or be enhanced by, the re-instatement of the rail link.

KEY POLICIES TO WHICH THIS POLICY SHOULD BE CROSS REFERENCED:

Policy IS2 Developer Contributions
Policy IS4 Transport Development and Infrastructure

THE FOLLOWING APPROVED SUPPLEMENTARY PLANNING GUIDANCE MAY BE RELEVANT TO THIS POLICY:

Development Contributions

THE FOLLOWING PROPOSED/UPDATED SUPPLEMENTARY PLANNING GUIDANCE MAY BE RELEVANT TO THIS POLICY:

Development Contributions

INFRASTRUCTURE AND STANDARDS (IS)

POLICY IS4

TRANSPORT DEVELOPMENT AND INFRASTRUCTURE

- 1.1 Transport policies seek to promote the most sustainable means of travel, giving priority to walking and cycling for local journeys, and to public transport in preference to travel by car, where feasible. As well as being a positive move to tackle climate change, this approach benefits local environmental quality, personal health and mobility and helps those without access to a car. New developments should also consider a range of sustainable travel initiatives. The Council will support and promote the development of a network of electric vehicle charging stations by requiring provision to be considered as an integral part of any new development or redevelopment proposals (refer to Appendix 3).
- 1.2 It is intended that the Council will produce Supplementary Planning Guidance (SPG) through the period of the LDP to establish further requirements for sustainable transport. The SPG is likely to cover a range of subjects taking on board the findings of the Council's 'Sustainable Development Committee'. This will include reference to the requirement for infrastructure to provide electric car charging points, either through electrical connections adjacent to/ within private driveways, or through infrastructure for the installation of charging points within communal car parking areas. It is envisaged this will include parking facilities within commercial developments which should include the provision of charging stations.
- 1.3 The spatial strategy is underpinned by a transportation network which requires improvements to roads and railways in order to support and enable future development as well as improve connectivity across the Borders and in particular between the identified key growth areas. A key element of this is the major investment that provided the Borders Railway between the Central Borders and Edinburgh. This has created a climate for investment in the Central Borders, which needs to be complemented by improvements to the road and active travel networks.
- 1.4 In the longer term, the Council has aspirations to see the reopening of the Borders Railway southwards to Carlisle and a bypass around Selkirk on the A7. In the Eastern Borders, it also supports the construction of a new station on the East Coast Main Line at Reston and has a further aspiration to upgrade the A1 Trunk Road to full dual carriageway status on the Scottish side of the border. The UK and Scottish Governments have indicated that funding may be available through the Borderlands proposal to undertake feasibility work on the plans for an extension to Borders Rail from Tweedbank to Carlisle and the Scottish Government has indicated that a new station at Reston in Berwickshire will be provided in the current control period (2019-2024). However, it must be noted that Transport Scotland currently has no proposals to deliver an A7 bypass for Selkirk, as indicated in the Selkirk settlement map, or to upgrade the A1 to full dual carriageway status.
- 1.5 Disused railways have the potential to be used as active travel networks for walking, cycling and horse riding and this issue is explored further within the Green Networks policy.

POLICY IS4: TRANSPORT DEVELOPMENT AND INFRASTRUCTURE

The Council supports the following schemes to provide new and improved transport infrastructure:

- a) extension of Borders Railway from Tweedbank through Hawick to Carlisle;
- b) improvements to key road routes – A68, A7 (including Selkirk bypass), A72, A697, A698, A699, A703, A701, A702 and A6105;
- c) complete dualling of the A1 trunk road on the Scottish side of the border;
- d) a new rail station facility at Reston on the East Coast Main Line railway;
- e) supplement/replace Lowood Bridge.

Development that could prejudice the delivery of these schemes will not be permitted. Planned routes and locations to be safeguarded are shown on the Proposal Maps.

The Council will support proposals for transport infrastructure that:

- a) promote sustainable travel;
- b) facilitate the development of allocated sites in ways which promote sustainable travel;
- c) enable the sustainable movement of goods, particularly by rail;
- d) have no unacceptable adverse impact on the natural and built environment;
- e) have no unacceptable adverse impact on the occupiers of adjacent land by virtue of noise, smell and noise pollution.

Proposals that generate significant travel demand will be required to provide the following criteria:

- a) Transport Assessments and Travel Plans
- b) Developer contributions where appropriate

KEY POLICIES TO WHICH THIS POLICY SHOULD BE CROSS REFERENCED:

Policy PMD2 Quality Standards
Policy PMD4 Development adjoining Development Boundaries
Policy PMD5 Infill Development
Policy IS2 Developer Contributions
Policy IS3 Developer Contributions related to the Borders Railway
Policy IS5 Protection of Access Routes
Policy IS6 Road Adoption Standards
Policy IS7 Parking Provision and Standards
Environmental Promotion and Protection policies

THE FOLLOWING APPROVED SUPPLEMENTARY PLANNING GUIDANCE MAY BE RELEVANT TO THIS POLICY:

Development Contributions
Placemaking and Design

THE FOLLOWING PROPOSED/UPDATED SUPPLEMENTARY PLANNING GUIDANCE MAY BE RELEVANT TO THIS POLICY:

Development Contributions
Placemaking and Design
Sustainability and Climate Change

INFRASTRUCTURE AND STANDARDS (IS)

POLICY IS5

PROTECTION OF ACCESS ROUTES

- 1.1 The Council wishes to encourage walking and cycling as modes of travel and to help improve people's health and wellbeing. It therefore seeks to protect and keep open any route with access rights.
- 1.2 The aim of the policy is to protect all existing access routes in accordance with the Land Reform (Scotland) Act 2003 and the Countryside (Scotland) Act 1967. Together these Acts place a duty on local authorities to assert, protect and keep open and free from obstruction, any route, waterway or other means whereby access rights may reasonably be exercised including most open land and rights of way. The policy also seeks to protect recreational use of water from inappropriate development.
- 1.3 The Council's Core Paths Plan identifies routes which are of significant value to tourism and to local residents and which provide reasonable access for walking and cycling throughout the area.
- 1.4 Developers should integrate existing access routes into their site layouts and designs to ensure that public access remains as attractive and convenient as it was prior to the development.
- 1.5 Development briefs, prepared by the Council to guide the development of allocated sites, will incorporate requirements for the retention of access routes and the creation of improved linkages to maximise opportunities for walking and cycling.

POLICY IS5: PROTECTION OF ACCESS ROUTES

Development that would have an adverse impact upon an access route available to the public will not be permitted unless a suitable diversion or appropriate alternative route, as agreed by the Council, can be provided by the developer.

KEY POLICIES TO WHICH THIS POLICY SHOULD BE CROSS REFERENCED:

Policy PMD2 Quality Standards
Policy PMD4 Development adjoining Development Boundaries
Policy PMD5 Infill Development
Policy EP1 International Nature Conservation Sites and Protected Species
Policy EP11 Protection of Greenspace
Policy EP12 Green Networks
Policy IS2 Developer Contributions

INFRASTRUCTURE AND STANDARDS (IS)

POLICY IS6

ROAD ADOPTION STANDARDS

- 1.1 Transport Scotland is responsible for the adoption of trunk roads and the Council is responsible for the adoption of non-trunk roads. To achieve appropriate road adoption standards in new development for non-trunk roads, the Council requires roads and footpaths to be built to an appropriate standard which enables them to be adopted and maintained by the Council. The standards that apply are set out in Appendix 3. The same standards will apply to the extension of the existing road and footpath infrastructure and off-site links.
- 1.2 The Council considers that cyclepaths and footpaths are key components of the transport network and essential to facilitate sustainable travel. It will therefore also adopt these components provided they are constructed to the agreed standards.
- 1.3 The engineering standard of new roads in residential areas may be relaxed where this can be shown to improve functionality or residential amenity through the use of more informal and innovative street layouts, provided it does not compromise road safety.

POLICY IS6: ROAD ADOPTION STANDARDS

On non-trunk roads, new roads, footpaths and cycleways within developments must be designed and constructed in accordance with the Council's adopted standards to secure Road Construction Consent, with the exception of development which can be served by a private access.

KEY POLICIES TO WHICH THIS POLICY SHOULD BE CROSS REFERENCED:

Policy PMD2 Quality Standards
Policy IS4 Transport Development and Infrastructure

THE FOLLOWING APPROVED SUPPLEMENTARY PLANNING GUIDANCE MAY BE RELEVANT TO THIS POLICY:

Placemaking and Design

THE FOLLOWING PROPOSED/UPDATED SUPPLEMENTARY PLANNING GUIDANCE MAY BE RELEVANT TO THIS POLICY:

Placemaking and Design

INFRASTRUCTURE AND STANDARDS (IS)

POLICY IS7

PARKING PROVISION AND STANDARDS

- 1.1 This policy wishes to ensure that development proposals make suitable provision for car and cycle parking. The provision of car parking needs to be appropriate to the circumstances and the Council's parking standards are explained in Appendix 3.

POLICY IS7: PARKING PROVISION AND STANDARDS

Development proposals should provide for car and cycle parking in accordance with approved standards.

Relaxation of technical standards may be considered where appropriate due to the nature and location of the development, dependent on levels of non-car accessibility, and/or if positive amenity gains can be demonstrated that do not compromise road safety.

In town centres where there appear to be parking difficulties, the Council will consider the desirability of seeking additional public parking provision, in the context of policies to promote the use of sustainable travel modes.

KEY POLICIES TO WHICH THIS POLICY SHOULD BE CROSS REFERENCED:

Policy PMD2 Quality Standards

THE FOLLOWING APPROVED SUPPLEMENTARY PLANNING GUIDANCE MAY BE RELEVANT TO THIS POLICY:

Placemaking and Design

THE FOLLOWING PROPOSED/UPDATED SUPPLEMENTARY PLANNING GUIDANCE MAY BE RELEVANT TO THIS POLICY:

Placemaking and Design

INFRASTRUCTURE AND STANDARDS (IS)

POLICY IS8

FLOODING

- 1.1 This policy is intended to discourage development from taking place in areas which are, or may become, subject to flood risk. Where some level of risk may be acceptable, it also provides for development to be designed such as to minimise it. The policy provides guidance to developers on the information that will be required in support of a development proposal which may be at risk of flooding.
- 1.2 Scottish Planning Policy (SPP) sets out the full Risk Framework. Planning Advice Note 69: Planning and Building Standards Advice on Flooding contains further relevant information and advice. SEPA's Policy 41 SEPA – Planning Authority Protocol Development at Risk of Flooding: Advice and Consultation contains principles which will be followed by SEPA and planning authorities regarding advice and consultation on flood risk issues.
- 1.3 The technical requirements of a Flood Risk Assessment (FRA) can range from the provision of detailed topographical information to demonstrate the relative level of the development site in relation to the river, sea, canal or other hazard, to technically detailed hydrological and one or two dimensional hydraulic modelling to investigate the risk to the development or its impact elsewhere. SEPA's Technical Flood Risk Guidance for Stakeholders (Version 10) should be referred to for further information.
- 1.4 The Council's Strategic Flood Risk Assessment (SFRA) provides a strategic overview of flood risk in the Scottish Borders and supports the identification of the areas most suitable for development and areas that should be safeguarded for sustainable flood management. Scottish Borders Council were the lead Local Authority in publishing the Tweed Local Flood Risk Management Plan in 2016 and data within is taken into account when future development plans are prepared and when the SFRA is updated. The Solway and Forth Estuary LFRMP also contain areas within the Scottish Borders boundary.
- 1.5 The implementation of flood protection schemes runs within flood risk management's six-year cycles, the present cycle being 2016-2022. Scottish Borders Council has a statutory obligation to deliver all the actions detailed within the Local Flood Risk Management Plans published in 2016. This includes the delivery of Hawick Flood Protection Scheme and five flood studies: Peebles, Innerleithen & Broughton; Earlston and Newcastleton. The development of these studies feeds into the next cycle and the potential implementation of future flood protection schemes. The main source of flood risk in the Borders is from rivers and surface water flooding after intense rainfall. There is also a risk of Coastal flooding.
- 1.6 The Council has a desire to move towards more sustainable solutions within the implementation of flood protection schemes. The Council co-ordinate with key stakeholders to ensure the most sustainable mitigation methods are taken forward and contribute to research and demonstration projects that seek to establish the effectiveness of natural flood management measures.

POLICY IS8: FLOODING

At all times, avoidance will be the first principle of managing flood risk. In general terms, new development should therefore be located in areas free from significant flood risk. Development will not be permitted if it would be at significant risk of flooding from any source or would materially increase the probability of flooding elsewhere. The ability of functional flood plains to convey and store floodwater should be protected, and development should be located away from them.

Within certain defined risk categories, particularly where the risk is greater than 0.5% annual flooding probability or 1 in 200 year flood risk, some forms of development will generally not be acceptable. These include:

- a) development comprising essential civil infrastructure such as hospitals, fire stations, emergency depots, schools, care homes, ground-based electrical and telecommunications equipment unless subject to an appropriate long term flood risk management strategy;
- b) additional built development in undeveloped and sparsely developed areas.

Other forms of development will be subject to an assessment of the risk and mitigation measures.

Developers will be required to provide, including if necessary at planning permission in principle stage:

- a) a competent flood risk assessment, including all sources of flooding, and taking account of climate change, using the most up to date guidance; and
- b) a report of the measures that are proposed to mitigate the flood risk.

The information used to assess the acceptability of development will include:

- a) information and advice from consultation with the Council's Flood Risk and Coastal Management Team and the Scottish Environment Protection Agency;
- b) flood risk maps provided by the Scottish Environment Protection Agency and/or developed by Scottish Borders Council which indicate the extent of the flood plain;
- c) historical records and flood studies/assessments held by the Council and other agencies;
- d) the Scottish Environment Protection Agency's Land Use Vulnerability Guidance.

KEY POLICIES TO WHICH THIS POLICY SHOULD BE CROSS REFERENCED:

Policy EP11 Protection of Greenspace
Policy EP12 Green Networks
Policy EP15 Development affecting the Water Environment
Policy IS9 Waste Water Treatment Standards and Sustainable Urban Drainage
Other Environmental Promotion and Protection and Infrastructure and Standards policies

THE FOLLOWING PROPOSED/UPDATED SUPPLEMENTARY PLANNING GUIDANCE MAY BE RELEVANT TO THIS POLICY:

Sustainability and Climate Change

INFRASTRUCTURE AND STANDARDS (IS)

POLICY IS9

WASTE WATER TREATMENT STANDARDS AND SUSTAINABLE URBAN DRAINAGE

- 1.1 In terms of waste water treatment, the aim of the policy is to achieve satisfactory disposal of sewage and to maintain and improve standards of public health. It establishes the Council's hierarchy of preference for dealing with waste water associated with new development. It emphasises that private septic tanks are regarded as a last resort and not encouraged. The policy establishes the Council's commitment to sustainable solutions in dealing with waste water associated with new development in accordance with the Urban Waste Water Treatment Directive.
- 1.2 Alternatives to sewer connection may involve pumping arrangements with storage to allow discharge to the foul sewer at off peak times or prior treatment of effluent before discharging to the foul sewer. Solutions involving stand alone treatment plants will require a Business Case to be made to Scottish Water. Scottish Environment Protection Agency (SEPA) have made it clear that it is opposed to proposals which involve private discharges of treated sewage effluent in a sewered area. Consultation with SEPA and Scottish Water will be required to assist decision making.
- 1.3 In terms of Sustainable Urban Drainage the aim of the policy is to address the pollution and flooding problems that stem from the direct discharge of surface water into watercourses. Sustainable drainage reduces the amount of flooding and diffuses pollution, improves environmental quality and protects the ecological and amenity value of watercourses. Sustainable Urban Drainage Systems (SUDS) are a legal requirement for developments (other than single dwellings) draining to the water environment. SUDS are SEPA and the Council's preferred solution for the drainage of surface water run-off in all proposed developments including the potential use within blue and green networks. It is recommended that the requirement for all new developments to manage surface water through the use of SUDS also includes the use of SUDS at the construction phase, this is to ensure the risk of pollution to the water environment during construction is minimised.
- 1.4 Developers should take the land requirement implications of SUDS into account in their consideration of the initial layout and design. Developers should also take into consideration the multiple benefits provided by an improved groundwater environment through SUDS, such as blue and green infrastructure, habitat benefits and sustainable placemaking.
- 1.5 The Council have produced Supplementary Planning Guidance in relation to SUDS which sets out good practice procedures for the design of SUDS. The SPG highlights that the disposal of surface water requires early consideration in the development process and provides guidance on the measures and opportunities available to developers to integrate sustainable surface water management into the developments.
- 1.6 In due course Scottish Water will produce their own Adoptable Standards for SUDS which allow schemes to be adopted in future. Guidance on Scottish Water's vesting standards and responsibilities is outlined within Sewers for Scotland v4.0. The Scottish Government's Planning Advice Note PAN 61 sets out the provisions for drainage strategies.

POLICY IS9: WASTE WATER TREATMENT STANDARDS AND SUSTAINABLE URBAN DRAINAGE

WASTE WATER TREATMENT STANDARDS

The Council's preferred method of dealing with waste water associated with new development will be, in order of priority:

- a) direct connection to the public sewerage system, including pumping if necessary, or failing that:
- b) negotiating developer contributions with Scottish Water to upgrade the existing sewerage network and/or increasing capacity at the waste water treatment works, or failing that:
- c) agreement with Scottish Water and SEPA where required to provide permanent or temporary alternatives to sewer connection including the possibility of stand alone treatment plants until sewer capacity becomes available, or, failing that:
- d) for development in the countryside i.e. not within or immediately adjacent to publicly seweraged areas, the use of private sewerage treatment may be acceptable, providing it can be demonstrated that this can be delivered without any negative impacts to public health, the environment or the quality of watercourses or groundwater.

In settlements served by the public foul sewer, permission for an individual private sewage treatment system will normally be refused unless exceptional circumstances prevail and the conditions in criteria (d) above can be satisfied,

Development will be refused if:

- a) it will result in a proliferation of individual septic tanks or other private water treatment infrastructure within settlements,
- b) it will overload existing mains infrastructure or it is impractical for the developer to provide for new infrastructure.

SUSTAINABLE URBAN DRAINAGE

Surface water management for new development, for both greenfield and brownfield sites, must comply with current best practice on sustainable urban drainage systems to the satisfaction of the Council, SEPA (where required), Scottish Water, Scottish Natural Heritage and other interested parties where required. Development will be refused unless surface water treatment is dealt with in a sustainable manner that avoids flooding, pollution, extensive canalisation and culverting of watercourses. A drainage strategy should be submitted with planning applications to include treatment and flood attenuation measures and details for the long term maintenance of any necessary features.

KEY POLICIES TO WHICH THIS POLICY SHOULD BE CROSS REFERENCED:

Policy PMD2 Quality Standards for New Development
Policy EP1 International and Nature Conservation Sites and Protected Species
Policy EP2 National Nature Conservation Sites and Protected Species
Policy EP15 Development Affecting the Water Environment
Policy IS8 Flooding

THE FOLLOWING APPROVED SUPPLEMENTARY PLANNING GUIDANCE MAY BE RELEVANT TO THIS POLICY:

Sustainable Urban Drainage

INFRASTRUCTURE AND STANDARDS (IS)

POLICY IS10

WASTE MANAGEMENT FACILITIES

- 1.1 Scotland's Zero Waste Plan (ZWP) sets out the Scottish Government's vision for a zero waste society. This describes a Scotland where all waste is seen as a resource; with a 70% recycling target, and no more than 5% being sent to landfill, by 2025. In 2012, the Waste (Scotland) Regulations were passed by Scottish Parliament which make provision for food waste collections, separate recycling collections and a ban on landfilling biodegradable waste from 2021. The existing Easter Langlee Landfill Site will be capped and waste will be transferred outwith the Borders. This will remain the case unless waste treatment facilities are developed in the area. Until such a time that the Scottish Borders can develop its own treatment facilities, there will be more need for waste to be transported outwith the area.
- 1.2 Achieving zero waste will make a positive contribution to climate change and renewable energy targets as more waste is prevented, less waste is sent to landfill, and more resources are reused, recycled and recovered.

Prevent Reduce Re-use Recover Dispose	The aim is to deal with waste as high up the waste hierarchy as possible, with a strong emphasis on preventing and reducing waste.
--	--

- 1.3 The Scottish Government has set out its ambitions to reduce waste and use resources more efficiently in Scotland (2016), delivering economic and environmental benefits within 'Making Things Last: a circular economy strategy for Scotland'. This principle is fundamental to all of the "loops" of the circular economy, focusing on preventing food waste and waste arising from construction and demolition.
- 1.4 The Local Development Plan has a role in making sure that new development provides for the collection of waste and in enabling the provision of facilities for the sustainable recovery and treatment of waste.
- 1.5 Scottish Planning Policy (SPP) indicates that regard should be had to the annual update of required capacity for source segregated recyclables and unsorted waste, mindful of the need to achieve the all-Scotland operational capacity, and it includes a reference to the 10 year rolling landfill capacity required. It also indicates that the planning system should support the provision of a network of infrastructure to allow Scotland's waste and secondary resources to be managed in one of the nearest appropriate installations, by means of the most appropriate methods and technologies.

- 1.6 Furthermore, SPP explains: that while a significant shortfall of waste management infrastructure exists, emphasis should be placed on need over proximity; that the achievement of a sustainable strategy may involve waste crossing planning boundaries; that, as the national network of installations becomes more fully developed, there will be scope for giving greater weight to proximity; and that the national capacity figure for source segregated recyclables and unsorted waste is not a cap and can represent an opportunity for economic growth.
- 1.7 All proposals for waste management facilities should show how they contribute towards delivering both the national annual waste management capacity required and an adequate and integrated network of waste management facilities.
- 1.8 The Council envisages the main site for waste treatment in the Borders to be Easter Langlee at Galashiels, which will be safeguarded for this purpose. Other waste facilities include waste transfer stations and community recycling facilities.
- 1.9 Any applications for energy from waste facilities shall be located where there are opportunities to connect with heat/power grids and users.
- 1.10 The following hierarchy in Table 1 is a breakdown of the strategic significance of the Council's waste facilities as sites for sustainable waste management (see Figure IS10a).

TABLE 1 - HIERARCHY OF COUNCIL WASTE FACILITIES

GROUP 1 - HIGH
Easter Langlee Waste Transfer Station
Eshiels Waste Transfer Station
Hawick Waste Transfer Station
GROUP 2 - MEDIUM / HIGH
Easter Langlee Community Recycling Centre
Eshiels Community Recycling Centre
Hawick Community Recycling Centre
Kelso Community Recycling Centre
Easter Langlee Aggregate Recycling Facility
GROUP 3 - MEDIUM
Duns Community Recycling Centre
Eyemouth Community Recycling Centre
Selkirk Community Recycling Centre
GROUP 4 - LOW
Eyemouth Civic Amenity Site

Figure IS10A

Waste Management Facilities

High Significance

-  Easter Langlee Waste Transfer Station
-  Eshiels Waste Transfer Station
-  Hawick Waste Transfer Station

Medium/High Significance

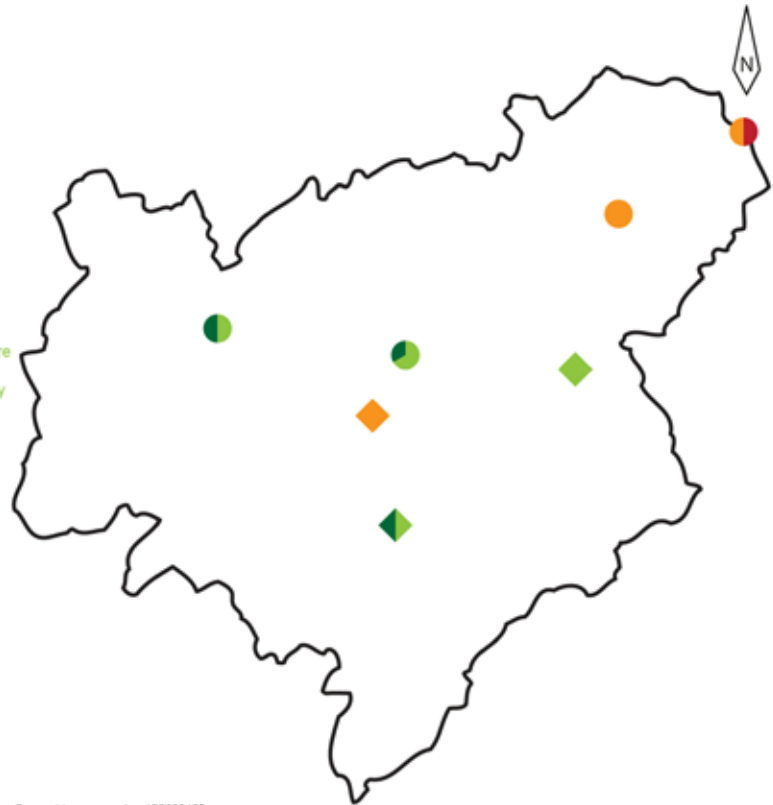
-  Easter Langlee Community Recycling Centre
-  Easter Langlee Aggregate Recycling Facility
-  Eshiels Community Recycling Centre
-  Hawick Community Recycling Centre
-  Kelso Community Recycling Centre

Medium Significance

-  Eyemouth Community Recycling Centre
-  Duns Community Recycling Centre
-  Selkirk Community Recycling Centre

Low Significance

-  Eyemouth Civic Amenity Site



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POLICY IS10: WASTE MANAGEMENT FACILITIES

The Council will support the provision of waste facilities within the hierarchy set out in Table 1. Proposals that would prejudice the operation of these waste facilities will not normally be supported.

Applications for waste facilities that deliver the Council's waste plan will be approved, provided that any impacts on local communities and the environment have been properly addressed and are within acceptable limits as demonstrated by appropriate supporting information. The following matters will be taken into account:

- (a) noise, odour and litter
- (b) harm to biodiversity and landscape
- (c) harm to archaeology and built heritage
- (d) traffic generation and vehicle movements
- (e) accessibility to major roads and rail routes
- (f) reuse of derelict and brownfield land
- (g) pollution and contamination of water, air and soils
- (h) landscaping and site boundary treatment
- (i) site restoration and after use.

Where appropriate, and in addition to the above matters, the assessment of a proposal will take into account the contribution it makes towards delivering both the national annual waste management capacity required to meet the targets set out in the Zero Waste Plan, and an integrated and adequate network of waste management facilities.

KEY POLICIES TO WHICH THIS POLICY SHOULD BE CROSS REFERENCED:

Policy PMD2 Quality Standards
Policy PMD5 Infill Development
Policy ED1 Protection of Business and Industrial Land
Policy ED9 Renewable Energy Development
Policy EP1 International Nature Conservation Sites and Protected Species
Policy EP2 National Nature Conservation Sites and Protected Species
Policy EP3 Local Biodiversity and Geodiversity
Policy EP13 Trees, Woodlands and Hedgerows
Policy EP14 Coastline
Policy EP15 Development Affecting the Water Environment
Policy IS8 Flooding

THE FOLLOWING APPROVED SUPPLEMENTARY PLANNING GUIDANCE IS RELEVANT TO THIS POLICY:

Waste Management

INFRASTRUCTURE AND STANDARDS (IS) POLICY IS11 HAZARDOUS DEVELOPMENTS

- 1.1 The aim of the policy is to ensure that the public and the environment are adequately protected from development that would cause pollution, be a nuisance or lead to a hazard. The potentially hazardous impact could be through the nature of the development itself or through the location of the development relative to an existing facility or installation, such as an agricultural unit, pipeline or powerline.
- 1.2 The relevant legislation is the Planning (Hazardous Substances) (Scotland) Act 1997 and the Town and Country Planning (Hazardous Substances) (Scotland) Regulations 2015. The technical specification of hazardous substances is contained in the Town and Country Planning (Control of Major Accident Hazards) (Scotland) Regulations 2009.

POLICY IS11: HAZARDOUS DEVELOPMENTS

Proposals for hazardous developments as defined under the relevant legislation will be subject to strict controls on siting to maintain appropriate separation from residential areas and areas frequented by the public, major transport routes and areas of national heritage importance.

Development will be refused if, guided by the advice of the Health and Safety Executive and other consultees as appropriate:

- a) the proposal would cause unacceptable levels of pollution or public nuisance or result in an unacceptable hazard to the public or the environment, or
- b) the proposal is located in close proximity to existing facilities or infrastructure that would result in the development causing unacceptable levels of pollution or nuisance or result in an unacceptable hazard to the public or the environment.

KEY POLICIES TO WHICH THIS POLICY SHOULD BE CROSS REFERENCED:

Policy IS12 Development within Exclusion Zones
Environmental Promotion and Protection and Housing Development policies.

INFRASTRUCTURE AND STANDARDS (IS)

POLICY IS12

DEVELOPMENT WITHIN EXCLUSION ZONES

- 1.1 The purpose of the policy is to ensure that developments proposed within the 'exclusion' zones of certain hazardous structures are subject to careful scrutiny to protect the public and the environment. These 'exclusion' zones relate to the major natural gas and ethylene pipelines and to civil aviation navigation beacons. Certain developments are 'notifiable' under the legislation owing to the processes or materials used. There are currently three known notifiable installations in the Borders and numerous pipelines, each of which have a defined consultation zone.
- 1.2 The relevant legislation is the Planning (Hazardous Substances) (Scotland) Act 1997 and the Town and Country Planning (Hazardous Substances) (Scotland) Regulations 2015. The technical specification of hazardous substances is contained in the Town and Country Planning (Control of Major Accident Hazards) (Scotland) Regulations 2009.
- 1.3 The Health and Safety Executive (HSE) has defined consultation zones around each hazardous installation and pipeline which is been created using an established methodology to define the consultation zones. Should any proposed development fall within the specified consultation distances from the hazardous installations or pipelines, the relevant bodies including the owner or operator must be consulted with regard to the proposal.
- 1.4 All consultation zones could be subject to change during the lifetime of the Local Development Plan. Similarly, the types and scale of development proposals within consultation zones that will require to be referred to the HSE are set out in detailed guidance published by them, which could also be subject to review during the Plan period. Applicants should therefore confirm the up-to-date position with HSE.

POLICY IS12: DEVELOPMENT WITHIN EXCLUSION ZONES

All proposals for development which are within the exclusion zones of a pipeline or civil aviation navigation beacon or within the vicinity of any notifiable installation or of any new hazardous development or notifiable installation that may arise during the lifetime of the Local Development Plan, will be refused if it is judged to result in unacceptable levels of pollution, nuisance or result in an unacceptable hazard to the public or the environment. The decision making will be guided by expert advice from the appropriate operator/owner and the Health and Safety Executive.

KEY POLICIES TO WHICH THIS POLICY SHOULD BE CROSS REFERENCED:

Policy IS11 Hazardous Developments
Environmental Promotion and Protection policies

INFRASTRUCTURE AND STANDARDS (IS)

POLICY IS13

CONTAMINATED AND UNSTABLE LAND

- 1.1 The aim of this policy is to allow for development on land where contamination is known or suspected but in a manner that ensures the redevelopment of such sites is made possible without unacceptable risks to human health and the wider environment. It should be noted, Scottish Natural Heritage (SNH) only require to be consulted by developers preparing their assessments where there are potential impacts on sites designated for their natural heritage value. Other appropriate public bodies may also be consulted and this will be determined on a case by case basis.
- 1.2 A legacy of industrial activity such as that seen in Scotland may result in land contamination. Within the Scottish Borders examples of contaminative activities include (but are not limited to); gasworking, landfilling, textile manufacturing, and, electronics manufacturing. However, land contamination can also occur from relatively smaller scale processes such as agricultural operations, sawmilling, metal working, and fuel storage.
- 1.3 Land can be contaminated by a variety of substances that pose immediate or long-term risks to human health and the wider environment. Such contaminants may escape from the site to cause air, land, surface water or groundwater pollution, and in some cases may damage buildings and underground services, or contaminate the food chain.
- 1.4 Guidance in terms of Part IIA of the Environmental Protection Act 1990 and PAN 33 - Development of Contaminated Land (2000) highlights that where the presence of contamination is known or suspected it is the planning authority's role to ensure that land is made suitable for any new use, as planning permission is given for that new use.
- 1.5 In ensuring a site is 'suitable for use' the developer will be required to undertake, to the satisfaction of the council, an assessment of all potential risks from contamination, on the basis of the proposed future use and circumstances of the site. Where such assessments identify it as necessary to avoid risks to human health and the wider environment the developer shall remediate the land before the new use commences. Relevant agencies will be consulted in relation to potential environmental risks. In some instances Scottish Environment Protection Agency will be consulted in relation to any impact on the water environment.
- 1.6 The policy also covers development on unstable land arising from mining activities, which affects part of the Scottish Borders.

POLICY IS13: CONTAMINATED AND UNSTABLE LAND

Where development is proposed on land that is contaminated, suspected of contamination, or unstable the developer will be required to:

- (a) carry out, in full consultation with, and to the satisfaction of Scottish Borders Council, appropriate phased site investigations and risk assessments; and
- (b) where necessary, and to the satisfaction of Scottish Borders Council design, implement, and validate appropriate remedial or mitigation measures to render the site suitable for its proposed use.

KEY POLICIES TO WHICH THIS POLICY SHOULD BE CROSS REFERENCED:

Policy PMD5 Infill Development

Policy EP15 Development Affecting the Water Environment

Some of the Plan's Environmental Promotion and Protection policies may also be relevant.

THE FOLLOWING APPROVED SUPPLEMENTARY PLANNING GUIDANCE MAY BE RELEVANT TO THIS POLICY:

Contaminated Land Inspection Strategy

INFRASTRUCTURE AND STANDARDS (IS)

POLICY IS14

CREMATORIUM PROVISION

- 1.1 Existing crematoria are located at Melrose and Houndwood. Further proposals to meet a need elsewhere in the Scottish Borders should be highly accessible, provide a suitable setting and be well served by hospitality services, such as hotels. The impact on the landscape and biodiversity must be within acceptable limits.

POLICY IS14: CREMATORIUM PROVISION

The Council will consider applications for crematoria to meet community needs, provided the following requirements are met:

- a) a design statement is prepared setting out the appropriate design and layout of buildings and car parking to achieve minimal and acceptable impact on landscape surroundings and biodiversity
- b) a calm and reflective setting for the crematorium
- c) suitable access with proximity to a main road
- d) located in reasonable proximity to hospitality facilities.

KEY POLICIES TO WHICH THIS POLICY SHOULD BE CROSS REFERENCED:

Policy PMD2 Quality Standards
Policy PMD4 Development adjoining Development Boundaries
Policy ED7 Business, Tourism and Leisure Development in the Countryside
Policy EP15 Air Quality
Policy IS4 Transport Development and Infrastructure
Policy IS7 Parking Provision and Standards

INFRASTRUCTURE AND STANDARDS (IS)

POLICY IS15

RADIO TELECOMMUNICATIONS

- 1.1 The aim of the policy is to reflect the Council's wish to support the expansion and diversification of the telecommunications industry but in ways which minimise its visual and environmental impact. The policy recognises the social and economic benefits of improved telecommunications infrastructure but wishes to ensure that developers have considered the options for siting and design and justify their preferred solution. Decision making will be guided by advice from environmental agencies where appropriate.
- 1.2 Health and safety considerations are clearly of concern to communities but are not matters for the planning system. The Government sets out a number of measures to protect public health including guidance on emissions and exclusion zones.
- 1.3 There is a presumption in favour of developments that extend radio telecommunications facilities provided that this can be achieved without adverse impacts on the environment.

POLICY IS15: RADIO TELECOMMUNICATIONS

Development involving telecommunications masts, antennas, power lines and associated structures required for installation including buildings, access and site security will be assessed against siting and design considerations.

- a) Telecommunications equipment should be positioned and designed sensitively to avoid unacceptable effects on the natural and built environments, including areas of landscape importance and areas of ecological interest
- (b) Developers must demonstrate that they have considered options for minimising the impact of the development including:
 - (i) the scale and type of equipment used (which should be the smallest suitable, commensurate with technological requirements),
 - (ii) the potential for mast or site sharing,
 - (iii) the measures for concealment or disguise through appropriate siting, design, landscaping, materials and colours,
 - (iv) the timing and method of construction,
 - (v) the arrangement for access during construction and operation which takes account of the impact on adjoining users and/or wildlife habitats,
 - (vi) the potential for siting on existing buildings or structures
- (c) Where mast or site sharing is shown to be impractical, the developer must demonstrate that there is no alternative location which will satisfy the system's operational requirements, and/or that siting apparatus on existing buildings or structures would cause greater harm to the appearance of the area than that which is proposed. Developers should also address the cumulative effects of a proposal in combination with existing equipment in the area.

KEY POLICIES TO WHICH THIS POLICY SHOULD BE CROSS REFERENCED:

Policy PMD5 Infill Development
Policy ED1 Protection of Business and Industrial Land
Environmental Promotion and Protection policies (EP).

INFRASTRUCTURE AND STANDARDS (IS)

POLICY IS16

ADVERTISEMENTS

- 1.1 The aim of the policy is to ensure that advertisements/signs do not adversely affect local character, amenity, or safety either within the countryside or in built-up areas. Within a commercial street advertisements and signs can add information, colour, and interest whilst in the countryside they can encourage accessibility to businesses, facilities and attractions. However, cumulatively they can result in a premises or an area appearing untidy and cluttered. The policy reflects the need to ensure a higher quality of design and materials for Listed Buildings and Conservation Areas, reflecting the property or area's character and appearance.
- 1.2 The relevant government guidance is contained in Circular 10/1984 and Circular 27/1995 Tourist Signposting. Reference should also be made to the Supplementary Planning Guidance relating to Shop Fronts and Shop Signs, Tourist Signposting Policy July 2003 (Factsheet appended May 2007) (Amended May 2010), as well as A Guide to Signposting for Tourism Businesses (Visit Scotland). It should also be noted that where advertisements are on or visible from a trunk road, there is a requirement to consult Transport Scotland regarding advice and the criteria to be met for approval.

POLICY IS16: ADVERTISEMENTS

Applications for advertisements/signs will be assessed against the Council's published supplementary guidance. This guidance is concerned with amenity and safety considerations. A higher standard of design will be required on Listed Buildings and in Conservation Areas. All proposals will be assessed against the following criteria:

- a) advertisements/signs must not represent a threat to road safety or other hazard to the public;
- b) advertisements/signs must be related to the location at which they are displayed and must be in keeping with the character of the building to which they are attached and/or the area in which they are located in terms of positioning, scale, design or materials;
- c) excessive or badly arranged advertisements/signs which cause unsightly clutter will not be permitted.

In addition to the above criteria and outwith settlements, roadside advertisements in the countryside will only be permitted if:

- d) a statutory road sign has been considered as a first option,
- e) the sign is primarily directional, and does not advertise particular products or facilities,
- f) the premises to be signed are not clearly visible from a major road and cannot already be reasonably identified by means of an existing directional sign advising of the place name of the locality within which it is located, and

g) not more than one sign is proposed at the nearest junction of the public road and the access road to the premises. In the case of two or more neighbouring premises, a series of individual signs will not be permitted, and composite signs will be encouraged as an alternative, where appropriate.

KEY POLICIES TO WHICH THIS POLICY SHOULD BE CROSS REFERENCED:

Policy PMD2 Quality Standards
Policy ED7 Business, Tourism and Leisure Development in the Countryside
Policy HD3 Protection of Residential Amenity
Policy EP7 Listed Buildings
Policy EP9 Conservation Areas

THE FOLLOWING APPROVED SUPPLEMENTARY PLANNING GUIDANCE MAY BE RELEVANT TO THIS POLICY:

Shop Fronts and Shop Signs

INFRASTRUCTURE AND STANDARDS (IS)

POLICY IS17

EDUCATION SAFEGUARDING

- 1.1 The purpose of the policy is to support existing educational facilities by controlling alternative uses. It is aimed at facilities considered to be fundamental to the wellbeing of Borders communities and to the economy of the region. It is therefore most likely to be used to safeguard further or higher education facilities and currently only applies to the Heriot-Watt University Campus at Netherdale, Galashiels.

POLICY IS17: EDUCATION SAFEGUARDING

Within areas identified for educational uses judged to be of strategic importance, consent will only be granted for those uses that would facilitate or improve educational facilities within the Scottish Borders.

KEY POLICIES TO WHICH THIS POLICY SHOULD BE CROSS REFERENCED:

Policy PMD5 Infill Development
Policy HD3 Protection of Residential Amenity
Policy EP1 International Nature Conservation Sites and Protected Species

INFRASTRUCTURE AND STANDARDS (IS)

POLICY IS18

CEMETERY PROVISION

- 1.1 Cemeteries represent an important cultural and social component of the structure of our society. The aim of this policy is to give protection to existing cemeteries and to prevent their loss to development. In addition the policy also aims to support the development of new cemeteries, as well as the expansion of existing cemeteries where it can be demonstrated that there is a need for the use, and that the use can be supported at the proposed site.
- 1.2 Cemeteries also take on a wider role as important greenspaces for towns and villages. The policy therefore seeks proposals for new cemeteries or extensions to existing cemeteries to incorporate into their design natural features that are beneficial to visitors for their aesthetic properties, and to biodiversity for their role in wider green networks.
- 1.3 The Scottish Environment Protection Agency (SEPA) aims to protect and improve Scotland's environment in a number of ways, and their responsibilities includes regulating activities that may pollute water. Therefore, in the search for any new or extended cemetery proposal for human burial, the developer should ensure that full consideration is given to SEPA's 'Environmental Policy 19: Groundwater protection policy for Scotland', and SEPA's 'Guidance on Assessing the Impacts of Cemeteries on Groundwater' and any other subsequent policy and guidance.
- 1.4 It is accepted that in most instances that there will be little opportunity to find land for a new cemetery within the Development Boundary, for that reason the identification of an appropriate site outwith a settlement is likely to be seen as acceptable.
- 1.5 A Design Statement (incorporating a landscape plan) will be required for all applications that relate to a new cemetery proposal. The design statement will need to set out the appropriate design and layout of buildings and car parking to achieve minimal and acceptable impact on landscape surroundings and biodiversity. New or enhanced landscaping on the site must also be included.

POLICY IS18: CEMETERY PROVISION

The Council will support development that safeguards and enhances the quality of an existing cemetery. Development that results in the loss of any cemetery will not be supported.

The Council will support applications for new or extended cemeteries that meet community needs, provided the following requirements are met:

- a) the site has the capacity to accommodate the cemetery and any accessory uses appropriate
- b) satisfactory access, off-street parking and internal traffic circulation
- c) incorporation, protection and expansion of natural heritage features such as tree planting and landscaping, with encouragement for the use of native species, to complement the plot plan, existing contours and the surrounding area
- d) use of high quality materials to reflect the importance of the site
- e) relates sympathetically to the landscape of which it is a part
- f) located in reasonable proximity to hospitality facilities
- g) adherence to Scottish Environment Protection Agency's policy and guidance
- h) consideration of archaeology.

KEY POLICIES TO WHICH THIS POLICY SHOULD BE CROSS REFERENCED:

Policy PMD2 Quality Standards
Policy PMD4 Development adjoining Development Boundaries
Policy EP8 Historic Environment Assets and Scheduled Monuments
Policy EP11 Protection of Greenspace
Policy EP12 Green Networks
Policy EP13 Trees, Woodlands and Hedgerows
Policy EP15 Development Affecting the Water Environment
Policy IS1 Public Infrastructure and Local Service Provision
Policy IS4 Transport Development and Infrastructure
Policy IS7 Parking Provision and Standards
Policy IS8 Flooding
Policy IS13 Contaminated and Unstable Land

THE FOLLOWING APPROVED SUPPLEMENTARY PLANNING GUIDANCE MAY BE RELEVANT TO THIS POLICY:

Placemaking and Design

THE FOLLOWING PROPOSED/UPDATED SUPPLEMENTARY PLANNING GUIDANCE MAY BE RELEVANT TO THIS POLICY:

Historic Environment
Placemaking and Design

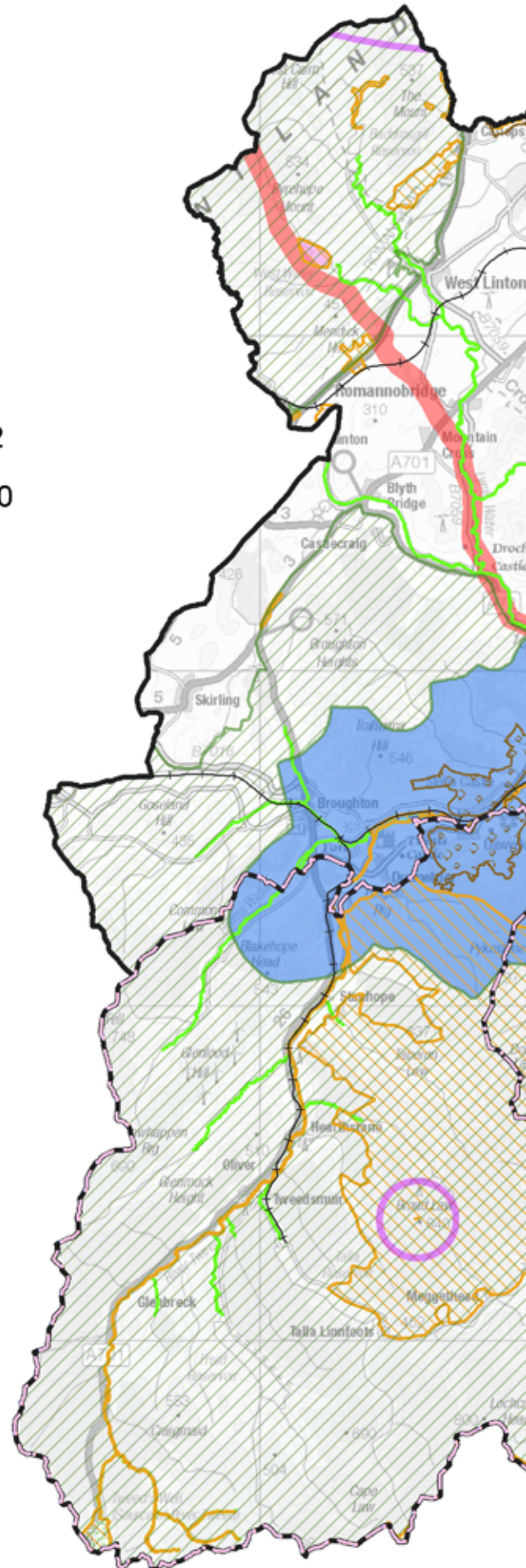
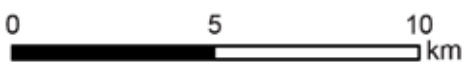
SCOTTISH BORDERS COUNCIL PROPOSED LOCAL DEVELOPMENT PLAN 2020

POLICY MAPS

Policy Map

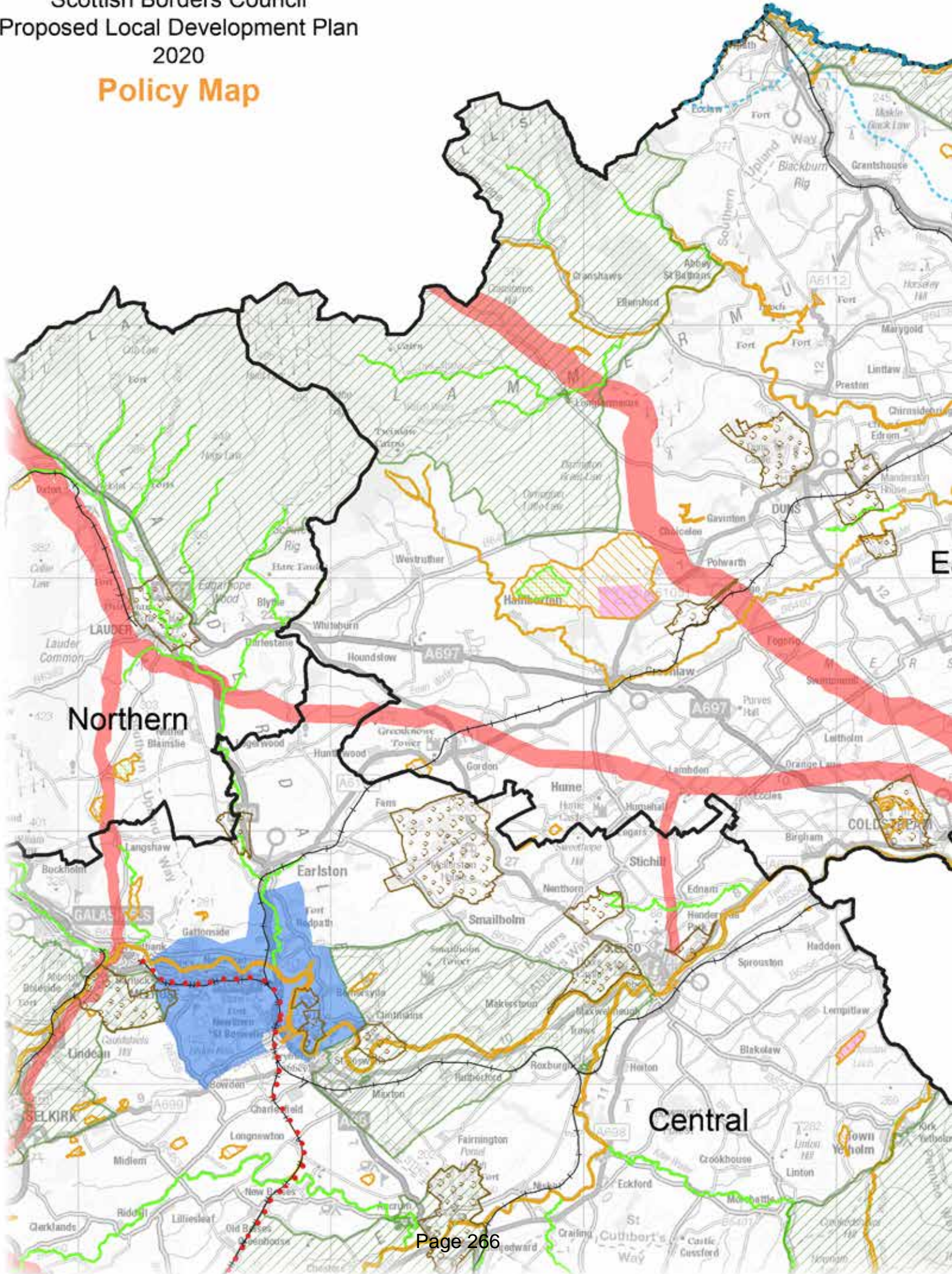
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-  Dispersed Communities - HD2
-  Railway Safeguarding - IS4
-  Former Railway Network - EP12
-  Civil Aviation Authority Safeguarding - IS12
-  Gardens and Designed Landscapes - EP10
-  Special Landscape Area - EP5
-  National Scenic Area - EP4
-  Special Area of Conservation* - EP1
-  Site of Special Scientific Interest - EP2
-  Hazard Pipeline Buffers - IS12

* The areas of the River Tweed (and tributaries) designated as Sites of Special Scientific Interest are also covered by Special Areas of Conservation.



Scottish Borders Council
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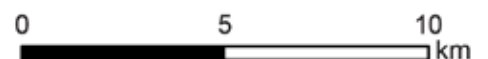
Policy Map

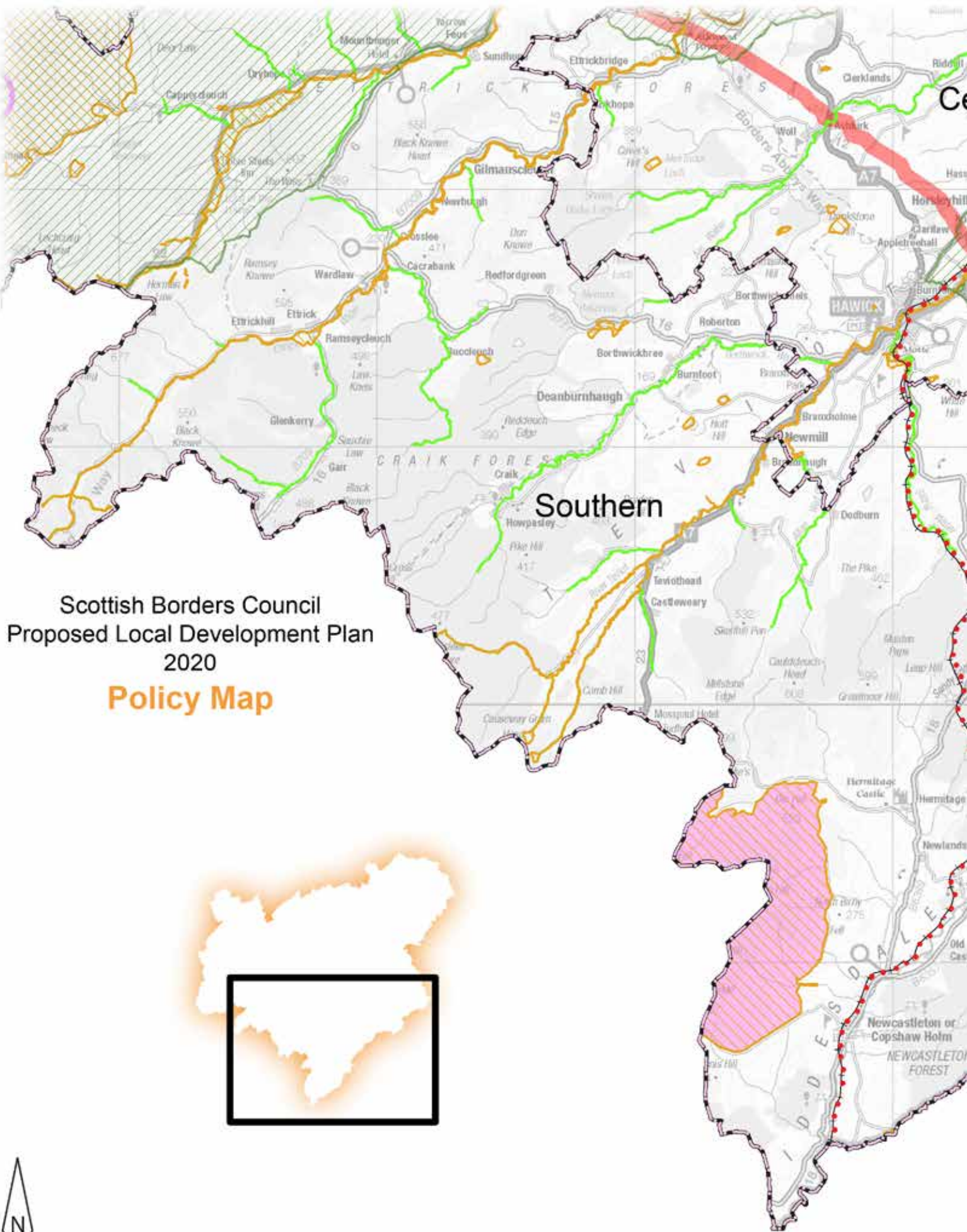




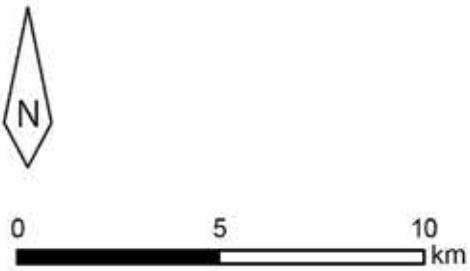
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-  Coastal Policy - EP14
-  Railway Safeguarding - IS4
-  Former Railway Network - EP12
-  Civil Aviation Authority Safeguarding - IS12
-  Gardens and Designed Landscapes - EP10
-  Special Landscape Area - EP5
-  National Scenic Area - EP4
-  Site of Special Scientific Interest - EP2
-  Special Area of Conservation* - EP1
-  Special Protection Area - EP1
-  Hazard Pipeline Buffers - IS12

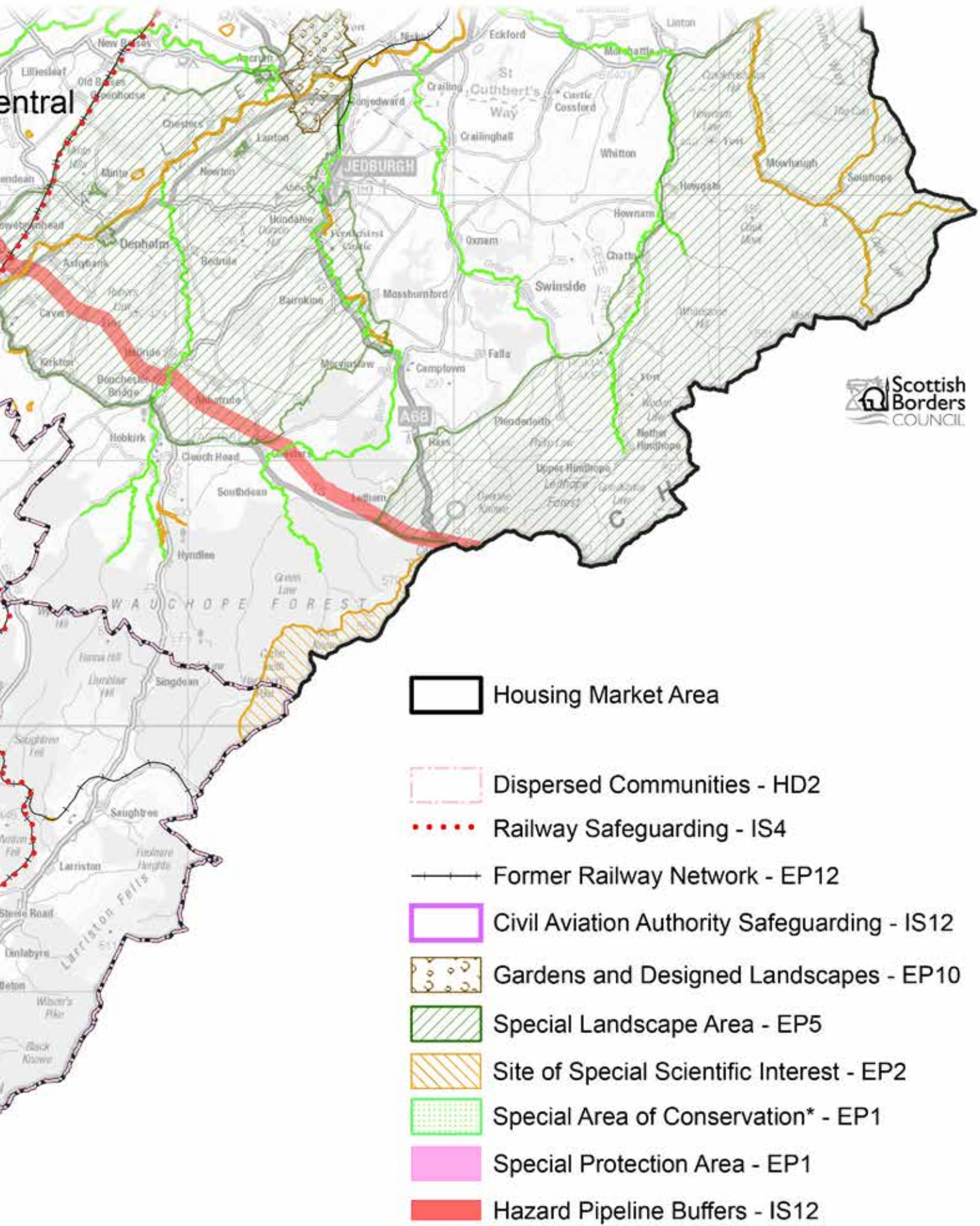
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Scottish Borders Council
 Proposed Local Development Plan
 2020
Policy Map





-  Housing Market Area
-  Dispersed Communities - HD2
-  Railway Safeguarding - IS4
-  Former Railway Network - EP12
-  Civil Aviation Authority Safeguarding - IS12
-  Gardens and Designed Landscapes - EP10
-  Special Landscape Area - EP5
-  Site of Special Scientific Interest - EP2
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APPENDIX 1

SETTLEMENT APPRAISAL METHODOLOGY

This Appendix sets out the methodology for assessing sites being carried forward from previous Local Plans and the proposed sites for inclusion within the Local Development Plan (LDP). Part A sets out the methodology for the sites carried forward from the Adopted Local Plan 2008, Part B sets out the methodology for the sites carried forward from the Local Plan Amendment, Local Development Plan and those included within the LDP and Part C sets out the sites which were included as part of the Housing SG.

PART A: SITES CARRIED FORWARD FROM ADOPTED LOCAL PLAN 2008

The settlement appraisal methodology followed a number of stages to ensure consistency of application.

These stages were:

- i. Settlement constraints
- ii. Specific constraints
- iii. Settlement specific issues
- iv. Settlement characteristics
- v. Individual site assessment
- vi. Settlement framework and design briefs

STAGE I (Settlement constraints): Covers parameters such as elevation, slope, geology, flooding and land already developed, and can be carried out by desk top study, using GIS and information available from a variety of sources. This stage is almost entirely based on objective data and excludes large areas of land from the later stages of the settlement appraisal process because of excessive height, slope etc - the fundamental constraints of physical geography. It identifies those parts of the hinterland around a settlement that have the physical capability to support development and enables the potential development capacity of selected areas (e.g Central Borders) to be tested.

STAGE II (Specific constraints): Eliminates further potentially unsuitable sites through the consideration of further, less absolute, criteria such as contamination, service wayleaves, prime quality agricultural land, woodland, landscape or biodiversity value, designated sites (for example Sites of Special Scientific Interest). The completion of this stage identifies the developable land that has both the physical capability to support development and is free of important 'man-made' constraints and designations. Further areas that are least suited to development are eliminated at this stage.

STAGE III (Settlement specific issues): Is based on other suitability factors including potential to address development need. These factors include land supply, current planning applications and proximity to proposed rail transport network. These three stages can all be undertaken as an overlay sieve mapping exercise through the use of GIS. The output from these three stages is an Ordnance Survey map of the town or village with the relative constraints identified and a number of 'areas of search' highlighted. Plans of these 'areas of search' are then produced together with the relevant constraint information to enable on-site investigation to be carried out.

STAGE IV (Settlement characteristics): Is a combination of desk-top and on-site investigation. The first element consists of compiling settlement data on such topics as population, housing, housing need, accessibility, road infrastructure, public transport, infrastructure, services etc. The second, on-site, element is concerned with subjects such as landscape issues, water courses, ecological and biodiversity factors, opportunities for environmental improvement, townscape character, aspect, viewpoints etc. The purpose of this stage is to establish the interrelationship between the site and its context within the settlement and immediate hinterland as well as providing guidance as to the development potential/capacity for any given area of land. The resultant checklist provides an easy reference point for settlement information and a means of effectively managing information from a number of disparate sources.

STAGE V (Individual site assessment): Is the detailed site examination and the identification of site characteristics and development capacity. Site specific parameters on topography, built form characteristics, adjoining land uses, landscape features, constraints, important views, buildings and their setting, access, accessibility, an indicative site capacity and ownership are recorded in a similar way to the settlement characteristic checklist.

STAGE VI (Settlement framework and design briefs): The final result of this stage was a series of sites mapped with important features and identifying the issues to be considered in preparing a development proposal. If the results of this stage mean sites being eliminated or reduced because of site specific issues, then further sites which meet the 'next best fit' criteria can be brought forward for assessment.

It was considered that the inclusion of environmental criteria at every stage of the site selection process allowed for the evaluation of options and assessment of sites in accordance with the provisions of the Environmental Assessment of Plans and Programmes (Scotland) Regulations 2004.

PART B: SITES CARRIED FORWARD FROM PREVIOUS PLANS (LPA, LDP, LDP2)

The methodology for assessing proposed sites for allocation within the Local Plan Amendment (LPA) was agreed internally within the Plans and Research team with advice from other key experts from the Environment and Infrastructure department and discussion with SEPA, SNH and Historic Scotland during the SEA Scoping Report consultation. This same appraisal process was used during the Local Development Plan (LDP) process and the current Local Development Plan 2 (LDP2) process. The settlement appraisal involved:

- Establishing site assessment criteria with input from the whole team
- Building an access database to store site assessment findings
- Creating a Geographical Information Systems (GIS) project to screen environmental constraints
- Establishing a procedure for consulting internal experts regarding, for example, roads, biodiversity, archaeology, conservation, footpaths, landscape and development management
- Producing detailed site requirements for each allocation to mitigate any environmental impacts and ensure good design principles were established.

Each site was visited and photographs were taken to assist with the desk top analysis. The site was plotted on GIS to assist with the desk top analysis of constraints. A GIS project was set up to correlate with the site assessment criteria as described below so that officers could analyse any constraints and opportunities on the site. This information was then input into the site assessment database.

The site assessment was broken down into five main sections: Initial Assessment (including site details, background information and other spatial constraints checklist), Accessibility and Sustainability, Local Impact and Integration, Landscape Capacity, Planning and Infrastructure Issues and Overall Assessment. Sites were assessed as Acceptable, Doubtful or Unacceptable in the database.

- **Initial Assessment:** Identified constraints that prevented any development from taking place, including flooding and international/national conservation designations. It also took account of whether the site was consistent in terms of location with the Structure Plan/Strategic Development Plan. If a site was identified as having a significant constraint upon it, or not of a size capable of being developed for 5 units or over, then the site was assessed as unacceptable for allocation.
- **Accessibility and Sustainability:** Analysed issues regarding access to services, public transport and employment, as well as site orientation and impact on biodiversity. If a site was deemed poor in terms of access to services or potentially having a major impact on biodiversity, it was likely to be assessed as unacceptable in terms of accessibility and sustainability.
- **Local Impact and Integration:** Analysed issues such as historical context, archaeology, recreational facilities and the connectivity of the site to the actual settlement. If a site had a Scheduled Monument, listed building or poor connectivity to the settlement, then the site would probably be assessed as unacceptable or doubtful in terms of local impact and integration.
- **Landscape Capacity:** Analysed issues concerning landscape designations both national and local, height and slope as well as features within the actual site. If a site was in the National Scenic Area, or was over 200m or had more than a 12 degree slope, then the site would probably be assessed as

- unacceptable or doubtful in terms of landscape capacity.
- **Planning and Infrastructure Issues:** Analysed issues about planning requirements. For instance, constraints regarding road access, water and sewerage, footpaths, education and contamination were assessed. If a site was deemed to have poor access, then the site would probably be assessed as unacceptable or doubtful in terms of planning and infrastructure.
- **Overall Assessment:** Drew all this information together and made a final assessment based on the identified constraints. If there were possible mitigations or solutions to these constraints, the site would be assessed as acceptable or doubtful. These were then brought forward for internal consultation with Countryside and Heritage, Roads, Education, Housing, Environmental Health, Economic Development and Development Management. If a site was assessed as unacceptable by the Planning Officer responsible for the area, then it was not taken forward for further research.

Sites internally consulted on were provided with additional information regarding: biodiversity, archaeology, landscape, footpath access, heritage and design, road access, contaminated land, affordable housing and education capacity. Scottish Water also provided further information regarding water and sewerage capacity. The site assessment was then updated to reflect these comments and adjusted in terms of the assessment. Acceptable sites were then provided with detailed site requirements based on the opportunities and constraints identified and provided as options in the Consultative Draft of the Local Plan Amendment.

SITE COMPARISON EXERCISE

The site comparison exercise is the second step of the site assessment process described above and was undertaken for the Local Plan Amendment and Local Development Plan.

PART C: SITES CARRIED FORWARD FROM THE HOUSING SUPPLEMENTARY GUIDANCE

The Housing Supplementary Guidance (SG) was produced as part of the Local Development Plan, further to the LDP Examination, in response to a housing shortfall.

The site assessment process for the Housing SG was undertaken in two stages, which are outlined below.

STAGE 1: An initial RAG (red, amber & green) site assessment was undertaken. All sites were assessed against 14 criteria within a matrix table. It should be noted that the criteria was in line with the policies contained within the LDP and Policy 7: Maintaining a Five Year Housing Land Supply, as contained within SESPlan. An assessment was undertaken for each of the sites against the criteria contained within the stage 1 matrix, and this resulted in the following conclusions;

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

Once each of the criteria had been assessed, an overall conclusion was drawn for each site, this included an overall RAG outcome. The stage 1 assessment conclusions for the red RAG sites was recorded within the site assessment database.

STAGE 2: Following on from the stage 1 RAG assessment, a stage 2 assessment was undertaken for all the remaining sites (green and amber). This included a detailed site assessment and consultation with internal and external consultees. The methodology for this site assessment was the same as outlined within Part B above.

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APPENDIX 2

MEETING THE HOUSING
LAND REQUIREMENT

1. INTRODUCTION

- 1.1 This appendix provides the background context to the housing land requirement and provisions within the Local Development Plan 2 (LDP). It sets out the allocations brought forward within the LDP and those being removed. It also provides the current position in terms of monitoring the effective housing land supply. The Technical Note on Housing, expands upon this in more detail.
- 1.2 Part A of this appendix sets out the housing land requirement for the Scottish Borders and the contributions to meet the SESPlan target, while Part B covers the monitoring of the 5 year effective housing land supply.
- 1.3 In City Regions, the Strategic Development Plan (SDP) should identify the housing land requirement (HLR) for the Plan area and indicate where land should be allocated in the LDP to meet requirements up to Year 12 beyond the predicted year of plan approval and an indication of the possible scale and location of housing land up to Year 20. LDP's should allocate a range of sites which are effective or capable of becoming effective to meet the HLR up to Year 10 from the predicated year of adoption, ensuring a minimum of 5 years effective land supply at all times. However, on the 16th May 2019 Scottish Ministers rejected the proposed SDP, albeit for reasons other than the housing requirement.
- 1.4 Scottish Planning Policy (SPP) confirms that Housing Need & Demand Assessments (HNDA) provide the evidence base for defining the housing supply target (HST). The SESPlan HNDA covers each of the six Local Authority areas within the SESPlan area, including the Scottish Borders. SESPlan prepared HNDA2 in accordance with detailed guidance from the Scottish Government, and this was considered 'robust and credible' by the Scottish Government in March 2015. It is recognised that the HNDA is a technical modelling exercise which provides a range of estimate-based scenarios.
- 1.5 Identifying new land to be allocated for housing remains one of the most challenging and contentious parts of the LDP process. The process for the identification of potential sites has included a call for sites, detailed site assessment and consultation on all sites submitted for consideration. The MIR proposed a number of preferred and alternative housing and mixed use options with indicative capacities.

PART A: HOUSING LAND WITHIN THE LDP

2. BACKGROUND CONTEXT

- 2.1 The MIR was prepared based upon the HLR's set out within the SESPlan Proposed Plan, which was informed by the HNDA2. This was in accordance with the SESPlan Housing Background Paper (October 2016) which set out the background, process and justification for the HST's and HLR's within the Proposed SESPlan.
- 2.2 SPP states that where the Scottish Government is satisfied that the HNDA is robust and credible, the approach used will not normally be considered further at a Development Plan Examination. HNDA2 prepared for SDP2 was confirmed as 'robust and credible' by the Scottish Government and can be taken into account in the preparation of emerging LDP's. HNDA2 is at present the most up to date and therefore reliable evidence of the housing need and demand within the SESPlan area.

3. HOUSING SUPPLY TARGET & HOUSING LAND REQUIREMENT

3.1 As outlined above, the HST and HLR are informed by the HNDA2. The figures included within LDP2 are taken from the Proposed SESPlan and Housing Background Paper (2016). The base date for the housing figures is 2012. Table 1 sets out the HST's, while Table 2 sets out the HLR, which includes a 10% margin of generosity. However, to ensure that the LDP delivers a Plan which covers ten years from adoption, the LDP must set out an overall requirement up to 2030/31. The figures for this additional year were taken from Table 9.3 of the SESPlan Housing Background Paper and 10% generosity has been added. Table 3 contains the combined HLR for the period (2012/13 to 2030/31). This will ensure that the HLR accounts for ten years post the adoption of LDP2. It should be noted that the HST is broken down into affordable and market units.

TABLE 1: HOUSING SUPPLY TARGETS (2012/13 – 2029/30)

Authority	AFFORDABLE		MARKET		COMBINED HOUSING SUPPLY TARGET	
	Annual Average	Period Total	Annual Average	Period Total	Annual Average	Period Total
Scottish Borders	128	(128*18) 2,304	220	(220*18) 3,960	348	(348*18) 6,264

Source: SESPlan Housing Background Paper (2016)

TABLE 2: HOUSING LAND REQUIREMENT (2012/13 TO 2029/30)

Authority	COMBINED HOUSING LAND REQUIREMENT	
	Annual Average	Period Total
Scottish Borders	383	(383*18) 6,894

Source: SESPlan Housing Background Paper (2016)

TABLE 3: HOUSING LAND REQUIREMENT (2012/13 TO 2030/31)

HOUSING LAND REQUIREMENT	2012/13 TO 2030/31
HLR for Scottish Borders (2012/13 to 2029/30)	6,894
Additional HLR for 2030/31* *The additional year is taken from the Housing Background Paper, table 9.3, with an additional 10% generosity added	394
Total	7,288

Source: SESPlan Housing Background Paper (2016)

4. HOUSING LAND SUPPLY CONTRIBUTIONS TO MEET THE HOUSING LAND REQUIREMENT

- 4.1 The most significant part of the provisions to meet the housing land requirement, have been identified through Local Plan allocations, planning permissions and through estimates for future windfall approvals.
- 4.2 The baseline position takes account of the 2019 Housing Land Audit (HLA). Table 4 shows the updated housing land supply broken down into; effective, potentially effective, post year 7 and constrained units. It should be noted that the additional sites brought forward as part of the Housing SG are included within the 2019 HLA and form part of the established housing land supply.

TABLE 4: ESTABLISHED HOUSING LAND SUPPLY (2019 HLA)

HLA SUPPLY CATEGORY	NUMBER OF UNITS
Effective (Years 1-5)	3,679
Potentially Effective (Years 6 & 7)	1,945
Post Year 7	2,249
Constrained	1,303
Total	9,176

Source: Housing Land Audit (2019)

- 4.3 The approach used by the Council to undertake the HLA is in accordance with PAN 2/2010 which states under the marketability criteria, that the test to identify if a site is effective is whether 'the site, or a relevant part of it, can be developed in the period under consideration'. The Council considers a site to be effective if there is a reasonable prospect that it could be developed within the 5 year period.
- 4.4 The contributions by Scottish Borders to meet the HLR outlined above, are set out in Table 5 below, based on the 2019 HLA. Table 5 shows the potential contribution to the requirement, which includes the existing established housing land supply (HLA 2019) and windfall assumption for years (2019/20 to 2030/31).

TABLE 5: CONTRIBUTIONS TO THE REQUIREMENT (2012/13 TO 2030/31)

	2019/20 TO 2023/24	2024/25 to 2030/31	ADDITIONAL POTENTIAL	Total
Housing Land Supply (2019)				
Effective (Years 1-5)	3,679	n/a	n/a	3,679
Potentially Effective (Years 6 & 7) and (Post Year 7)	n/a	4,194	n/a	4,194
Constrained	n/a	n/a	1,303	1,303
Windfall Assumption	(146*5) 730	(98*7) 686	n/a	1,416
Total Potential	4,409	4,880	1,303	10,592

Source: Housing Land Audit (2019)

- 4.5 In addition, the housing land requirement has already been subject to housing completions for the period 2012/13 to 2018/19, which totals 2,056 units. However, this is reduced by anticipated future demolitions between 2019/20 and 2030/31. The demolition assumption is based on 20 units per annum, which totals 240 units between 2019/20 and 2030/31. This is outlined in Table 6 below.

TABLE 6: COMPLETIONS AND DEMOLITIONS

	2012/13 TO 2018/19	2019/20 to 2030/31
Completions (2012/13 to 2018/19)	2,056	N/A
Loss of supply due to demolitions (2019/20 to 2030/31)	N/A	-240

- 4.6 Table 7 outlines the total contributions to the housing land requirement, which takes account of the following; established housing land supply (2019 HLA), windfall assumption, completions, assumed demolitions and allocations added/removed from LDP2. The table demonstrates that the total contributions to the housing land requirement is 12,867 units. Sections 5 & 6 go into more detail in respect of units being removed and added from LDP2.

TABLE 7: CONTRIBUTIONS TO THE HOUSING LAND REQUIREMENT

CONTRIBUTIONS TO THE REQUIREMENT	2012/13 TO 2030/31
Potential Supply (HLA 2019)*	10,592
Completions (2012/13 to 2018/19)	2,056
Demolitions (2019/20 to 2030/31)	-240
Units being removed from LDP2	-108
Units being added to LDP2	567
Total	12,867

*Note this also includes windfall assumption (2019/20 to 2030/31), see Table 5 above.

- 4.7 Table 8 below compares the housing land requirement against the total contributions, as set out above. The table shows that the contributions meet the housing land requirement of 7,288 units and that the LDP2 provides additional flexibility overall.

TABLE 8: HOUSING LAND REQUIREMENT V CONTRIBUTIONS

REQUIREMENT V CONTRIBUTIONS	
Housing Land Requirement (2012/13 to 2030/31)	7,288
Contributions to the Requirement	12,867
Total Surplus	+5,579

WINDFALL SITES

- 4.8 In addition to the allocated housing sites throughout the Plan period, some of the demand for new housing will be met through windfall sites. Windfall sites are sites which have not been identified for housing through the Plan preparation process. They are generally small, infill sites, although large windfall sites can occasionally come forward. The number of completions on windfall sites is shown below in Table 9. It should be noted that windfall development makes a substantial contribution to the housing land supply within the Borders area, given its rural character and the relatively low level of development activity on larger sites. Over the past 5 years the average number of completions on windfall sites was 99 units. Of the total completions since 2015 between 76 and 121 units have been on windfall sites. It is anticipated that 1,416 units will be developed on windfall sites in the Scottish Borders during 2019/20 and 2030/31.

TABLE 9: WINDFALL COMPLETIONS (2015 TO 2019 HLA)

	2015	2016	2017	2018	2019	5 YEAR AVERAGE
Total number of completions	272	373	250	222	345	292
Number of completions on windfall sites	101	76	121	84	115	99
% of completions from windfall sites	37%	20%	48%	38%	33%	35%

COMPLETIONS

- 4.9 Table 10 shows the number of completions in the Scottish Borders from the 2015 to 2019 HLA period. The total number of completions in the past five years has peaked at 373 in 2016, with completions lower in the following two years. The lower level of completions across the Borders since the recession is a result of stalled sites, lack of developer and mortgage finance. The completion rate rose as part of the 2019 HLA, however it should be noted that a large number of these completions were for affordable units. Overall, the average rate of completions over the previous five years was 292 units.

TABLE 10: COMPLETIONS (2015 TO 2019 HLA)

	2015	2016	2017	2018	2019	5 YEAR AVERAGE
Total number of completions	272	373	250	222	345	292

5. NEW ALLOCATIONS WITHIN THE PLAN

5.1 The LDP2 includes a number of new allocations for housing and mixed use, which have indicative site capacities. Table 11 outlines the additional sites included within the LDP2. All of the sites are allocated for housing, with the exception of one mixed use allocation in Innerleithen. The new sites provide additional flexibility within the LDP and have been through a detailed site assessment process. The table outlines that 567 additional units are being brought forward as part of the LDP2.

TABLE 11: NEW SITES ALLOCATED IN THE LOCAL DEVELOPMENT PLAN

SETTLEMENT	SITE CODE	SITE NAME	PROPOSED USE	INDICATIVE SITE CAPACITY
Coldstream	ACOLD014	Hillview North (Phase 2)	Housing	100
Darnick	ADARN005	Land South of Darnlee	Housing	10
Eddleston	AEDDL010	Land South of Cemetery	Housing	30
Galashiels	AGALA029	Netherbarns	Housing	45
Gordon	AGORD004	Land at Eden Road	Housing	25
Grantshouse	AGRAN004	Land North of Mansefield	Housing	8
Greenlaw	AGREE009	Poultry Farm	Housing	38*
Hawick	AHAWI027	Burnfoot (Phase 1)	Housing	60
Innerleithen	MINNE003	Land West of Innerleithen	Mixed Use	50
Jedburgh	AJEDB018	Land East of Howdenburn Court II	Housing	20
Melrose	AMELR013	Harmony Hall Gardens	Housing	5
Oxton	AOXT0010	Deanfoot Road North	Housing	30
Peebles	APEEB056	Land South of Chapelhill Farm	Housing	150
Reston	AREST005	Land East of West Reston	Housing	5
Selkirk	ASELK040	Philiphaugh Mill	Housing	19
Westruther	AWESR002	Edgar Road	Housing	10
TOTAL				567*

*AGREE009 cannot be counted in the total additional units above. The units are already included within the 2019 HLA as a windfall approval.

5.2 It should be noted that the housing allocation (AGREE009) has planning consent for housing. The site is included within the 2019 HLA established housing land supply, as a windfall development for 38 units. Therefore, the indicative site capacity for (AGREE009) cannot be counted as part of the new allocations being taken forward within the LDP, to avoid double counting.

6. REMOVAL OF SITES WITHIN THE PLAN

- 6.1 There are six sites being removed from the LDP, totalling 108 units. Table 12 outlines the housing, mixed use and redevelopment allocations which have been removed and are not being carried forward into the Plan. It should be noted that the allocation (MGREE001) is being taken forward as a business and industrial allocation within the Plan.

TABLE 12: SITES TO BE REMOVED FROM LDP2

SETTLEMENT	PROPOSED USE	SITE REFERENCE	SITE NAME	INDICATIVE SITE CAPACITY
Chesters	Housing	RC2B	Roundabout Farm	5
Earlston	Housing	EEA12B	Earlston Glebe	25
Eyemouth	Housing	BEY1	Barefoots	20
Greenlaw	Mixed Use	MGREE001	South of Edinburgh Road	6
Lilliesleaf	Housing	EL16B	Mueslie Drive	7
Preston	Redevelopment	zR016	Preston Farm	45
TOTAL				108

7. FLEXIBILITY

- 7.1 There is the potential for further flexibility through the allocation of redevelopment and mixed use sites, which do not have an indicative site capacity.
- 7.2 Additional sites are identified within the LDP for potential longer term housing and mixed use development. However, these allocations do not include an indicative site capacity and for the reasons set out within this appendix, are not considered necessary as a contribution towards housing land supply during the period of this Plan. Within this LDP, there is an additional longer term mixed use site identified at Cardrona.
- 7.3 The Housing Technical Note contains the background context to the distribution of housing throughout the Scottish Borders.

PART B: MONITORING THE EFFECTIVE SUPPLY

8. MONITORING THE FIVE YEAR EFFECTIVE HOUSING LAND SUPPLY

- 8.1 Scottish Planning Policy (SPP) sets out national policy in relation to enabling the delivery of new homes. SPP requires Councils to identify a generous supply of land for housing within all housing market areas, across a range of tenures, maintaining a 5 year supply of effective housing land at all times. Planning Authorities are required to 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 that a generous supply of land for house building is maintained and there is always enough effective land for at least 5 years.
- 8.2 Effectiveness in relation to the Plan and to the 5 year effective supply can be described as follows;
- In relation to development planning the requirement is that over the plan period there should be a 5 year effective land supply. This would allow currently constrained sites to be brought into the effective supply over the period subject to meeting the effectiveness criteria.
 - In relation to maintaining the 5 year effective supply, this relies upon an annual monitor through the housing land audit to ensure that the 5 year supply is maintained. The requirement is that a site is considered effective where it can be demonstrated that it will be free of constraints within 5 years, and can be developed for housing.
- 8.3 The continued availability of land to meet prospective demand is monitored on an annual basis by the Council's Housing Land Audit (HLA). Likely actual demand is illustrated by the performance of the development industry over the previous 5 year period as required by SPP (particularly where there is a substantial land supply of available land). This is measured by actual completions and is the most appropriate measure of market performance. Therefore, there is a clear distinction between providing land to meet the theoretical requirement, and ensuring the presence of a 5 year effective supply to meet prospective market demand.
- 8.4 The outputs from the 2019 HLA are set out in Table 13 below for the Scottish Borders and for its constituent HMA's.

TABLE 13: SCOTTISH BORDERS HOUSING LAND AUDIT 2019

HMA	ESTABLISHED SUPPLY	CONSTRAINED SUPPLY	EFFECTIVE SUPPLY (YRS 1-5)	POTENTIALLY EFFECTIVE SUPPLY (YRS 6-7)	POST YEAR 7 SUPPLY	COMPLETIONS
Berwickshire	2,120	177	955	458	530	67
Central	5,617	1,096	2,046	1,188	1,287	208
Northern	1,326	30	608	262	426	66
Southern	113	0	70	37	6	4
TOTAL	9,176	1,303	3,679	1,945	2,249	345

- 8.5 In recent years since the recession, completions have been low within the Scottish Borders. Table 14 set out the market performance over the past five years; the average rate of completions during this period is 292 units per annum.

TABLE 14: 5 YEAR HOUSING COMPLETIONS

HMA	2015	2016	2017	2018	2019	TOTAL
Berwickshire	55	89	31	64	67	306
Central	143	162	169	98	208	780
Northern	71	120	44	59	66	360
Southern	3	2	6	1	4	16
TOTAL	272	373	250	222	345	1,462

SCOTTISH BORDERS COUNCIL PROPOSED LOCAL DEVELOPMENT PLAN 2020

APPENDIX 3

PLANNING GUIDANCE AND STANDARDS

SUPPLEMENTARY GUIDANCE AND SUPPLEMENTARY PLANNING GUIDANCE

This section of the Proposed Plan sets out the Council's proposals for preparing Supplementary Planning Guidance (SPG) and Planning Briefs within the Local Development Plan (LDP) period, it also makes reference to existing SPGs, Supplementary Guidance (SG) and Planning Briefs. Due a reduction in staff resources and competing workloads, regrettably some of the proposed SPGs and Planning Briefs to be carried out as stated within the adopted LDP 2016 have not been possible. Consequently the proposals detailed within this section of the Proposed LDP are considered priorities which can be realistically achieved. These documents, once approved, will become considerations in the determination of planning applications.

PROPOSED/ UPDATED SUPPLEMENTARY PLANNING GUIDANCE

- Affordable Housing
- Biodiversity
- Countryside Around Towns
- Dark Skies*
- Development Contributions (subject to periodic update)
- Green Networks
- Greenspace
- Historic Environment
- Landscape and Development
- Local Biodiversity Sites
- Local Geodiversity Sites
- Minerals
- New Housing in the Borders Countryside
- Placemaking and Design (inc. privacy and sunlight and alterations and extensions for Householders)
- Planning for Particular Needs Housing
- Sustainability and Climate Change
- Trees and Development
- Tweedbank Vision for Growth and Sustainability, A Community for the Future (Lowood)

* Communities in the southern part of the region are pursuing a Dark Skies Project. When a Dark Sky area is identified and designated the Council would then get involved via the preparation of a Supplementary Planning Guidance. In essence this would confirm the extent of the area designated, what the designation would mean in practice from a planning policy perspective and what consequent controls would be laid down.

CRITERIA FOR PRIORITISING SUPPLEMENTARY PLANNING GUIDANCE

The updating of existing guidance and the formulation of new Supplementary Planning Guidance will be prioritised using the following criteria:

- Requirement to assist development control decision-making
- Adequacy of existing policy framework
- Date of existing guidance
- Resources required – specialist staff and other Departmental priorities
- Speed of preparation
- Political pressure
- Government guidance

The guidance listed above will be reviewed and updated over the Local Development Plan period. Any such reviews will be the subject of consultation, with reference to Councillors, Community Councils, relevant interest groups and the public.

PLANNING BRIEFS

The preparation of Planning Briefs for substantial land allocations is proposed to assist development of key sites brought forward in the Local Development Plan. Briefs indicate how sites are to be laid out, including arrangements for access, and provide guidance on any special considerations with regard to design and environmental constraints. They also provide an indication as to whether developer contributions will be required for the development. Contributions may be requested towards the provision, improvement and maintenance of infrastructure, services and facilities in the Scottish Borders in accordance with Policy IS2. Further detail on developer contributions can be found in the Council's Supplementary Planning Guidance on Development Contributions, Planning Briefs and in the individual settlement profiles within the Local Development Plan.

It is intended that Planning Briefs will be prepared for the following sites:

HOUSING SITES

SETTLEMENT	SITE CODE	SITE NAME
Coldstream	ACOLD011/ ACOLD014	Hillview North (Phases 1 and 2)
Darnick	ADARN005	Land South of Darnlee
Hawick	AHAWI027	Burnfoot (Phase 1)
Innerleithen	AINNE004	Kirklands/ Willowbank II
Kelso	AKELS026	Nethershot (Phase 2)
Peebles	APEEB056	Land South of Chapelhill Farm
Peebles	APEEB044	Rosetta Road (Should the planning consent not be implemented)
Walkerburn	TW200/ AWALK005	Caberston Farm Land/ Caberston Farm Land II

BUSINESS AND INDUSTRIAL SITES

SETTLEMENT	SITE CODE	SITE NAME
Coldstream	BCOLD001	Lennel Mount North
Earlston	BEARL002	Townhead
Hawick	BHAWI001/ BHAWI002/ BHAWI004	North West Burnfoot, Gala Law North and Land to South of Burnhead
Newtown St Boswells	BNEWT001	Tweed Horizons Expansion

MIXED USE SITES

SETTLEMENT	SITE CODE	SITE NAME
Innerleithen	MINNE003	Land West of Innerleithen

REDEVELOPMENT SITES

SETTLEMENT	SITE CODE	SITE NAME
Walkerburn	zR200	Caberston Farm/ Old Mill Site

LONGER TERM SITES

SETTLEMENT	SITE CODE	SITE NAME
Kelso	SKELS005	Hendersyde
Kelso	SKELS024	Nethershot

MASTERPLANS

The Proposed Plan identifies a number of allocated and longer term sites, where a site requirement requests that a Masterplan is undertaken. These are outlined in the table below:

SETTLEMENT	SITE CODE	SITE NAME	
Cardrona	SCARD002	Land at Nether Horsburgh	Longer Term Mixed Use
Duns	SDUNS001	South of Earlsmeadow	Longer Term Mixed Use
Earlston	AEARL010 / AEARL011 / SEARL006	East Turfford / Georgefield Site / Georgefield East	Housing & Longer Term Mixed Use
Galashiels	SGALA005 / SGALA016	Hollybush Valley	Longer Term Mixed Use
Galashiels	AGALA029	Netherbarns	Housing
Greenlaw	SGREE003	Halliburton Road	Longer Term Housing
Innerleithen	SINNE001	Kirklands II	Longer Term Housing
Newtown St Boswells	ANEWT005	Newtown Expansion Area	Housing
Peebles	SPEEB003 / SPEEB004 / SPEEB005	South West of Whitehaugh / North West of Hogbridge / Peebles East (South of the River)	Longer Term Housing and Mixed Use
Reston	N/A	Overall Masterplan for Reston	N/A

APPENDIX A: SUPPLEMENTARY PLANNING GUIDANCE AND PLANNING BRIEFS

The following supplementary planning guidance is available to assist in determining planning applications as a complement to Local Plan policies and national policy and guidance.

EXISTING SUPPLEMENTARY PLANNING GUIDANCE (SPG)

TITLE	APPROVED
Sustainable Urban Drainage Systems	At Consultation
Landscape Capacity and Cumulative Impact Study	2016
Landscape and Visual Guidance on Single and small Groups of Wind Turbines in Berwickshire	2015
Replacement Windows and Doors	2015
Development Contributions	2013
Local Landscape Designations	2012
Scottish Borders Woodland Strategy	2005
Scottish Borders Woodland Strategy Technical Note	2012
Shop Fronts and Shop Signage	2011
Affordable Housing	2011
Countryside Around Towns	2011
Placemaking and Design	2010
Green Space	2009
Use of Timber in Sustainable Construction	2009
New Housing in the Borders Countryside	2008
Landscape and Development	2008
Trees and Development	2008
Designing out Crime in the Scottish Borders	2007
Smoking Shelters and Awnings	2006
Privacy and Sunlight Guide	2006
Biodiversity	2005
Visibility Mapping for Windfarm Development	2003
Contaminated Land Inspection Strategy	2001
Local Biodiversity Action Plan: Biodiversity in the Scottish Borders	2001
Snack Bar Operation	-

EXISTING SUPPLEMENTARY GUIDANCE (SG)

The existing Supplementary Guidance detailed below will be carried forward into the new LDP as Supplementary Planning Guidance.

TITLE	APPROVED
Renewable Energy	2018
Local Biodiversity Action Plan (Draft)	2018
Central Borders Business Park SG/SPZ	2017
Housing (sites are now formal allocations within the Local Development Plan)	2017
Planning Brief – East Maxton, Maxton	2016
Planning Brief – Hendersyde, Kelso	2016
Glentress Masterplan	2016
Waste Management	2015

EXISTING PLANNING BRIEFS

The existing briefs will also be a material consideration in determining planning applications and will guide consideration of any conditions or agreements. The following briefs in the form of Supplementary Planning Guidance/ Supplementary Guidance have been prepared, where sites have been developed, these have been removed from the list:

- Auction Mart Site, Newtown St Boswells
- Berrywell East, Duns
- Bogangreen, Coldingham
- Borders College, Galashiels
- Buckholm Corner, Galashiels
- Burgh Yard, Galashiels
- Burnside, Eddleston
- Caerlee Mill, Innerleithen
- Clovenfords West, Clovenfords
- Commercial Road, Hawick (Development Framework)
- Crotchetknowe, Galashiels
- Crumhaughill, Hawick
- Denholm Hall Farm East, Denholm
- Duns Primary School, Duns
- Earlston High School, Earlston
- Easter Langlee, Galashiels
- East Maxton, Maxton
- Ettrick (Hopehouse)
- Forest Hill, Galashiels
- Former Eyemouth High School, Eyemouth
- Former Royal Hotel, Stow
- Gala Law, Hawick
- Gunsgreenhill, Eyemouth
- Hendersyde, Kelso
- Howden Drive, Jedburgh
- Kirklands, Innerleithen
- Langton Edge, Duns
- Lochend and Annefield, Jedburgh
- Lyall Terrance II, Burnmouth
- Main Street, Eccles
- Marchmont Road Greenlaw
- Netherdale Industrial Estate, Galashiels
- Newtown St Boswells (Development Framework)
- Queen Mary Site, Jedburgh
- Renwick Gardens and West Renwick Gardens, Morebattle
- Reston Auction Mart, Reston
- Sergeants Park II, Newtown St Boswells
- South Fountainhall, Fountainhall
- Stirches, Hawick
- Stirling Street Redevelopment, Galashiels
- Summerfield 1 & 2, Hawick
- The Croft, Melrose
- The Steadings Acredale Farm, Eyemouth
- Todlaw Playing Field, Duns
- Wallacenick, Kelso
- West Eildon, Eildon
- West Gavinton, Gavinton
- West of St Dunstons, Lilliesleaf
- West Paddock, Coldstream
- Whitlaw Road Industrial Estate Extension, Lauder
- Wildcat Gate South, Jedburgh

STANDARDS

PLAY SPACE

Play, both structured and informal, is a vital element for the rounded development of all children. If appropriately accommodated, quality play areas can facilitate learning, problem solving and social skill development within the fundamental premise of being both safe and fun. Investment in well planned and maintained play provision supports the key foundations of healthy lifestyles as well as the intellectual and social development of future generations of Scottish Borders residents.

The Council fully recognises the critical importance that well equipped and maintained facilities in the right locations have to fulfil these responsibilities. Specific guidance on play areas are included in the SPG on Green Space.

There is an expectation by the Council that the cost of any play provision will be met by the developer, whether that is on-site or by way of developer contributions.

TRANSPORTATION STANDARDS

The transportation standards listed below reflect the requirements at the time of publication.

Scottish Planning Policy (SPP) and PAN 75 promote the integration of land use and planning to assist in reducing the need to travel and to create favourable conditions for greater use of sustainable transport modes.

The Scottish Government publication 'Designing Streets' is a Policy Statement for street design in Scotland, the content of which is a material consideration in determining planning applications and appeals. Street design must consider place and people before the movement of vehicles and should meet the six qualities of successful places i.e. Distinctive, Safe & Pleasant, Easy to move around, Welcoming, Adaptable, and Resource efficient. Good street design should derive from an intelligent response to location rather than a rigid application of standards irrespective of local context. The SCOTS 'National Roads Development Guide' acts as a technical support for 'Designing Streets'. It is important to discuss the precise details of any proposal with the Roads Planning Service as part of the normal pre-app procedure prior to lodging a planning application. For development affecting a trunk road the proposal should be discussed at an early stage with Transport Scotland regarding standards and procedures. In general, the standards set out in the 'Design Manual for Roads and Bridges' will apply for proposals affecting trunk roads (and other principal roads) outwith settlement boundaries.

STREET LAYOUT

Street layouts should not be conceived in isolation, but as an element in the overall design of the development. 'Designing Streets' is again the policy document against which street layouts will be assessed. Innovative design to create a distinctive sense of place is encouraged as are layouts which are pedestrian and cyclist friendly. An informal system of well-connected permeable streets with natural traffic calming built in (e.g. building orientation and presence) will be the expectation for development proposals. Buildings should relate positively to the street on which they are situated. Parking should not dominate the street scene, but instead be designed sensitively as integral to other elements of the development. The Council 'Placemaking & Design SPG' highlights the strategic importance of well-designed places and sets out key placemaking objectives.

PARKING PROVISION

Scottish Planning Policy (SPP) defines maximum car parking standards for retail and business developments. It also stipulates minimum parking standards for disabled people. The Council generally supports The SEStran Parking Standards, other than for housing, which sets common standards for the partnership area that aim to provide cross regional consistency. The table that follows gives guidance on the provision of parking which the Council currently expects to be provided for all new housing development or redevelopment schemes.

General Housing	2 residents parking spaces per dwelling unit + 0.25 visitor parking spaces per dwelling unit (garages not included).
Communal Parking	1.5 to 1.75 parking spaces per dwelling unit
Town Centre Redevelopment	1 to 1.25 parking spaces per dwelling unit

Parking provision levels may be exceeded or reduced dependant on: the location, the availability of public car parking in the vicinity, non-car accessibility levels, physical constraints, and impacts on the wider road network.

It should be noted that over the lifetime of the Local Development Plan the standards may be subject to review and change.

CYCLE PARKING

Indicative cycle parking standards are given in Table 8.2 of 'Cycling by Design' (Transport Scotland 2010). For flatted developments, secure covered cycle storage provision will be expected.

TRANSPORT ASSESSMENTS AND TRAVEL PLANS FOR DEVELOPMENT SITES

Most development will have an impact on transport. Given the link between land use and transport the likely impact needs to be identified and addressed as early as possible in the planning process. Depending on the scale of development a simple Transport Statement (TS) may be all that is required while a comprehensive Transport Assessment (TA) accompanied by a supporting Travel Plan may be required for more significant travel generating development. A TA aims to provide information on how a proposed development is likely to function in transport terms with an emphasis on sustainable travel patterns. In 2012, Transport Scotland published a 'Transport Assessments Guidance' for development proposals including indicative threshold levels for the requirement for a TA to be undertaken. As a guide for housing proposals, the Council is likely to request a TS for developments consisting of 20 to 49 dwelling units and a TA for developments in excess of 49 units. Depending on site circumstances and local constraints, the Council may seek a TS or TA below these thresholds. The developer will be expected to pay for or contribute towards the cost of identified off-site roadwork required as a result of their development and/or the cumulative impact of overall development. Development which impacts on a trunk road may have different requirements for assessment of transport and developers should contact Transport Scotland for further advice.

LOCAL TRANSPORT STRATEGY

The Scottish Borders Council Local Access and Transport Strategy (LATS) was published in 2008 and is a key document for the Scottish Borders, providing a focus for transport issues throughout the Local Authority area and beyond, whilst detailing key projects and longer term aspirations. A Main Issues Report (MIR) to update the LATS was produced and consulted on in 2015 however following the public consultation period the updated LATS has not been finalised.

PRIVATE ACCESSES

A private access can serve a maximum of 5 dwelling units. This does not apply to: units consented to prior to 31 October 1984 (enactment of the 1984 Roads Scotland Act), units consented to with economic justification, or to the conversion of farm steading buildings. Other conversions will be considered on a case by case basis, depending on the consequences for the public road network.

ELECTRIC VEHICLE CHARGING POINTS

New residential development should include infrastructure to provide electric car charging points, either through electrical connections adjacent to/ within private driveways, or through infrastructure for the installation of charging points within communal car parking areas. All parking facilities within commercial developments should include the provision of charging stations for electric vehicles. It is intended that the Council will produce Supplementary Planning Guidance through the period of the LDP to establish requirements for sustainable transport. The SPG is likely to cover a range of subjects taking on board the findings of the Council's 'Sustainable Development Committee'.

SCOTTISH BORDERS COUNCIL PROPOSED LOCAL DEVELOPMENT PLAN 2020

APPENDIX 4 PUBLICITY AND CONSULTATION

SCOTTISH BORDERS LOCAL DEVELOPMENT PLAN 2 PARTICIPATION STATEMENT

1. INTRODUCTION

The Planning etc. (Scotland) Act 2006 requires local planning authorities to prepare a Local Development Plan (LDP) for their area. The LDP is one of two statutory plans which make up the Development Plan. The Scottish Borders is a part of one of the City Regions in Scotland - the Edinburgh and South East Scotland Strategic Development Plan Authority (SESplan) which is required to prepare a Strategic Development Plan.

The LDP2 will replace the current LDP that was adopted in 2016, and will continue to set out a detailed level of planning through policies and proposals to guide development within the Scottish Borders.

This document sets out how people have had the opportunity to contribute to the future development of the Scottish Borders as it relates to the LDP 2.

This Participation Statement has continually evolved through the LDP2 Process in order to capture the work that has taken place to date as well as setting out the activities to take place through the following stages. This edition of the report is being published as part of the Proposed Plan stage of the LDP.

2. COMMUNITY INVOLVEMENT IN THE LOCAL DEVELOPMENT PLAN PROCESS

WHO ARE THE CONSULTEES?

Any public consultation in relation to the LDP process seeks to involve as wide a range of parties as practical. This includes: the public sector, private sector, community groups, voluntary sector organisations and the general public.

Statutory Development Plan Consultees are consultees that the planning authority must consult with, these include: Transport Scotland, Scottish Water, Scottish Environment Protection Agency (SEPA), Scottish Natural Heritage (SNH), Historic Environment Scotland (HES), SEStran and Community Councils.

3. ENGAGEMENT ON THE PREPARATION OF THE MAIN ISSUES REPORT

The purpose of this stage of community engagement is to educate and inform stakeholders about the new LDP as well as to gauge community opinion in the course of preparing the Main Issues Report (MIR), in addition to seeking dialogue and inviting representations following the publication of the MIR. This engagement was focused on the issues under discussion and on the relevant audiences.

PLACE STANDARD TOOL WORKSHOPS

To enhance the quality of the community engagement undertaken, the Plans and Research Team of the Council worked closely with the Council's Localities Team. In doing so, they, other sections of the Council and the Community Planning Partners were able to work together and benefit from the use of the Place Standard Tool. The Place Standard Tool has been developed in partnership by Scottish Government Architecture & Place, NHS Health Scotland and Architecture & Design Scotland.

PLACE STANDARD TOOL WORKSHOPS

A series of nine drop-in workshops were organised, these commenced at 3pm and finished at 8:30pm. The workshops allowed attendees to complete the Place Standard Tool, a number of stalls were also present including one on the Local Development Plan Review. The Place Standard tool was also available to complete online.

DATE	SETTLEMENT	VENUE
22/02/2017	Newcastleton	Village Hall
27/02/2017	Eyemouth	Hippodrome
28/02/2017	Duns	Council Chamber
01/03/2017	Hawick	Town Hall
07/03/2017	Kelso	Tait Hall
08/03/2017	Peebles	Burgh Hall
09/03/2017	Selkirk	Victoria Hall
13/03/2017	Jedburgh	Town Hall
16/03/2017	Galashiels	Transport Interchange

Short and long versions of the survey were available and in total over 230 responses were received.

CONTACT WITH THE CHILDREN AND YOUNG PEOPLE

The Council are supporting a four-year partnership with PAS (Planning Aid Scotland) for the Bridging Gaps project. The project is the first of its kind in the UK and aims to equip young people with the skills and tools of how to engage with planning. The official launch of the project took place 7 March 2017 at Galashiels Academy.

REVIEW OF EXISTING ALLOCATIONS

Officers undertook a review of all existing allocations contained within the Local Development Plan 2016. The review of the existing sites was to ensure that sites that are to be carried forward into the next Local Development Plan are deliverable. If there are sites which have been in the Plan for a lengthy period of time with no realistic likelihood of them being developed then the Council must consider removing them from the Plan and replacing them with sites which are more likely to be developed. As part of that process a number of letters were sent out to landowners.

REVIEW OF ALLOCATIONS LETTERS SENT

A total of 23 letters were sent out to landowners in April 2017. Responses were received from the majority of the land owners, of which one landowner actively expressed a desire to have their site removed from the Plan.

A further eight letters were then sent to landowners who had not replied to the original letters sent in June 2017.

In lead up to the Main Issues Report, Officers made a decision on each of the respective sites as to whether they would be carried forward in to Local Development Plan 2.

PRESS RELEASE

A press release was issued announcing the commencement of the review of the Local Development Plan and informing interested parties that a 'call for sites' would be undertaken.

PRESS RELEASE ISSUED

The press release was issued on 19 June 2017. The release was placed on the Council's website and as well as being forwarded to local TV, newspaper and radio contacts amongst a number of other contacts.

NEW WEBPAGE CREATED

The Council in the preparation of the MIR created a new webpage for Local Development Plan 2 (LDP2). The webpage provided contact details for the Forward Planning Team and where further information may be sought.

WEBPAGE CREATED

The webpage has been compiled and updated as further information is being made available.
<https://www.scotborders.gov.uk/ldp2>

CALL FOR SITES LETTERS AND EMAILS

The Plans and Research team hold a large database of contacts which is continually updated and who received a letter or email informing them of the Call for Sites.

CONSULTATION LETTERS AND EMAILS SENT

Letters and emails were sent out on the 26 June 2017 notifying contacts of the Call for Sites. The closing date for the Call for Sites was 7 August 2017.

LOCALITIES MEETINGS

The Lead Officer of the Plans and Research team attended each of the Locality Committees to inform their members and the public of the current position of the review of the Local Development Plan, as well as the upcoming Pre-MIR Engagement Events.

DATE	VENUE
30/08/2017	Tweeddale Localities Committee
07/09/2017	Berwickshire Localities Committee
13/09/2017	Cheviot Localities Committee
14/09/2017	Eildon Localities Committee
19/09/2017	Teviot & Liddesdale Localities Committee

PRE – MIR ENGAGEMENT EVENTS

A series of pre-MIR engagement events were organised, these events included a number of drop-ins and workshops. The drop-ins were specifically designed to educate and inform stakeholders about the new LDP, as well as to gauge opinion. The workshops primarily focused on gauging opinion on the issues raised through the use of the place standard tool earlier in the process.

The drop-in sessions ran from 2 – 5pm and the workshops from 6 – 8pm with exception to the Newtown St Boswell workshop which was held from 2 – 4pm to allow for stakeholders and agencies to contribute to the process.

The drop-in sessions were supported by three planning officers and the workshops were facilitated by three planning officers.

DATE	SETTLEMENT	VENUE
21/09/2017	Eyemouth	Eyemouth Community Centre
26/09/2017	Kelso	Kelso Town Hall
27/09/2017	Galashiels	Tesco Foyer (Drop-in) Transport Interchange (Workshop)
28/09/2017	Peebles	Burgh Hall
03/10/2017	Hawick	Heritage Hub
05/10/2017	Duns	Duns Council Chamber
10/10/2017	Selkirk	Pop-up Shop, 1 Tower Street (Drop-in) Community Connections, Back Row (Workshop)
12/10/2017	Newtown St Boswells	Council HQ – Chamber (Workshop only)

ATTENDEE NUMBERS

The numbers of attendees at each of the drop-in and workshop events are set out below:

SETTLEMENT DROP-IN	WORKSHOP
Eyemouth Drop-in - 10	Eyemouth Workshop – 9 (including 5 reps from 4 Community Councils)
Kelso Drop-in - 7	Kelso Workshop – 3 (including 1 rep from 1 Community Council)
Galashiels Drop-in - 36	Galashiels Workshop – 13 (including 3 reps from 1 Community Council, and 2 Scottish Youth Parliament Members).
Peebles Drop-in - 15	Peebles Workshop – 11 (including 2 reps from 1 community council, 2 from Peebles Community Development Trust, and 1 rep from Peebles Civic Society).
Hawick Drop-in - 4	Hawick Workshop – 6 (including 3 reps from 1 community council).
Duns Drop-in - 9	Duns Workshop – 13 (including 9 reps from 7 Community Councils).
Selkirk Drop-in - 14	Selkirk Workshop – No attendees booked or arrived at venue, so event did not take place.
	Newtown St Boswells Workshop - 9

In addition to the organised and advertised events above, a special meeting was attended by Council Officers at West Linton on 11 October 2017. This was primarily due to concerns raised by local residents and businesses as well as local Councillors to the shortage of available employment land within the settlement and immediate area. In excess of 50 people were in attendance at the meeting.

A further meeting was also requested by Ayton Community Council for the 7 November 2017. (This request was made at an earlier workshop event). The Lead Planning Officer and a representative from the Roads Planning Team attended the Community Council meeting. The meeting primarily focused on an up-coming planning application. Approximately 25 people were in attendance during the discussion.

STALL AT BUSINESS GATEWAY BUSINESS CONFERENCE

An officer of the Plans and Research team manned a stall at the Business Gateway Business Conference at Springwood Park, Kelso on 26 October 2017. Copies of the Questionnaires were also available for distribution.

ATTENDEE NUMBERS

Approximately 10 people visited to the stall.

PRESS RELEASE

A press release was issued announcing the series of drop-in and workshops events in advance of the Pre-MIR Engagement Events.

PRESS RELEASE ISSUED

The press release was issued on 13 Sept 2017. The release was placed on the Council's website and as well as being forwarded to local TV, newspaper and radio contacts amongst a number of other contacts.

EMAIL SENT TO SBC STAFF

A communications email was sent to all Council staff on email informing them of the drop-in and workshop sessions on the Local Development Plan.

EMAIL SENT

The email was sent to all Council staff on email on the 6 October 2017 providing them with a link to where they could find out more information on the Pre-MIR Engagement Events.

POSTERS

Posters were produced and emailed to community councils for their local notice boards, and printed versions were sent to libraries and contact centres for display. Posters were also distributed to Councillors and various Council Officers for posting around their communities.

POSTERS DISTRIBUTED

Posters were distributed in advance of the Pre-MIR Engagement Events.

QUESTIONNAIRES & PLACE STANDARD TOOL

Questionnaires and the Place Standard Tool were distributed at the Pre-MIR Engagement Events for completion and return.

PLACE STANDARD TOOL RESPONSES	
Berwickshire Localities Committee	10
Cheviot Localities Committee	9
Eildon Localities Committee	25
Teviot & Liddesdale Localities Committee	31
Tweeddale Localities Committee	14

4. ENGAGEMENT ON THE MAIN ISSUES REPORT

The Main Issues Report (MIR) identifies the key areas of change that need to be addressed in the Proposed Plan. This document was subject to public consultation. It is intended that representations received during the consultation period would provide the planning authority with important views from the public and stakeholders and will assist in the preparation of the proposed plan.

WEBSITE

The Main Issues Report (MIR) is available to view on the Council's website at the following link www.scotborders.gov.uk/ldp2mir. The website contains information on the MIR consultation, what the MIR does, link to the online consultation, background documents, Interim Environment Report and Privacy Notices. The MIR was available in PDF format on the website, however if anyone requested to view a paper copy, these were made available in all libraries and contact centres.

A short link was produced and included within the letters, emails, website, Facebook notifications and posters. This enabled the public to view the consultation document and any associated background documents, including the SEA. The website is regularly updated with the progress of the MIR.

An events page was also created on the Council's website and the link was included in the Facebook notifications. The events page outlined the dates, locations and times for the drop in and workshop sessions. It also contained a link to the consultation on Citizen Space.

PAPER COPIES OF THE MAIN ISSUES REPORT AVAILABLE TO VIEW IN LIBRARIES AND COUNCIL OFFICES

A hard copy of the MIR was sent to all libraries and contact centres for public display and comment. This allowed those who prefer to view a paper copy to do so at nearby locations, without the need to travel to Council Headquarters.

ADVANCE NOTIFICATION OF MIR CONSULTATION EVENTS (COUNCILLORS AND COMMUNITY COUNCIL'S)

Emails were sent to all Community Council's and Councillors on the 26th October 2018, in advance of the Press Release, Newspaper Adverts and Letters/Emails. The email outlined the community consultation events. This provided additional time before the press release, adverts and letters/emails, for the details to be circulated within the communities.

CITIZEN SPACE (CONSULTATION ON MIR)

The consultation was made available for comment using Citizen Space at the following link www.scotborders.gov.uk/ldp2mir.

The online consultation was in the format of an electronic survey, setting out the questions contained within the Main Issues Report. Respondents could answer as many or as few questions as they wished. All the community events were also contained within the Citizen Space consultation.

There were 172 responses received via the Citizen Space consultation.

QUESTIONNAIRE (CONSULTATION ON MIR)

It is acknowledged that not everyone will have access to a computer. Therefore, a hard copy version of the MIR questions was produced for such instances.

CONSULTATION LETTERS AND EMAILS

As part of the MIR consultation, letters and emails were sent out to the following; Community Councils, Councillors, equality groups, libraries and contact centres, Government Agencies, Local Authorities, Registered Social Landlords, Local/National Developers, MP's and MSP's, members of the public on the Local Development Plan mailing list, contributors to the 'Call for Sites' process, known landowners of any sites included within the MIR, known landowners of any sites proposed for removal and known landowner of any site subject to the 'Site Review'. This ensured people were kept informed about the MIR process and how they could get involved.

Along with the consultation letters and emails, an invitation form was attached. The form outlined the workshop events and requested that anyone wishing to attend, inform the Council. This allowed the team to plan for how many people may be in attendance for each of the workshops.

FORMAL ADVERT

As required by the Town and Country Planning (Development Planning) (Scotland) Regulations 2008, the planning authority placed a formal advert in 5 local newspapers advising the public of the MIR consultation. The advert set out where and when the MIR could be viewed, a brief description of the content and purpose of the document, details of how further information may be obtained, details of the drop-in sessions/ workshop locations, dates and times, a statement of how representations can be made, and how, to whom and by when they should be made.

Adverts were placed in the following newspapers; Berwickshire News, Hawick Paper, Peeblesshire News, Southern Reporter and the Borders Telegraph, between the 8th and 14th November 2018.

PRESS RELEASE IN ADVANCE OF CONSULTATION PERIOD

A press release was issued on Monday 29th October, which announced the production and consultation period for the MIR. The press release was placed on the Council's website as well as being forwarded to local TV, newspaper and radio contacts amongst a number of other contacts.

PRESENTATION ON MAIN ISSUES REPORT

Prior to the formal MIR consultation, two presentations were arranged internally within Scottish Borders Council. The first presentation was on the 14th August to internal colleagues within Scottish Borders Council, many of whom had been involved in the consultation process in the production of the MIR. This allowed everyone to be well informed prior to the MIR consultation commencing.

The second presentation was on the 15th August to all Elected Members at Scottish Borders Council. This presentation informed Elected Members as to the contents of the MIR and ensured that they were well informed and kept up to date, prior to the start of the consultation.

SERIES OF MAIN ISSUES REPORT DROP-IN SESSIONS AND WORKSHOPS

A series of Main Issues Report afternoon drop-in sessions and evening workshops took place in the Borders main towns allowing for the public and other interested parties to find out more about the Main Issues Report.

SERIES OF MAIN ISSUES REPORT DROP-IN SESSIONS AND WORKSHOPS UNDERTAKEN:

Main Issues Report exhibitions were arranged at:

DATE	SETTLEMENT	TIME
13 Nov	Newcastleton Village Hall	2-6pm (drop in session)
15 Nov	Sainsbury's Kelso	2-5pm (drop in session)
15 Nov	Kelso Town Hall	6-8pm (workshop)
19 Nov	1 Tower Street, Selkirk	2-5.30pm (drop in session)
21 Nov	Co-op Eyemouth	2-5pm (drop in session)
21 Nov	Eyemouth Community Centre	6-8pm (workshop)
26 Nov	Burgh Hall, Peebles	2-5pm (drop in session)
26 Nov	Burgh Hall, Peebles	6-8pm (workshop)
27 Nov	Council Chambers, Duns	2-5pm (drop in session)
27 Nov	Council Chambers, Duns	6-8pm (workshop)
28 Nov	Village Centre, West Linton	2-6pm (drop in session)
29 Nov	Tesco, Galashiels	2-5pm (drop in session)
29 Nov	Galashiels Transport Interchange	6-8pm (workshop)
12 Dec	Council Chamber, Newtown St Boswells	6-8pm (workshop)
13 Dec	Morrisons, Hawick	2-5pm (drop in session)
13 Dec	Heritage Hub, Hawick	6-8pm (workshop)

A series of nine drop down banners were produced for the drop-in and workshop sessions. The banners contained key information and outlined the main issues. The purpose was to get the public interested and interacted with the MIR.

As part of the evening workshop sessions, a presentation was undertaken outlining the main issues and proposals within that area. This provided a basis for further more in depth discussions and more focused questions after the presentations. Some of the workshops had a slightly different format depending on the number of attendees and points of interest raised.

The attendance varied throughout the venues and is outlined below. It should be noted that in a few instances some people did not sign the sheet, when it was particularly busy, more so in the case of the Peebles drop in and evening workshop.

VENUE	ATTENDANCE
Newcastleton Village Hall (Drop In)	22
Sainsbury's, Kelso (Drop In)	25
Kelso Town Hall (Workshop)	4
Selkirk (Drop In)	13
Co-op, Eyemouth (Drop In)	14
Eyemouth Community Centre (Workshop)	7
Burgh Hall, Peebles (Drop In)	54
Burgh Hall, Peebles (Workshop)	46
Council Chambers, Duns (Drop In)	4
Council Chambers, Duns (Workshop)	0
Village Centre, West Linton (Drop In)	16
Tesco, Galashiels (Drop In)	24
Galashiels Transport Interchange (Workshop)	9
Council Chamber, Newtown St Boswells (Workshop)	7
Morrisons, Hawick (Drop In)	11
Heritage Hub, Hawick (Workshop)	3

SOCIAL MEDIA PLAN

A social media plan was produced for the Facebook and twitter notifications, which were sent throughout the duration of the consultation process. This included Facebook notifications, outlining each of the community engagement events at the start of the MIR consultation process and again just before each of the engagement events. This ensured that the public were well informed about the details of the drop in sessions and workshops throughout the Scottish Borders.

SANDWICH BOARD POSTERS

As part of the drop in sessions a sandwich board was displayed outside or close to the venue. The purpose was to attract members of the public and those passing to come into the consultation event.

POSTER

A poster was produced setting out the event details, including the drop-in and workshop sessions, dates, locations and times. The poster was circulated to all Community Councils and it was requested that the poster be displayed within the community. This provided an additional means of communication and advertising the engagement events.

POST CARDS

As part of the MIR consultation process, post card leaflets were produced and handed out at the drop in and workshop sessions. These contained details of how people could take part in the consultation and contact details.

CONSULTATION RESPONSES

A total of 330 consultation responses were received in response to the Main Issues Report public consultation. (It should be noted that this number includes those responses received via Citizen Space).

5. ENGAGEMENT ON THE PROPOSED PLAN

On production of the Proposed Plan there is a further (six week minimum) period of final objection. Neighbours significantly affected by the proposed Local Development Plan and those who have made previous representations will be notified directly by the planning authority to ensure they are aware of the proposals.

WEBSITE

The Council in production of the Proposed Plan will provide information on the LDP page of the Council's website and links to where the Proposed Plan can be viewed online.

The webpage will also provide contact details for the Plans and Research Team where further information may be sought.

CONSULTATION LETTERS AND EMAILS

All those included within the Plans and Research database will receive a letter or email informing them of the publication of the Proposed Plan and where copies can be obtained or viewed for example at libraries, online or in the Planning Department.

All community councils, Scottish Government, agencies, local councillors and MSPs and MPs covering the Scottish Borders will receive a copy of the Proposed Plan.

NEIGHBOUR NOTIFICATION

As a statutory obligation at this stage of the Plan Process, Neighbour Notification Letters will be sent out to those who are neighbours of potential employment, housing, or regeneration sites.

Neighbour notification letters will be sent out to those who hold a property next to land being proposed for development. This is a mandatory requirement for councils at the Proposed Plan stage. NB: Only those within a 20m radius of the perimeter of these sites will receive notification. Another set of letters will also be sent out to residential institutions such as sheltered accommodation and student accommodation.

FORMAL ADVERT

As required by the Town and Country Planning (Development Planning) (Scotland) Regulations 2008, the planning authority placed a formal notice in one or more local newspapers advising the public of the production of and Representation Period of the Proposed Local Development Plan. The advert set out where and when the Proposed Plan could be viewed; a brief description of the content and purpose of the document; details of how further information may be obtained; and a statement that representations may be made, and how, to whom and by when they should be made.

PRESS RELEASE AND AWARENESS-RAISING PUBLICITY

A press release will be issued announcing the production of the Proposed Plan and a period of representations. In addition, it is intended that the Council will undertake other awareness-raising publicity at this stage of the Local Development Plan Process.

PAPER COPIES OF THE PROPOSED PLAN AVAILABLE TO VIEW IN LIBRARIES AND COUNCIL OFFICES

Paper copies of the Proposed Plan will be placed in all libraries and Council Offices. This will allow for those who prefer to view a paper copy of the document to do so at a nearby location without the necessity to travel to Council Headquarters.

TRANSLATION OF KEY DOCUMENTS

On request, the Council will make translations of key documents into the main community languages.

6. DEVELOPMENT PLAN EXAMINATION

Where objections/unresolved issues to the proposed plan have not been withdrawn or resolved, an independent Development Plan Examination will be held by the Scottish Government's Directorate for Planning and Environmental Appeals (DPEA). The arrangements for the Examination will be made by the DPEA.

7. FOLLOWING THE LOCAL DEVELOPMENT PLAN EXAMINATION

On receipt of the Local Development Plan Examination Reporters' Recommendations, the Council will:

- make the recommended modifications
- publish the proposed modified plan
- advertise intention to adopt
- notify interested parties the Local Development Plan has been published and can be viewed
- send (a) copy of the modifications to Ministers and (b) statement regarding any modifications not accepted; (c) the proposed plan as modified.

8. COURT OF SESSION CHALLENGE

The final stage of the process if acted on by an aggrieved party is the provision in the Planning etc. (Scotland) Act 2006 to challenge the Scottish Ministers' decision to direct the planning authority to adopt the Plan.

The aggrieved person can apply to have the Court of Session quash the plan within 6 weeks of the date of the first notice of adoption of the Plan. If it can be shown that it was not within the powers of the Act to do so, or that the applicants' interests have been substantially prejudiced by failure to comply with any requirement of the Act, the court has then the powers under the Act to quash the Plan.

SCOTTISH BORDERS COUNCIL PROPOSED LOCAL DEVELOPMENT PLAN 2020

APPENDIX 5 COUNCIL OWNED SITES

The table below lists land in the ownership of Scottish Borders Council which is affected by policies and proposals for development in the Plan, as required by Section 15 (3) of Part 2 Planning etc (Scotland) Act 2006.

COUNCIL OWNED SITES	PROPOSAL	LDP2 SITE REF	LDP2 SITE NAME
Chirnside Industrial Estate Land At Chirnside Industrial Estate, Chirnside, TD11 3XG	Business and Industrial Land	zEL1	Southfield
Coldstream Business Park Lennel Road, Coldstream, TD12 4NS	Business and Industrial Land	BCOLD001	Lennel Mount North
Coldstream Workshops Units 1-9 and garage, Coldstream Workshops, Home Place, Coldstream, TD12 4DT	Business and Industrial Land Safeguarding	zEL27	Coldstream Workshops
Guards Road Lorry Park Guards Road, Coldstream, TD23 4AJ	Business and Industrial Land Safeguarding	zEL28	Hillview Industrial Estate
Hillview Industrial Estate (Depot & o2 Site), Hillview Depot, Coldstream, TD12 4EE	Business and Industrial Land Safeguarding	zEL28	Hillview Industrial Estate
Hillview Industrial Estate Block A Units 1, 2 + yard and Block B Units 1 & 2, Hillview Industrial Estate, Coldstream, TD12 4EE	Business and Industrial Land Safeguarding	zEL28	Hillview Industrial Estate
Duns Industrial Estate ES Vehicle Compound; DLO, VMDSO and L&R Depots; Duns Recycling Depot; Car Park 1&2; Units A-G; Unit 10/1-4 Duns Industrial Estate, Station Road, Duns, TD11 3HS	Business and Industrial Land Safeguarding	zEL26	Cheeklaw
Duns Industrial Estate (Peelrig) Land at Duns Industrial Estate (Peelrig), Station Road, Duns, TD11 3HR	Business and Industrial Land	zEL8	Peelrig Farm
Land at Todlaw (Sandpit Field) Todlaw, Duns, TD11 3EJ	Longer Term Mixed Use	SDUNS001	South of Earlsmeadow
Duns Primary and Nursery Schools (Old) Sunnyside, Duns, TD11 3AG	Redevelopment	RDUNS002	Duns Primary School
Todlaw Park Playing Fields Todlaw Road, Duns, TD11 3EW	Housing	ADUNS010	Todlaw Playing Fields
Station Road Industrial Estate Car Park, Station Road, Earlston, TD4 6BZ	Business and Industrial Land Safeguarding	zEL56	Station Road
Turrford Park Industrial Park Site 2 & units 1-3 Turrford Park Industrial Park, Turrford Park Industrial Estate, Earlston, TD4 6GZ	Business and Industrial Land Safeguarding	zEL55	Turrford Park
Acredale Industrial Estate Site 1 and Units 3-5 (Ph1), 1-4 (Ph2) and 1-4 (Ph3), Acredale Industrial Estate, Eyemouth, TD14 5LQ	Business and Industrial Land Safeguarding	zEL47	Acredale Industrial Estate
Gunsgreenhill Car Park Gunsgreenhill, Eyemouth, TD14 5DY	Mixed Use	MEYEM001	Gunsgreen Mixed Use

COUNCIL OWNED SITES	PROPOSAL	LDP2 SITE REF	LDP2 SITE NAME
Gunsgreenhill Development Site Gunsgreenhill, Eyemouth, TD14 5SF	Business and Industrial Land	BEYEM001	Gunsgreenhill
Gunsgreenhill Woodlands Gunsgreenhill, Eyemouth, TD14 5SF	Housing	AEYEM006 and AEYEM007	Gunsgreenhill Site B
Eyemouth Golf Course & Clubhouse Gunsgreenhill, Eyemouth, TD14 5SF	Housing	AEYEM006 and AEYEM007	Gunsgreenhill Site B
Proposed Marine Centre Site Gunsgreenhill, Eyemouth, TD14 5DX	Mixed Use	MEYEM001	Gunsgreen Mixed Use
Eyemouth Civic Amenity Site Gunsgreenhill, Eyemouth, TD14 5SF	Business and Industrial Land	zEL6	Hawk's Ness
Stebbing's Rise Play Area and Basketball Court Stebbing's Rise, Eyemouth, TD14 5LL	Housing	BEY15B	Gunsgreenhill
Gunsgreen Park Play Area and Football Pitch, Eyemouth, TD14 5DY	Mixed Use	MEYEM001	Gunsgreen Mixed Use
Eyemouth Protective Services Depot Coldingham Road, Eyemouth, TD14 5AN	Business and Industrial Land Safeguarding	zEL63	Eyemouth Industrial Estate
Schools & Family Support Centre Former Eyemouth High School Site, Primary School, Nursery School, Contact Centre, sub-station site and container site, Coldingham Road, Eyemouth, TD14 5BY	Redevelopment	REYEM002	Former Eyemouth High School
Former Town Hall & Contact Centre Church Street, Eyemouth, TD14 5AN	Redevelopment	REYEM007	Former Town Hall
Huddersfield Street Industrial Estate Units 1-10 and Yards A-C, Huddersfield Street, Galashiels, TD1 3AY	Business and Industrial Land Safeguarding	zEL41	Huddersfield Street Mill
Galafoot Industrial Area Winston Road, Galashiels, TD1 3HH	Business and Industrial Land	BGALA002	Galafoot
Langhaugh Industrial Estate Langhaugh Industrial Estate, o2 site and Unit 6, Langhaugh, Galashiels, TD1 2BP	Business and Industrial Land Safeguarding	BGALA003	Langhaugh Employment Safeguarding
Mill Park Roads Depot Wheatlands Road, Galashiels, TD1 2HD	Business and Industrial Land Safeguarding	zEL42	Wheatlands Road
Easter Langlee Industrial Estate Units 2-5 Easter Langlee Industrial Estate, Galashiels, TD1 2UH	Business and Industrial Land Safeguarding	zEL38	Easter Langlee Industrial Estate
Huddersfield Street Development Site Huddersfield Street, Galashiels, TD1 3AX	Redevelopment	zCR2	Huddersfield Street/Hill Street
Backbraes Woodland & Mansfield Sites Mansfield Waste Transfer Unit and Sub Station Site, Mansfield Road, Hawick, TD9 8SL	Business and Industrial Land Safeguarding	zEL49	Burnfoot
Mansfield Square Car Park Mansfield Square, Hawick, TD9 8AH	Business and Industrial Land Safeguarding	zEL50	Mansfield Road

COUNCIL OWNED SITES	PROPOSAL	LDP2 SITE REF	LDP2 SITE NAME
Garfield Street East Car Park Garfield Street, Hawick, TD9 9HA	Business and Industrial Land Safeguarding	zEL51	Loch Park Road
Galalaw Farm Grazings Site 1, Galalaw, Hawick	Housing	RHA27B	Gala Law/Guthrie Drive Housing Land Use Proposal
Galalaw Farm Grazings Site 2, Galalaw, Hawick	Business and Industrial Land	BHAWI002	Gala Law North
Galalaw Farm Woodland, cropping and grazing site 3, Galalaw, Hawick	Mixed Use	MHAWI001	Gala Law
Galalaw Farm Galalaw Farm Land, Galalaw Hawick	Business and Industrial Land	zEL60	Gala Law Business and Industrial Land Proposal
Land at Hamilton Road & Burnfoot Kennels Hamilton Road, Hawick, TD9 8SL	Business and Industrial Land Safeguarding	zEL49	Burnfoot
Lochpark Industrial Estate Unit 12 & 12A Lochpark Industrial Estate, Hawick, TD9 9JA	Business and Industrial Land Safeguarding	zEL51	Loch Park Road
Lothian Street Office Store + Sub Station, Lothian Street, Hawick, TD9 9HD	Business and Industrial Land Safeguarding	zEL51	Loch Park Road
Mansfield Gardens Plot 3 and Yard 2, Mansfield Gardens, Hawick, TD9 8AN	Business and Industrial Land Safeguarding	zEL50	Mansfield Road
Mansfield Workshops Units 1-4 Mansfield Workshops, Mansfield Gardens, Hawick, TD9 8AN	Business and Industrial Land Safeguarding	zEL50	Mansfield Road
Mansfield Roads Depot Mansfield Road Depot, Mansfield Road, Hawick, TD9 8SL	Business and Industrial Land Safeguarding	zEL49 and zEL50	Burnfoot and Mansfield Road
Galalaw Business Park Block 5 Units 1-5 Galalaw Business Park, Hawick, TD9 8PZ	Business and Industrial Land Safeguarding	zEL48	Gala Law Safeguarded Site
Galalaw Farm Development Site Galalaw, Hawick	Business and Industrial Land	BHAWI003	Gala Law II
Bankend Yard Bankend Yard, Bankend, Jedburgh, TD8 6ED	Business and Industrial Land Safeguarding	zEL34	Bankend South Industrial Estate
Bongate Depot (Salt Barn) Bongate Depot, Bongate, Jedburgh, TD8 6DU	Business and Industrial Land Safeguarding	zEL35	Bongate South
Bongate Stores Units 3-9 Bongate Stores, Bongate Depot, Jedburgh, TD8 6DU	Business and Industrial Land Safeguarding	zEL37	Bongate North
Dounehill (Dunshill) Howdenburn Drive, Jedburgh, TD8 6NP	Housing	AJEDB018	Land East of Howdenburn Court II

COUNCIL OWNED SITES	PROPOSAL	LDP2 SITE REF	LDP2 SITE NAME
Oxnam Road Industrial Estate Units 1 & 2, Oxnam Road, Jedburgh, TD8 6LS	Business and Industrial Land Safeguarding	zEL31	Wildcat Gate
Oxnam Road Industrial Estate Development Site, Oxnam Road, Jedburgh, TD8 6LS	Business and Industrial Land	BJEDB001	Wildcat Wood
Riverside Workshops Units 1-7 Riverside Workshops, Edinburgh Road, Jedburgh, TD8 6EE	Business and Industrial Land Safeguarding	zEL33	Edinburgh Road
The Tollhouse Bongate, Jedburgh, TD8 6DU	Business and Industrial Land Safeguarding	zEL37	Bongate North
Howdenburn Primary and Nursey School Lothian Road, Jedburgh, Scottish Borders, TD8 6LA	Redevelopment	RJEDB003	Howdenburn Primary School
Jedburgh Grammar School Friarsgate, Jedburgh, Scottish Borders, TD8 6BP	Redevelopment	RJEDB006	Jedburgh Grammar School
Kelso High School Bowmont Road, Kelso, TD5 7EG	Redevelopment	RKELS002	Former Kelso High School
Pinnaclehill Industrial Estate Unit B and Mast Site, Pinnaclehill Industrial Estate, Pinnaclehill, Kelso, TD5 8XX	Business and Industrial Land Safeguarding	BKELS005	Pinnaclehill Industrial Estate
Pinnaclehill Industrial Estate New Kelso Roads Depot and Community Recycling Centre, Pinnaclehill Industrial Estate, Pinnaclehill, Kelso, TD5 8XX	Business and Industrial Land Safeguarding	BKELS005	Pinnaclehill Industrial Estate
Spylaw Road Yards Yards A & B and Depot 2, Spylaw Road, Kelso, TD5 8DN	Business and Industrial Land Safeguarding	zEL205	Spylaw Road/ Station Road
Whitlaw Road Industrial Estate Lauder Roads Depot, Former Colour Box Factory and site 4, Whitlaw Road, Lauder, TD2 6PA	Business and Industrial Land Safeguarding	zEL61	Lauder Industrial Estate
Whitlaw Road Industrial Estate (Extension) Whitlaw Road, Lauder, TD2 6PA	Business and Industrial Land	BLAUD002	North Lauder Industrial Estate
Burnmill Area Burnmill, Lauder	Redevelopment	RLAUD002	Burnmill
Moss Road Workshop & Yard Moss Road, Newcastleton, TD9 0RU	Business and Industrial Land Safeguarding	zEL44	Moss Road
Newcastleton Roads Depot Moss Road, Newcastleton, TD9 0RU	Business and Industrial Land Safeguarding	zEL44	Moss Road
Waverley Place Industrial Estate Yard and units A-C Waverley Place, Newtown St Boswells, TD6 0RS	Business and Industrial Land Safeguarding	zEL36	Waverley Place

COUNCIL OWNED SITES	PROPOSAL	LDP2 SITE REF	LDP2 SITE NAME
Southpark Workshops Yard, Sub Station and units 1-6 and 14-19, South Park Industrial Estate, Peebles, EH45 9ED	Business and Industrial Land Safeguarding	zEL46	South Park
Whinfield Road Car Park Whinfield Road, Selkirk, TD7 5DT	Business and Industrial Land	BSELK003	Riverside 8
Dunsdale Workshops & Rogers Road Yards Unit 1-6 and Yards 3, 4 and 4B, Dunsdale Workshops, Dunsdale Road, Selkirk, TD7 5EA	Business and Industrial Land Safeguarding	BSELK001	Riverside 7
Ettrick Mill Dunsdale Road, Selkirk	Business and Industrial Land	zEL15	Riverside 6
Ettrick Park Industrial Estate – Site 2 Riverside Road, Selkirk, TD7 5EB	Business and Industrial Land	BSELK002	Riverside 5
Linglie Mill Units 1-10 Linglie Mill, Level Crossing Road, Selkirk, TD7 5EQ	Business and Industrial Land Safeguarding	BSELK001	Riverside 7
Shepherds Mill Units & Offices Unit 1-7, offices and site at South Bridge Street, Shepherds Mill, Whinfield Road, Selkirk, TD7 5DT	Business and Industrial Land	BSELK003	Riverside 8
St Marys Mill Land, venture centre, library HQ and units 1-3 St Marys Mill, Level Crossing Road, Selkirk, TD7 5EQ	Business and Industrial Land Safeguarding	BSELK001	Riverside 7
St Marys Mill Sub Station Site Level Crossing Road, Selkirk, TD7 5EQ	Business and Industrial Land Safeguarding	BSELK001	Riverside 7
Charlesfield Site Mobile Café Charlesfield Industrial Estate, St Boswells, TD6 0HH	Business and Industrial Land Safeguarding	zEL3	Charlesfield
Stow Toilet Galashiels Road, Stow, TD1 2QU	Mixed Use	MSTOW001	Royal Hotel
Town Yetholm Grazings High Street, Town Yetholm, TD5 8RG	Housing	RY1B	Deanfield Court
Land at Tweedside Park Industrial Estate Tweedside Park Industrial Estate, Tweedbank	Business and Industrial Land Safeguarding	zEL59	North of Tweedbank Drive
Development Site at Tweedside Park Tweedbank, TD6	Mixed Use	MTWEE001	Site east of Railway Terminal
Lowood Estate Lowood Estate, Tweedbank, TD6 9BJ	Mixed Use	MTWEE002	Lowood
Tweedbank Industrial Estate Units A & B and Eildon Mill, Tweedbank Industrial Estate, Tweedbank, TD1 3RS	Business and Industrial Land Safeguarding	zEL39	Tweedbank Industrial Estate
West Linton Primary and Nursery School School Brae, West Linton, EH46 7DU	Housing	TWL15B	School Brae

You can get this document on audio CD, in large print, and various other formats by contacting us at the address below. In addition, contact the address below for information on language translations, additional copies, or to arrange for an officer to meet with you to explain any areas of the publication that you would like clarified.

SCOTTISH BORDERS COUNCIL

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2020

SCOTTISH BORDERS COUNCIL PROPOSED LOCAL DEVELOPMENT PLAN



VOL2SETTLEMENTS

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PROPOSED LOCAL DEVELOPMENT PLAN 2020

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SCOTTISH BORDERS COUNCIL PROPOSED LOCAL DEVELOPMENT PLAN 2020

10. SETTLEMENT PROFILES AND MAPS

- 10.1 Volume 2 of the Proposed Local Development Plan (LDP) identifies profiles for all settlements across the Scottish Borders. At the beginning of each settlement profile symbols confirm the estimated population (taken from the 2011 census), Housing Market Area (HMA) and Locality Area which the settlement falls within.
- 10.2 The HMA references confirm which area each settlement falls within. This helps identify where more housing land requires to be allocated taking account of market interest, housing land supply and take up.
- 10.3 A series of five Area Partnerships have been set up across the Region. These have produced Locality Plans which build on the Council's Community Plan. The Locality Plans set out priorities for improving their respective areas over the next 5 years, the actions to be carried out and the commitment to work in partnership and use shared resources in the most effective way to reduce inequality. The findings of the Locality Plans are highlighted where relevant within the LDP.
- 10.4 The introductory text makes reference to placemaking considerations and where possible reference is made to any preferred areas for future expansion, key infrastructure considerations and any changing context for the development of the settlement.
- 10.5 The settlement maps identify a range of land use allocations and designations. This includes a development boundary and where relevant they identify sites for a range of uses including; housing, mixed use, business and industrial, key greenspaces to be protected, redevelopment opportunities, conservation areas and sites for longer term development. The longer term proposals are not formal allocations and may be considered for inclusion in a future Plan subject to more detailed masterplanning work. Some may be considered for bringing forward in the event of accelerated housing land development during the Plan period resulting in a housing land supply shortfall. This would be on the condition that any identified infrastructure constraint could be satisfactorily resolved.

- 10.6 Site requirements are listed for each development allocation which identify matters to be addressed at the planning application stage. Each site allocated for housing has an indicative capacity figure suggesting the number of housing units the site could accommodate. This broad figure takes account of matters such as the site area of the allocation and the densities of existing surrounding housing. However, planning applications can be submitted for schemes which, for example, may incorporate smaller units which in turn can increase the number of units on the site. This in itself does not necessarily mean the proposal could not be supported so long as other key considerations are addressed. For example, consideration must be given to the design quality of the proposal and ensuring infrastructure can accommodate any proposed extra units. Consequently the site capacity stated is indicative only and should not be taken as a definitive maximum number of units a site could accommodate.
- 10.7 For allocated mixed use sites there is a need to ensure that the proposed uses are delivered and therefore in the case of sites which include, for example, a business use element, an area of land is specifically identified for this use and cross referenced within the listed site requirements. In order to ensure the identified mixed uses are delivered, this would be addressed via the Development Contributions policy, for example, infrastructure provision.
- 10.8 In some instances site requirements identify landscaping on the maps which will be a requirement for the satisfactory implementation of the development use. These landscape areas are of an indicative scale only and will be confirmed once specific details of the proposal are submitted at the planning application stage.
- 10.9 The development of sites requires to address infrastructure issues. This can be a process with changing circumstances as infrastructure can be upgraded or reach capacity over a period of time and therefore text within the settlement profiles can be out of date within the Plan period.
- 10.10 In terms of water and drainage infrastructure, it is recommended that any potential developer contacts Scottish Water and SEPA at an early stage to ascertain any capacity issues or upgrades to be carried out in order to satisfactorily develop the site. This would include, for example matters relating to foul water disposal.
- 10.11 There may be a development contribution required to ensure that any additional burden of existing services is addressed. This could relate to a range of subjects including primary and secondary school provision. The Supplementary Planning Guidance on Developer Contributions is updated annually and can be viewed on the Council's website.

SETTLEMENT PROFILE

ALLANTON

HOUSING MARKET AREA
Berwickshire



LOCALITY
Berwickshire



POPULATION
114



PLACEMAKING CONSIDERATIONS

Allanton is located above the riverbanks of the Blackadder Water and Whiteadder Water which meet just north of the village. The character of Allanton is largely defined by the fact that it developed as an estate village of Blackadder House; splay fronted lodges display the old entrance and the village has developed around them in a linear fashion along the road.

The Conservation Area has distinctive characteristics and their retention is important when considering alterations. The uniformity resulting from use of local whin and sandstone for buildings and boundary walls, and natural slate for roofs is important.

PREFERRED AREAS FOR FUTURE EXPANSION

Development to the north and west is constrained by flood risk and the River Tweed Special Area of Conservation. Other potential constraints for village expansion are the surrounding prime agricultural land, the belt of ancient woodland to the west and the lack of services within the village.

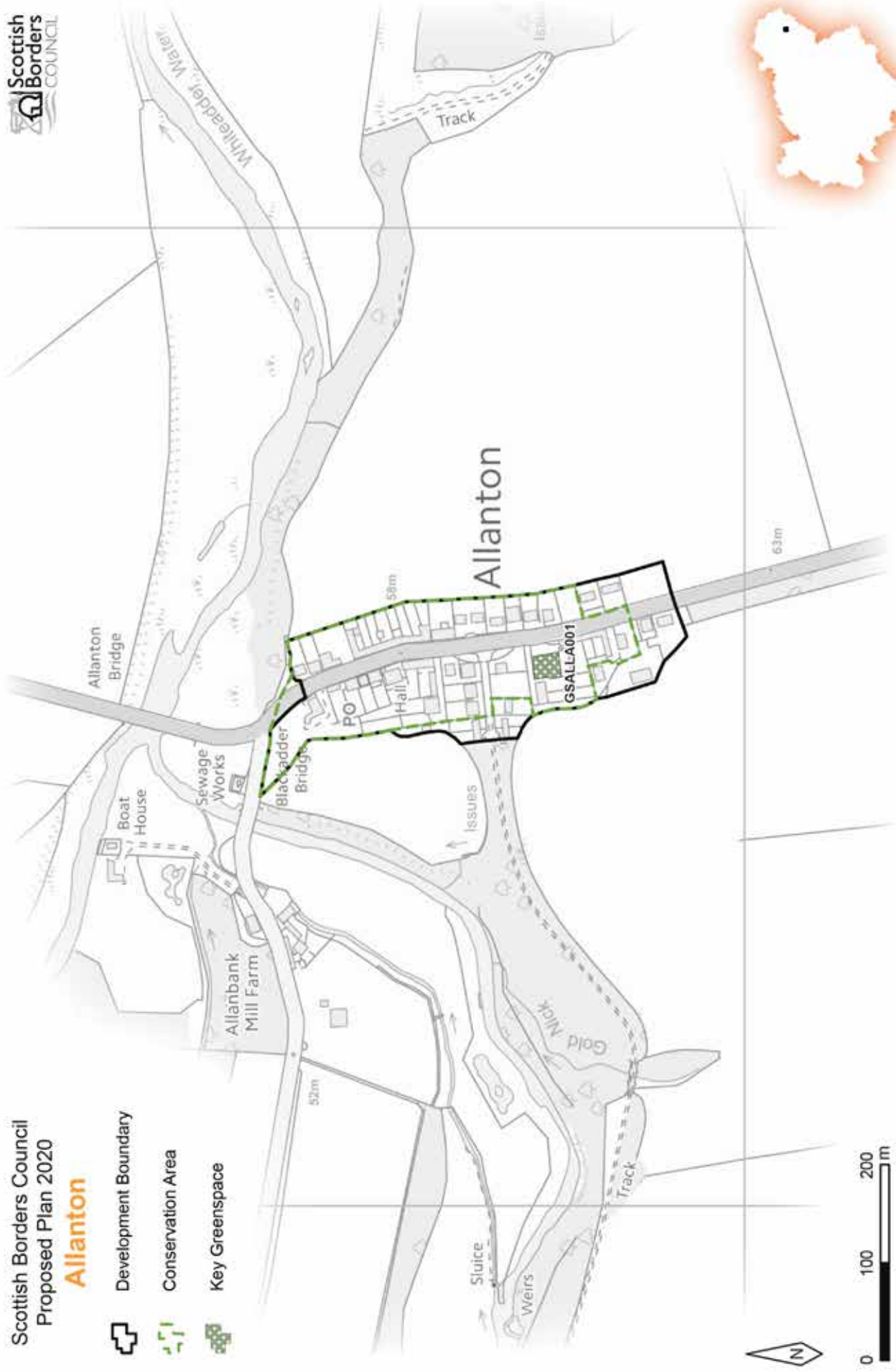
DEVELOPMENT AND SAFEGUARDING PROPOSALS

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSALLA001	Allanton Play Area	0.1

Allanton

-  Development Boundary
-  Conservation Area
-  Key Greenspace



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SETTLEMENT PROFILE

ANCRUM

HOUSING MARKET AREA
Central



LOCALITY
Cheviot



POPULATION
448



PLACEMAKING CONSIDERATIONS

Ancrum is contained by a bend of the Ale Water - part of the River Tweed Special Area of Conservation and a wildlife site of international importance - from which its name is derived. The Teviot Valleys Special Landscape Area surrounds the boundaries of the village. The historic core of Ancrum is characterised by its triangular centre set around a raised tree-lined village green. This part of the village is designated as a Conservation Area, and includes a group of caves on the south bank of the river. These may have been used as early as the middle of the 16th century.

The properties surrounding the historic green are mainly one and a half or two storeys in height. Of particular note are the 16th century Market Cross (a Scheduled Monument), the War Memorial, the Cross Keys Public Bar and the Parish Church. Most properties are constructed of traditional materials - predominantly sandstone, whinstone and harling walls, and slate roofs. Architectural detailing includes continuous cills at upper floors, sash and case windows, and stone cills, jambs and lintels around window and door openings. New development or alterations should respect the individual buildings and Conservation Area and designs should take account of traditional features.

Development outside the Conservation Area is mainly of semi-detached rendered houses, with the most recent expansion taking place at Myrescroft on the southern edge of the village.

The village green is identified as a key greenspace along with ground adjacent to the Church.

PREFERRED AREAS FOR FUTURE EXPANSION

The preferred areas for future expansion beyond the period of this Local Development Plan will be to the south west of Ancrum. Development to the north, north-west and east of the settlement will be resisted. The suggested area is indicative only, and will require further detailed assessment during the next Local Development Plan review.

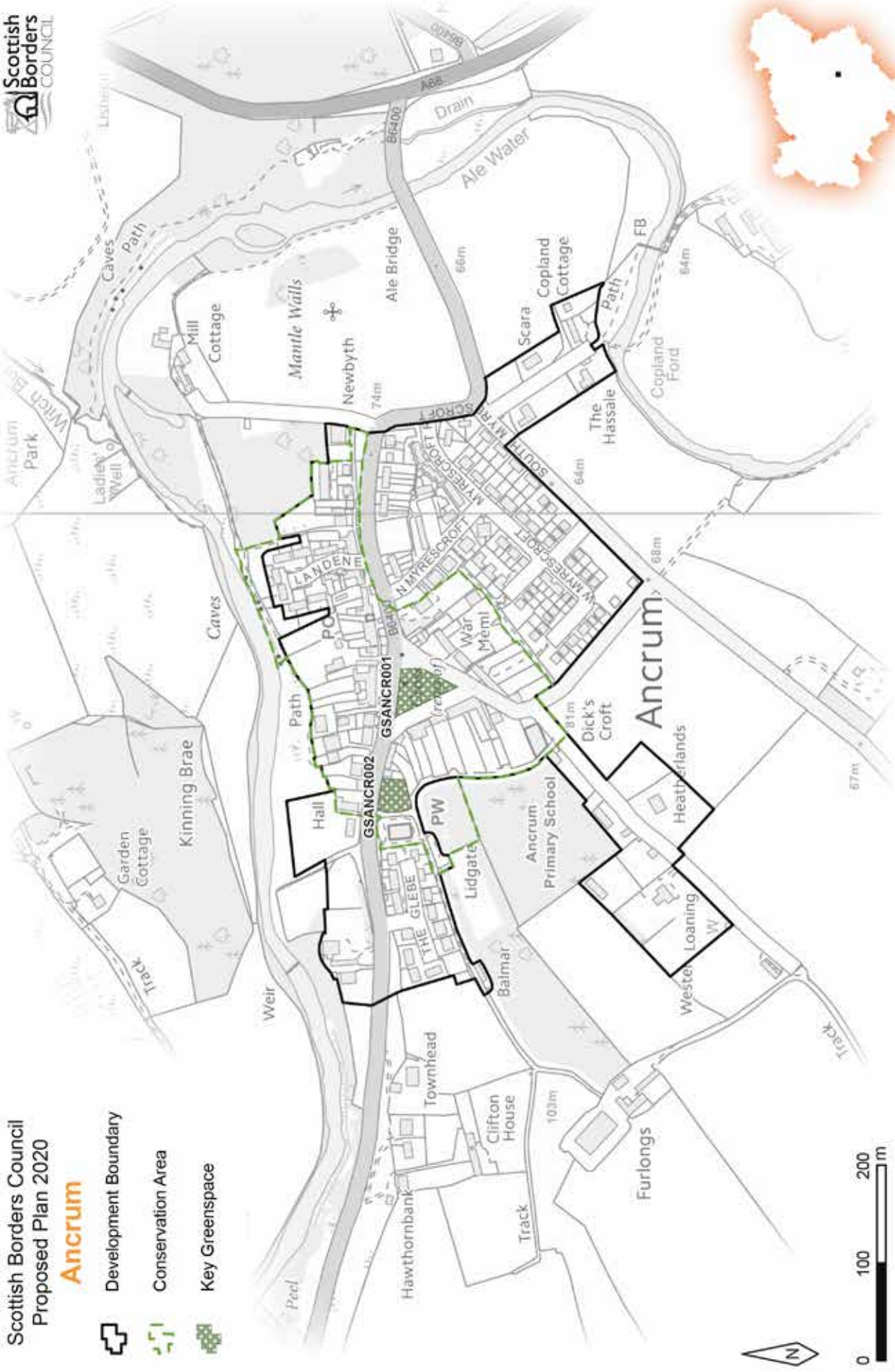
DEVELOPMENT AND SAFEGUARDING PROPOSALS

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSANCR001	Ancrum Village	0.2
GSANCR002	South Myre Street	0.1

Ancrum

-  Development Boundary
-  Conservation Area
-  Key Greenspace



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SETTLEMENT PROFILE

ASHKIRK

HOUSING MARKET AREA
Central



LOCALITY
Eildon



POPULATION
139



PLACEMAKING CONSIDERATIONS

Ashkirk comprises two clusters of buildings separated by open farmland; one beside the A7 and the other around the church, including the mansion houses of the Woll and Ashkirk House. Separation between the two parts of the settlement is important to maintain their distinct identities. The Ale Water, which lies to the south of the settlement, is part of the River Tweed Special Area of Conservation, a wildlife site of international importance. The character of Ashkirk is established by its setting in the wooded upland fringe valley of the Ale Water.

There is one area, at the Church, identified as key greenspace.

There are some opportunities for small scale infill development within the development boundary.

KEY INFRASTRUCTURE CONSIDERATIONS

Development at risk of flooding from the Ale Water will be resisted.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	SITE CAPACITY
EA200	Cransfield	2.0	12
Site Requirements			
<ul style="list-style-type: none"> • Vehicular access from the minor road to the south of the site with the requirement for visibility improvements • Pedestrian link to be provided from site to village • Structural landscaping along the northern and western perimeter • Retain hedge along road frontage where possible and enhance landscape through planting of small trees • The design and layout of the new buildings should also take advantage of the southerly aspect of the site to make best use of the microclimate to reduce energy usage. 			

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSASHK001	Ashkirk Church	0.7

SETTLEMENT PROFILE

AYTON

HOUSING MARKET AREA
Berwickshire



LOCALITY
Berwickshire



POPULATION
535



PLACEMAKING CONSIDERATIONS

The setting of Ayton is characterised by its position within the lower Eye Water coastal valley, with the river running from the south west of the settlement. The designed landscape of Ayton Castle is a significant influence on the urban fabric. The Castle is not directly evident from the town however the planting associated with the designed landscape can be seen on its eastern edge. Ayton has developed westwards, away from the grounds of the Castle, along the High Street, and modern housing development has been built off this road and along Beanburn.

The Ayton Conservation Area is made up of historic properties on the High Street, Beanburn, Tower Road and part of The Crofts. A range of different building types can be found including detached villa style properties and properties built in rows. Any alterations or new development within the Conservation Area should seek to respect individual buildings and the wider character.

There are three housing allocations within Ayton, the most recent allocation (AAYT0004) was brought forward as part of the Housing SG.

PREFERRED AREAS FOR FUTURE EXPANSION

Ayton Castle Garden and Designed Landscape will be protected from development which constrains building to the east of Ayton. The preferred location for future development is to the north west of the settlement on the south side of the B6355. Ayton is surrounded by prime agricultural land.

DEVELOPMENT AND SAFEGUARDING PROPOSALS






HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
AAYT0003	Lawfield	1.3	20
Site Requirements			
<ul style="list-style-type: none"> • Vehicular access from housing allocation AY1A to the south east • Provide a pedestrian/cycle link to Lawfield Drive/Primary School • Leave the possibility for future road links to land to the north west • Structure planting/landscaping should be provided to the north and west, to reinforce the settlement boundary and safeguard the amenity of adjacent houses • The long term maintenance of landscaped areas must be addressed • Archaeological evaluation and mitigation required as the site is in an archaeologically sensitive area • Evaluation and mitigation of moderate biodiversity interest, including hedgerows, breeding birds and grassland, required. The existing hedgerows should be conserved and extended • Site design should utilise the south facing aspect for energy efficiency • A flood risk assessment is required to inform the site layout, design and mitigation. 			
AY1A	Beanburn	1.5	24
Site Requirements			
<ul style="list-style-type: none"> • Vehicular access to be taken from Beanburn, extending the existing access • Provide a pedestrian/cycle link to the Primary School • Evaluation and mitigation of moderate biodiversity interest, including hedgerows, breeding birds and grassland, required. The existing hedgerows should be conserved and extended, particularly at the south western boundary • Site design should utilise the south facing aspect for energy efficiency • Respect the residential amenity of properties already on the site. 			
AAYT0004	Land North of High Street	0.7	6
Site Requirements			
<ul style="list-style-type: none"> • The adjacent watercourse should be taken into consideration in the detailed design of the site • Protection of boundary features (hedgerows and trees) where possible • Assessment of ecology impacts and provision of mitigation, as appropriate • Hedgerow and tree planting is required along the north and west boundaries, to reinforce the settlement edge • The long term maintenance of landscaped areas must be addressed • Archaeology evaluation/mitigation is required • Potential contamination on the site should be investigated and mitigated • Respect the amenity of existing neighbouring properties. 			

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSAYT0001	Ayton Playing Field	0.9

Ayton

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



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SETTLEMENT PROFILE

BIRGHAM

HOUSING MARKET AREA
Berwickshire



LOCALITY
Berwickshire



POPULATION
285





PLACEMAKING CONSIDERATIONS

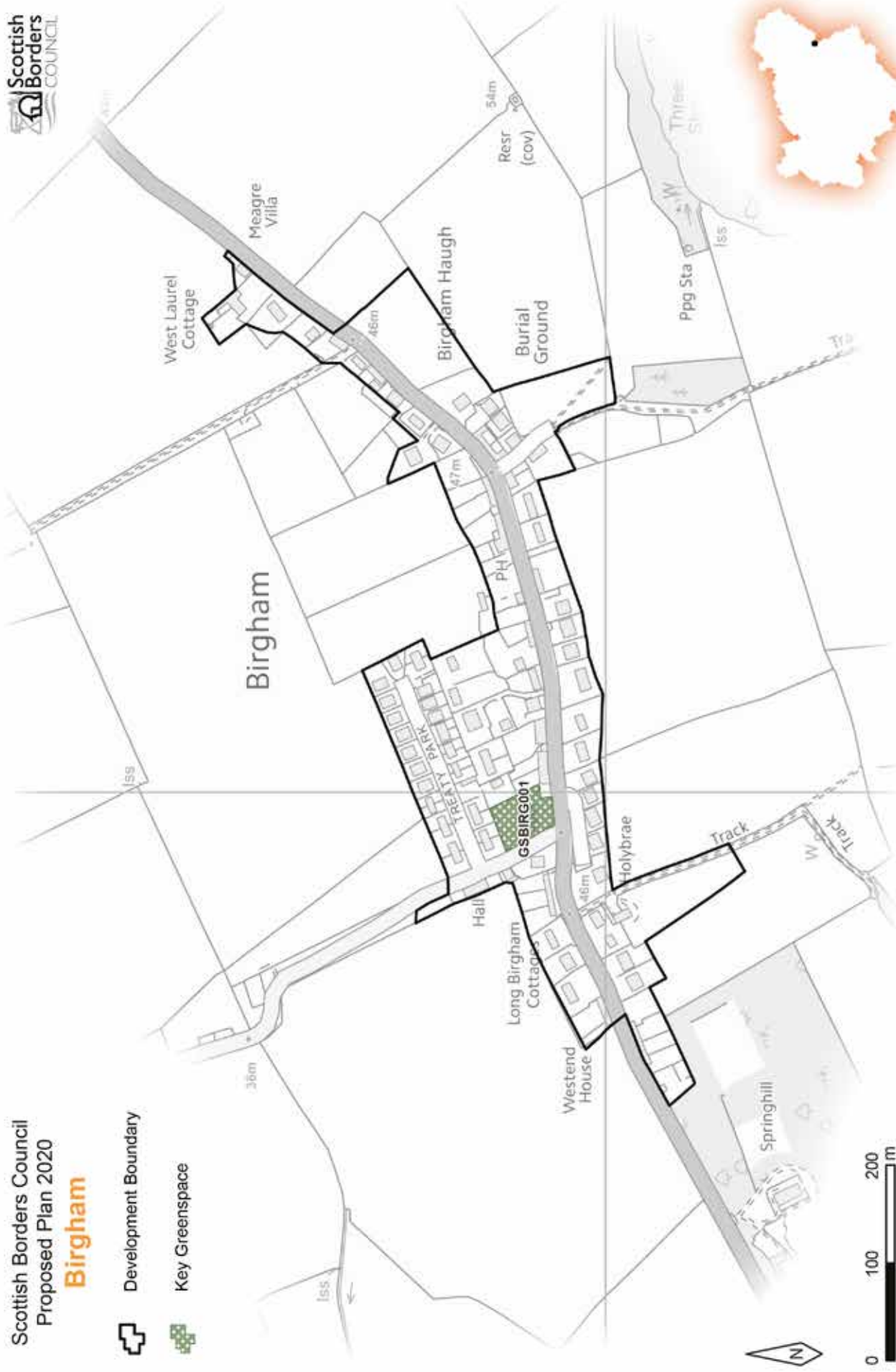
Birgham is situated within the lowlands associated with the River Tweed which flows to the south of the settlement. The village follows a largely linear form along the A698, with modern housing built at Treaty Park to the north. There has been recent housing development to the east of the village, including on the previously allocated site (ABIRG003). This site has consequently been removed from the Plan. The land surrounding Birgham is relatively flat, characterised by arable and pastoral fields, while the land slopes down to the River Tweed.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSBIRG001	Birgham Playing Field	0.3

-  Development Boundary
-  Key Greenspace



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SETTLEMENT PROFILE

BLYTH BRIDGE

HOUSING MARKET AREA
Northern



LOCALITY
Tweeddale



POPULATION
145



PLACEMAKING CONSIDERATIONS

The village has expanded significantly over the past thirty years or so with the majority of properties in the village being built within that period. The original village was based around the Kirk and the Mill next to the river crossing and to the north at Blyth Farm. New development has filled in between these two areas. The most attractive feature of the village is the area around the category 'B' listed Old Mill.

The village lies at the bridging point of the Tarth Water, is south west facing, and is open to views particularly when approaching from the south west. Blyth Bridge lies on the lower slopes of the Drochill Hill range to the east and in the valley that this creates with the lower lying hill ranges on the east and north around Blyth Moor. To the south lies the Lochurd Hills beyond Kirkurd.

The area of open space to the east of the A701 provides an important setting to the village and will be protected from development.

The play park has been identified as a Key Greenspace within the Plan and will receive protection under Policy EP11 Protection of Greenspace.

PREFERRED AREAS FOR FUTURE EXPANSION

It is considered that the village is not suited to large scale development.

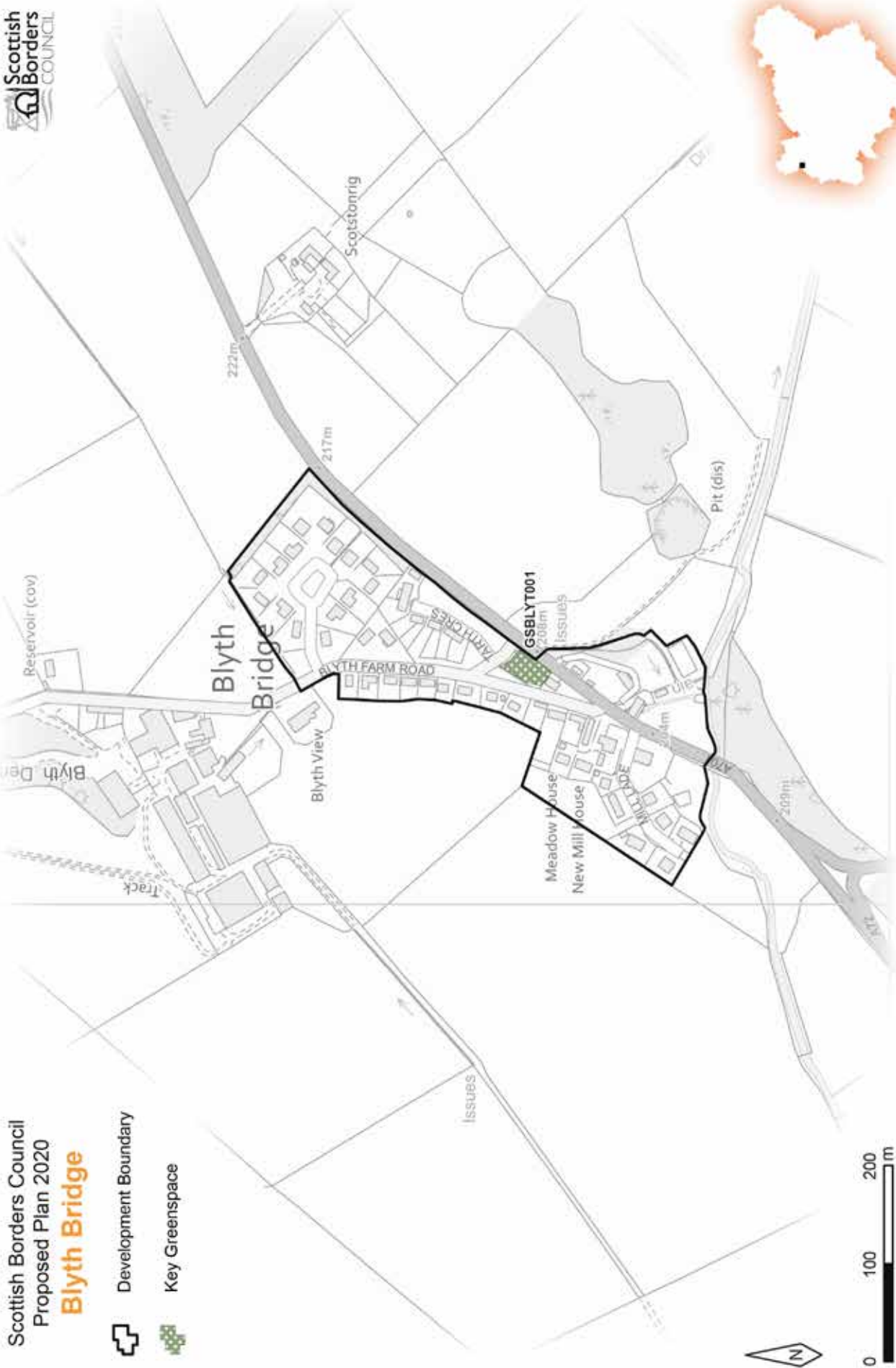
DEVELOPMENT AND SAFEGUARDING PROPOSALS

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSBLYT001	Play Area	0.1

Blyth Bridge

-  Development Boundary
-  Key Greenspace



SETTLEMENT PROFILE

BONCHESTER BRIDGE

HOUSING MARKET AREA
Central



LOCALITY
Teviot and Liddesdale



POPULATION
207



PLACEMAKING CONSIDERATIONS

The Teviot Valleys Special Landscape Area is located to the north and east of the village.

The settlement developed around the bridge crossing of the Rule Water, close to its confluence with Hob's Burn - a minor tributary from the west. It is here that the older, mainly stone buildings are found. The main expansion in recent years has taken place at the southern end of the village at Forest Road. The settlement contains a public house.

KEY INFRASTRUCTURE CONSIDERATIONS

This settlement is identified within the Council's Local Flood Risk Management Plans as being at risk of flooding. Any development proposals should therefore be subject to early consultation with the Council's Flood and Coastal Management Officer, and SEPA, having regard to SEPA's Indicative River and Coastal Flood Map (Scotland) and any other relevant flood risk information. A flood risk assessment may be required and may influence the scale and layout of any development at a particular location.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
ABONC003	Site opposite Memorial Hall	1.2	8
Site Requirements			
<ul style="list-style-type: none"> Exclude steep slopes to west from developable area and plant with trees to create woodland landscape No development shall take place on the functional flood plain (small area in north west corner of site) or above existing culverts A flood risk assessment is required to inform the site layout, design and mitigation. 			

SETTLEMENT PROFILE

BOWDEN

HOUSING MARKET AREA
Central



LOCALITY
Eildon



POPULATION
294



PLACEMAKING CONSIDERATIONS

The character of Bowden stems much from its physical context - a village set around its Green. The main focus of the Conservation Area is the distinct layout centred on the aforesaid Green, single to two-storey properties, near continuous rows and high quality materials and architectural detailing. The Conservation Area of Bowden includes almost all the village, Bowden Kirk, the Mill and the Manse.

Bowden is also located in a sensitive landscape setting and is included in the Eildon and Leaderfoot National Scenic Area.

The village Green is identified as a key greenspace.

PREFERRED AREAS FOR FUTURE EXPANSION

Given the sensitivity of the character and setting of Bowden, there is limited scope for future expansion.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSBOWD001	The Green	0.1

SETTLEMENT PROFILE

BROUGHTON

HOUSING MARKET AREA
Northern



LOCALITY
Tweeddale



POPULATION
323



PLACEMAKING CONSIDERATIONS

Broughton lies on the wide valley floor at the point where the Biggar Water and the Broughton Burn converge before issuing to the Tweed. The valley is framed by Trahenna Hill to the north east, Goseland Hill to the west and Whitslade Hill to the south. The north part of the village lies on lower lying slopes of Langlawhill. The village sits within the Upper Tweed National Scenic Area. The Borders Landscape Assessment describes the area as an “Upland Valley with Pastoral Floor” characterised by flat valley bottom pastures, strongly enclosed by steep valley side merging with heather and forest covered uplands.

The village lies on the A701 principal road and this provides the village with a direct route north to Edinburgh and south to Moffat. There are two separate parts to Broughton. The older part is known as ‘The Village’, constitutes a double line of cottages, mostly in local stone, on either side of the Moffat to Edinburgh road. The more recent part of Broughton lies to the south of the original village where the Broughton Burn joins the Biggar Water, heading towards Calzeat. Within ‘The Village’ where the properties are built tight to the back of the footpath and adjoin each other the settlement feels enclosed; whilst to the south of the settlement the properties tend to be set back from the footpath and are generally detached or semi-detached. It is also the south of the settlement that particularly benefits of the views of the surrounding landscape.

The Plan provides two housing allocations; both are located to the north east of the village. They are Dreva Road and Springwell Brae. Additionally, there is planning permission for a housing development on the western side of Dreva Road opposite the two housing allocations and the existing housing at Springwell Brae. The site extends up to the development boundary to the south of Elmsfield. The Plan also safeguards an established business and industrial site – Former Station Yard.

The playing fields to the north of the primary school provide an important recreational area for the community and will be protected.

KEY INFRASTRUCTURE CONSIDERATIONS

This settlement is identified within the Council’s Local Flood Risk Management Plans as being at risk of flooding. Any development proposals should therefore be subject to early consultation with the Council’s Flood and Coastal Management Officer, and SEPA, having regard to SEPA’s Indicative River and Coastal Flood Map (Scotland) and any other relevant flood risk information. A flood risk assessment may be required and may influence the scale and layout of any development at a particular location.

PREFERRED AREAS FOR FUTURE EXPANSION

The preferred areas for future expansion beyond this Local Development Plan will be the area to the West of the A701 at Corstane adjoining the Biggar Road. The area for future growth indicated in this profile will require detailed assessment during the next appropriate Local Development Plan Review.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
TB200	Dreva Road	2.4	10
Site Requirements			
<ul style="list-style-type: none"> Enhancement of existing landscaping in addition to buffer areas along new and existing landscaping will be required. The long term maintenance of landscaped areas must be addressed Mitigation measures are required to prevent any impact on the River Tweed Special Area of Conservation via the Broughton Burn Consideration should be given to the design of the overall site to take account of the National Scenic Area Vehicular access will be via the Dreva Road, upgrades will be required Consider the potential for any culvert removal and channel restoration. 			
TB10B	Springwell Brae	0.6	10
Site Requirements			
<ul style="list-style-type: none"> Enhancement of existing landscaping in addition to buffer areas along new and existing landscaping will be required. The long term maintenance of landscaped areas must be addressed Consideration should be given to the design of the overall site to take account of the National Scenic Area Vehicular access to be achieved from Springwell Brae. Upgrades along the Dreva Road will also be required. 			






BUSINESS AND INDUSTRIAL SAFEGUARDING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zEL43	Former Station Yard	1.8	N/A
Site Requirements			
<ul style="list-style-type: none"> This is a safeguarded business and industrial site as defined in Policy ED1 Existing landscape features to be retained The established pathways onsite to remain free from any built structure so to ensure access for pedestrians, horse riders or cyclists. 			

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSBROU001	School Playing Fields	2.2

Scottish Borders Council
Proposed Plan 2020
Broughton

-  Development Boundary
-  Key Greenspace
-  Housing
-  Business and Industrial Safeguarding
-  Structure Planting /Landscaping



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SETTLEMENT PROFILE

BURNMOUTH

HOUSING MARKET AREA
Berwickshire



LOCALITY
Berwickshire



POPULATION
265



PLACEMAKING CONSIDERATIONS

Burnmouth is made up of a series of dispersed coastal settlements located on the rugged North Sea cliffs, with Partanhall, Lower Burnmouth, Cowdrait and Ross, all at sea level, and Upper Burnmouth located between the A1 and the east coast railway line. The settlement is originally based on the historic harbour set at the foot of a dramatic incline and the listed converted railway station house is located within the upper level. Other significant Listed Buildings include the post-war Council housing at the shore.

The coastline on which Burnmouth sits is part of the Berwickshire and North Northumberland Coast Special Area of Conservation and is also designated as part of the Berwickshire Coast Special Landscape Area. Any development in Burnmouth, particularly at the shore line, will need to take cognisance of the Local Development Plan (LDP) policies associated with these designations.

Burnmouth has one housing allocation located to the west of the settlement, which remains undeveloped.

PREFERRED AREAS FOR FUTURE EXPANSION

The future growth of Burnmouth is constrained for a number of reasons including, potential impact upon the character and setting of the village, existing settlement pattern, surrounding prime agricultural land and the lack of services.

DEVELOPMENT AND SAFEGUARDING PROPOSALS





HOUSING

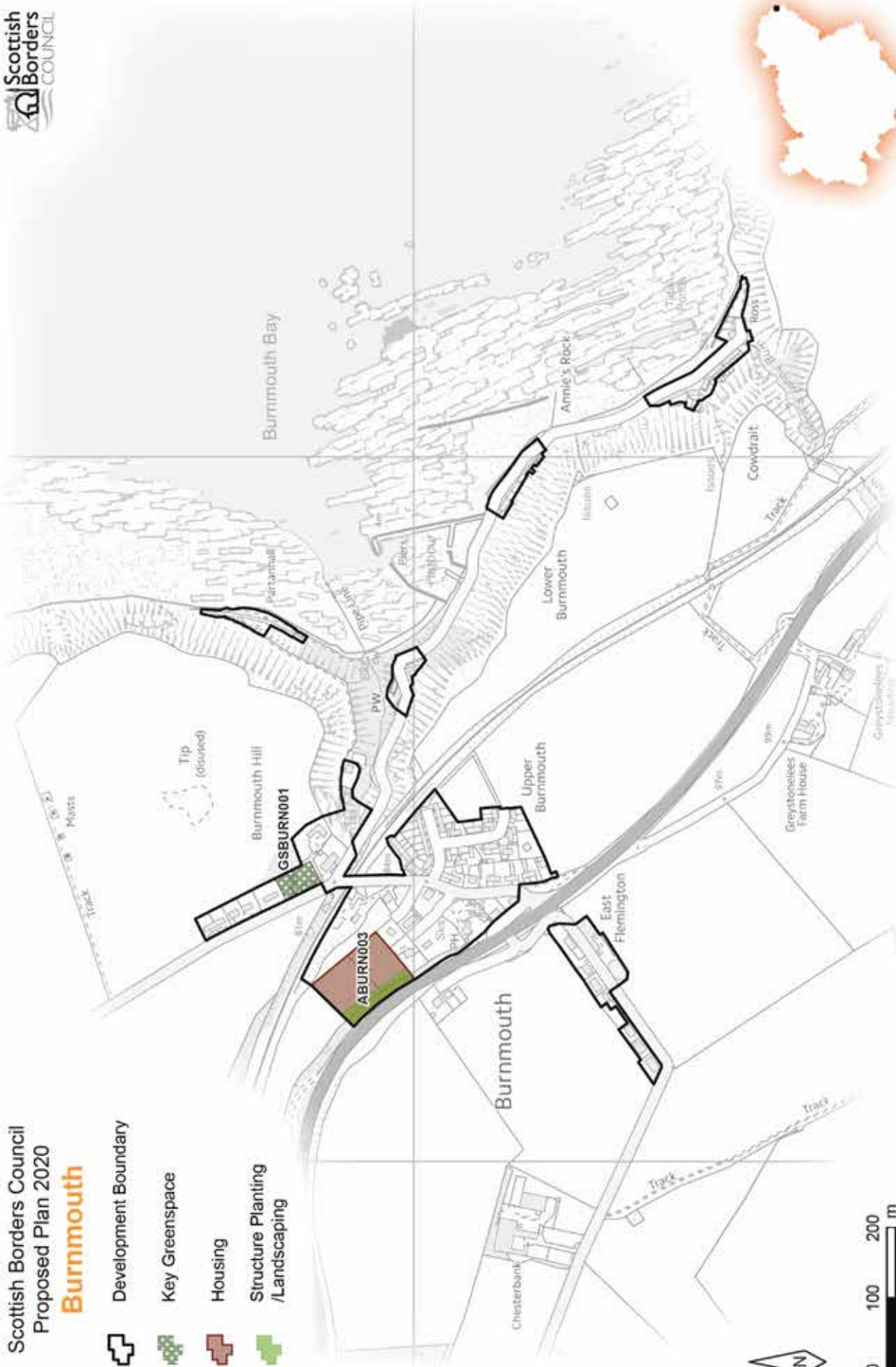
SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
ABURN003	Lyall Terrace II	0.9	10
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief. 			

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSBURN001	Burnmouth Hill	0.2

Burnmouth

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



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SETTLEMENT PROFILE

CARDRONA

HOUSING MARKET AREA
Northern



LOCALITY
Tweeddale



POPULATION
883



PLACEMAKING CONSIDERATIONS

Cardrona is unique in the Scottish Borders in that it was a master planned new village. The village lies within the River Tweed valley and straddles both sides of the river. The village lies to the southern side of the valley and benefits from a high degree of visual enclosure from the A72. The valley is formed by the Lee Pen, Kirk Law and Lee Burn Head along the northern side of the river and Wallace Hill to the south.

Cardrona is a new village and is based around the two farms at Cardrona Mains and Horsbrugh Castle on the south and north side of the River Tweed. The village was developed as part of a tourism project comprising a hotel, golf course and village.

The village has been developed around a central village green, and is well connected with a footpath network that links the settlement through to the countryside. A landscape framework plan was developed as part of the master plan for the settlement, to take advantage of the existing plantations of coniferous woodland planted along the northern boundary of the site and that which had self-seeded along the route of the former railway line. Additional planting has been put in along the golf course that surrounds the village and also along the southern boundary to the B7062.

The Village Green is an important amenity area within the centre of the village and will therefore be protected from development.

Located outside the settlement, and set within the Tweed Valley Forest Park is Glentress. The Glentress Forest is a hub for many activities that attracts locals and visitors alike.

The Plan provides one mixed use allocation to the north west of the village. This site is identified for a mix of uses including commercial and employment.

PREFERRED AREAS FOR FUTURE EXPANSION

Once the allocated sites are fully developed the preferred area for future expansion beyond the period of this Local Development Plan will be the area at Nether Horsburgh (SCARD002).

The Nether Horsburgh longer term mixed use area will be required to be subject to further assessment as part of the next Local Development Plan Review, and will require a Masterplan to ensure a coherent and holistic approach.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

MIXED USE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
MCARD006	North of Horsbrugh Bridge	1.9	25
Site Requirements <ul style="list-style-type: none"> The site should provide for a mix of uses including commercial and employment. To ensure a holistic approach to the overall site, the Council will require a single application to cover the entire site and its proposed development A Flood Risk Assessment will be required to inform the development of the site Provision of structure planting will be required to enhance, enclose and shelter the site Mitigation measures are required to prevent any impact on the River Tweed Special Area of Conservation/Sites of Special Scientific Interest In advance of the development being occupied, connection of waste water (foul) drainage to the public sewer will be required. 			







POTENTIAL LONGER TERM MIXED USE (SUBJECT TO REVIEW)

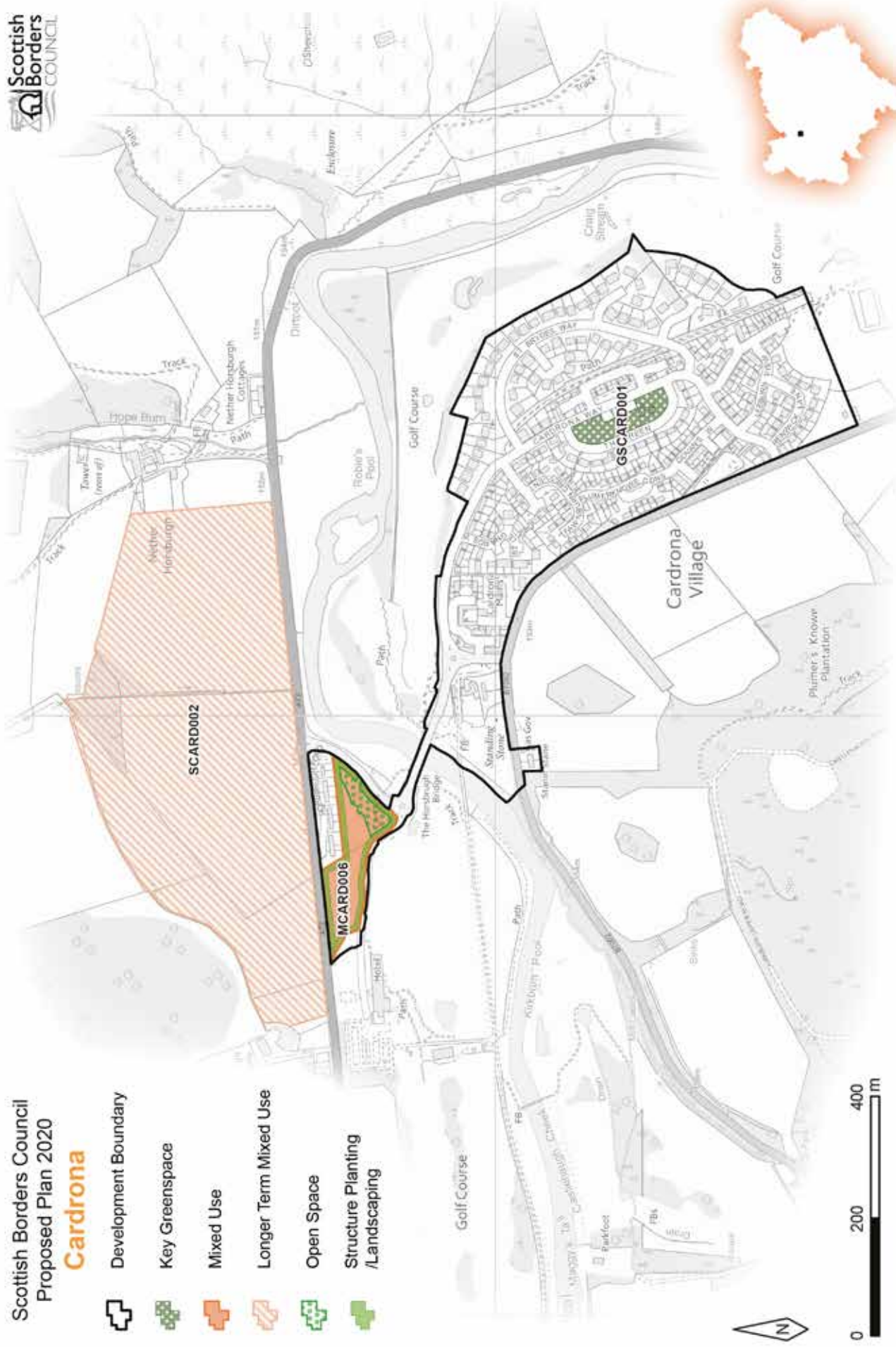
SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
SCARD002	Land at Nether Horsburgh	23.8	TBC
Site Requirements <ul style="list-style-type: none"> Flood Risk Assessment required, to assess the risk from the small watercourses which flow through and adjacent to the site, as well as the River Tweed. The small watercourses running through/ alongside the development should be safeguarded and enhanced as part of any development 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 Early engagement with Scottish Water to ascertain whether a Drainage Impact Assessment or Water Impact Assessment is required The use of SUDS at the construction phase in order that the risk of pollution during construction to the water environment is minimised Foul drainage should be connected to the Scottish Water foul network at Cardrona sewage treatment works (the site is outwith the currently sewered area) A masterplan to be prepared Transport Assessment is required for any development Consideration to re-routing part 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 Special Area of Conservation/Sites of Special Scientific Interest Detailed planting scheme required The long term maintenance of landscaped areas must be addressed The design and layout of the proposed development will require to take into account any potential for setting impacts on the Nether Horsburgh Castle Scheduled Monument Archaeology investigation/mitigation required The site must accommodate an element of business land and a potential new primary school. 			

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSCARD001	The Green	0.8

Cardrona

-  Development Boundary
-  Key Greenspace
-  Mixed Use
-  Longer Term Mixed Use
-  Open Space
-  Structure Planting /Landscaping



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SETTLEMENT PROFILE

CARLOPS

HOUSING MARKET AREA
Northern



LOCALITY
Tweeddale



POPULATION
156



PLACEMAKING CONSIDERATIONS

Carlops lies to the east of the Pentland Hills on the North Esk. The settlement Carlops was founded in 1784, when Robert Brown the Laird of Newhall established a cotton weaving industry laying out rows of weavers' cottages on either side of the main Edinburgh-Biggarr Road. A significant feature of the Village is the remains of the former quarry, in other locations it would be seen as unsightly but here it is attractive in an unusual way.

Carlops is a linear village that possesses a distinct identity and virtually the entire village sits within the Conservation Area. The openness of the field to the front of Carlops Mains contrasts with the height of the former quarry and gives a sense of enclosure. The most important part of the Conservation Area is the rows of original cottages that have been little altered and are single storey with porches. Elsewhere in the settlement some properties rise to two storeys such as the Allan Ramsey Hotel and Carlops Mains. While the majority of properties front onto the A702, most of the cottages have some form of garden ground to the front. Beige sandstone, slate and harling are frequently used throughout. The majority of the cottages have simple vertical boarded doors. Details such as dry stone boundary walls, skews, stepped quoins, rybats and margins are features that are notable within Carlops and should be preserved.

The Plan does not propose any development proposals. The Village is subject to a high degree of protection, due to the high concentration of Listed properties and the extensive Conservation Area.

The greenspace to the front of Ramsay Cottages provides an attractive amenity space for the village and will therefore be protected.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSCARL001	Carlops Verge	0.03

SETTLEMENT PROFILE

CHESTERS

HOUSING MARKET AREA
Central



LOCALITY
Teviot and Liddesdale



POPULATION
156



PLACEMAKING CONSIDERATIONS

The village is centred at the crossroads where the A6088 road is met by minor roads from Camptown and Jedburgh. A war memorial is located at the crossroads. The village has developed in a linear form, mainly eastwards along Chesters Brae (the Camptown road). The existing trees and hedges around the village add to its rural character. The area around the ruined churchyard, site of the former tower and former school is particularly attractive.

The village has a southerly aspect and sits in an agricultural upland landscape with impressive views of the Cheviot Hills to the south. The land slopes to the south towards Jed Water. The Teviot Valleys Special Landscape Area is located to the north of the settlement.

The cemetery is identified as a key greenspace.


The absence of local services, the topography of the settlement and its location outside the Strategic Development Area means that it does not lend itself to significant levels of development. An allocated housing site at Roundabout Farm has been removed from the Plan.


DEVELOPMENT AND SAFEGUARDING PROPOSALS

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSCHES001	Cemetery	0.2

Chesters

 Development Boundary

 Key Greenspace



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SETTLEMENT PROFILE

CHIRNSIDE

HOUSING MARKET AREA
Berwickshire



LOCALITY
Berwickshire



POPULATION
1,459



PLACEMAKING CONSIDERATIONS

Chirnside overlooks the Merse to the south and the Whiteadder Water flows from the north west down to the south east. The Parish Church is located to the south along the Kirkgate which heads northwards up-slope, with the buildings tight to the roadside. Main Street runs east to west at the upper side of the settlement. There has been large scale housing to the south west of the settlement and more recently housing along The Glebe.

Chirnside currently has housing, mixed use and business and industrial allocations which are not yet developed. The mixed use site (MCHIR001) provides the opportunity for new housing and a retail site close to the centre of the village which would support and enhance the current services available.

PREFERRED AREAS FOR PROPOSED EXPANSION

Future development will not be considered to the south of the A6015. A potential constraint is the prime agricultural land surrounding Chirnside.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
ACHIR003	Crosshill	0.5	8
Site Requirements			
<ul style="list-style-type: none"> • Main vehicular access to the site from Dominies Loan to the east. Improvements to the junction of Main Street/Dominies Loan and upgrades to the loan are required • Evaluation and mitigation of the potential archaeological interest of medieval structures is required • Structural planting/landscaping is required in the north and west of the site to screen the site, create a new settlement boundary and protect the amenity of adjacent residential areas • The long term maintenance of landscaped areas must be addressed. • Evaluate and mitigate flood risk from overland flow • Adjacent footpath should be protected. 			

BUSINESS AND INDUSTRIAL

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zEL1	Southfield	0.7	N/A
Site Requirements			
<ul style="list-style-type: none"> • This is a business and industrial site as defined in Policy ED1 • Ensure pedestrian access to the Kirkgate is maintained • Satisfactory planting to be carried out on northern, southern and eastern boundaries where required to safeguard residential amenity • Long term maintenance of landscaped areas must be addressed • Ensure vehicular access to A6105 is maintained. 			

BUSINESS AND INDUSTRIAL SAFEGUARDING








SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zEL25	Berwick Road	1.7	N/A
Site Requirements			
<ul style="list-style-type: none"> • This is a business and industrial safeguarded site as defined in Policy ED1. 			

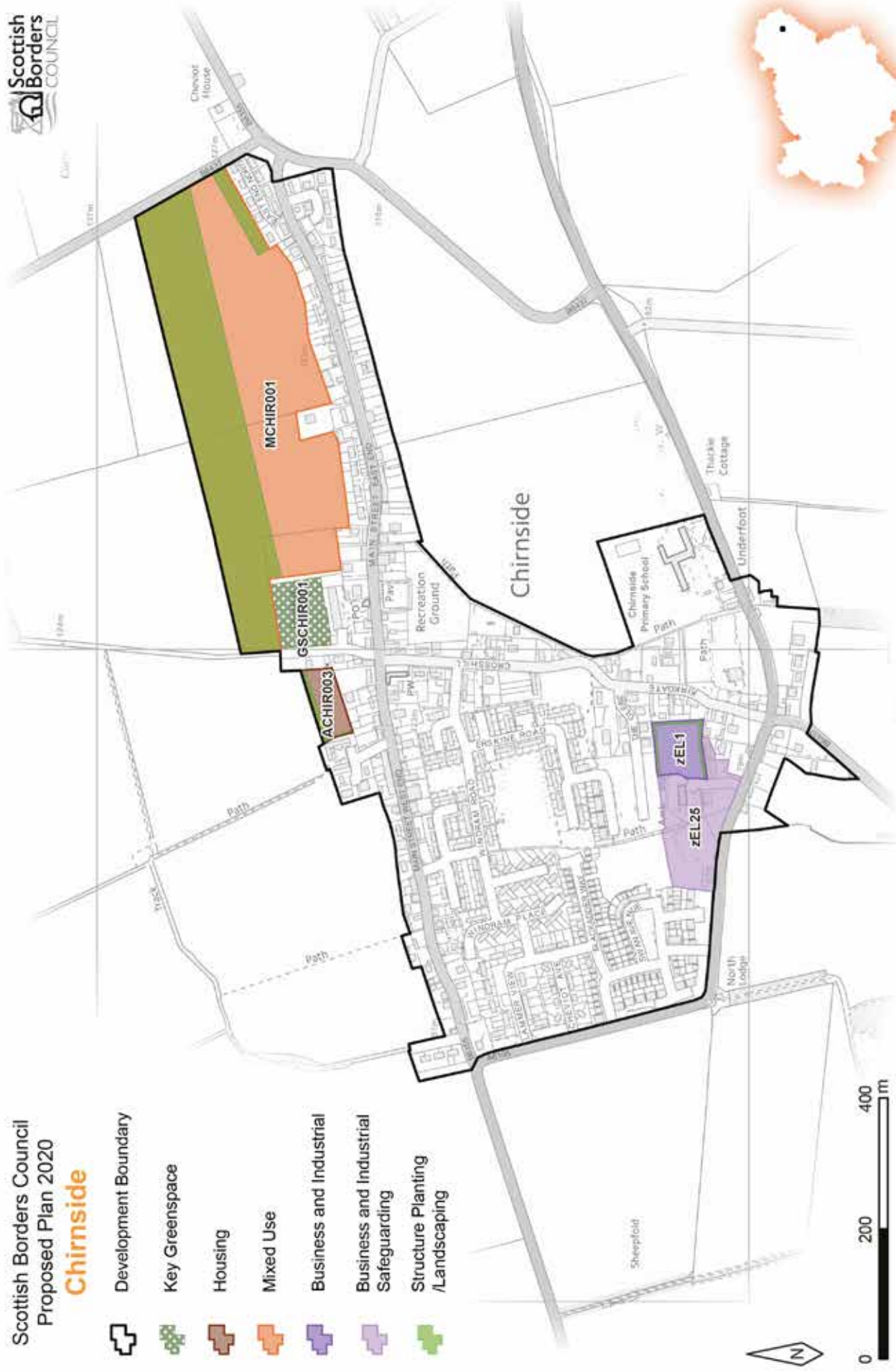
MIXED USE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
MCHIR001	Comrades Park East	13.2	60
Site Requirements			
<ul style="list-style-type: none"> • A mixed use site that incorporates 3 hectares for housing and 3 hectares for a retail opportunity close to the village centre • Provide pedestrian and cycle access to Main Street and protect adjacent paths • Create the main vehicular access from the road to the east and consider a minor access to the west. • Consider the potential for direct vehicular links to the Main Street and associated off street parking for Main Street properties • A substantial new woodland boundary to create a new natural development boundary and contain the site. It should have a footpath running through it that allows access to Comrades Park football ground • The large structure planting/landscaping on the northern part of the site is indicative only and the full extent of it will be considered in more detail at the planning application stage • The long term maintenance of landscaped areas must be addressed • Design and layout should be sympathetic to the local character and take advantage of southern aspect for energy efficiency and solar gain. 			

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSCHIR001	Comrades Park Football Ground	0.8

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



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SETTLEMENT PROFILE

CLINTMAINS

HOUSING MARKET AREA
 Central



LOCALITY
 Cheviot



POPULATION
 N/A




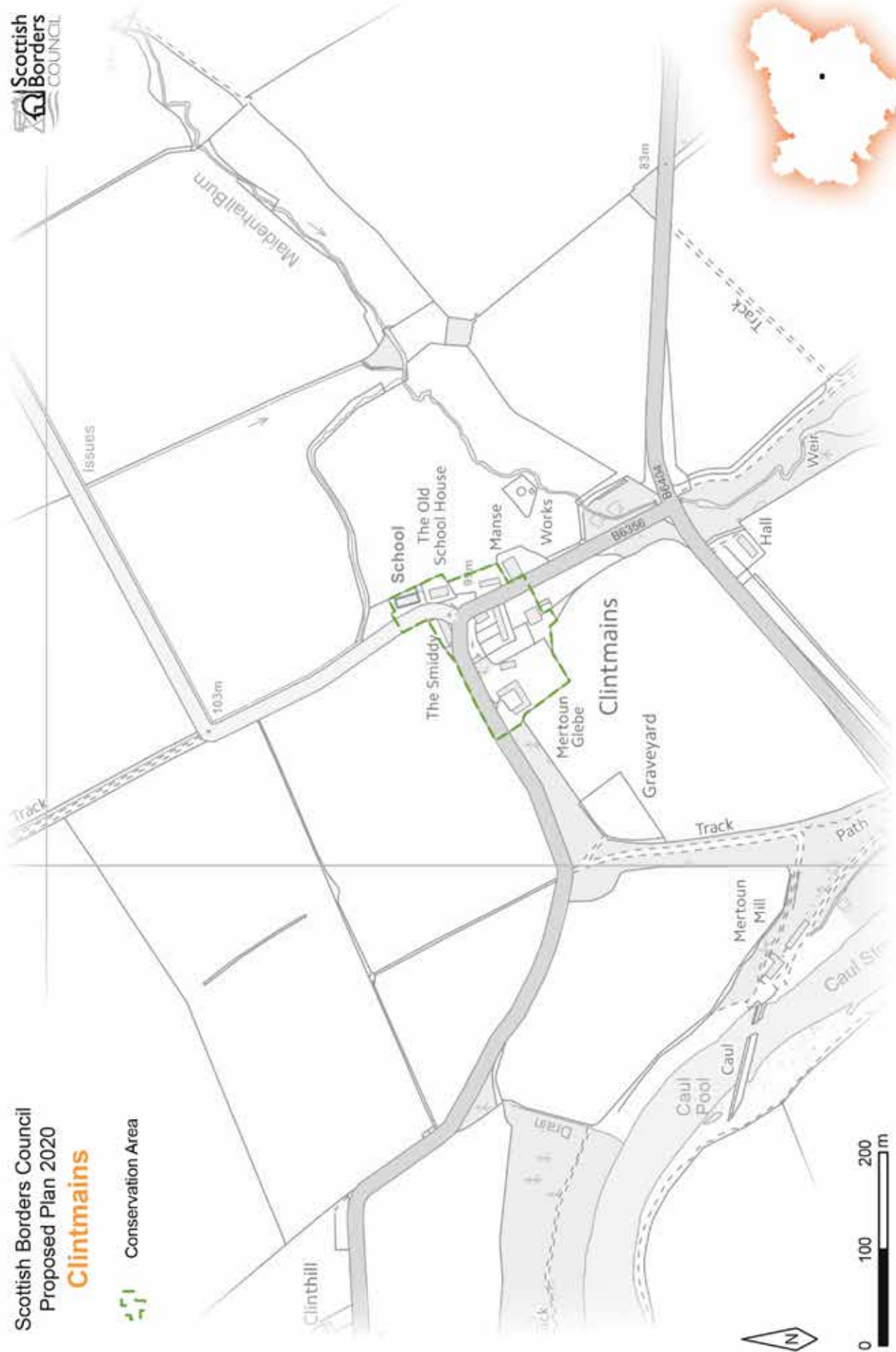
PLACEMAKING CONSIDERATIONS

The Conservation Area of Clintmains covers the majority of the village. Its name stems from “the farm by the lake”. The village was originally built for the workers of Mertoun Estate – the property of the Duke of Sutherland.

A well-preserved village, Clintmains’ original estate layout is still intact with the Green providing a significant contribution to the amenity of the village. Properties range from single to two storeys in height. Building materials that are found within the Conservation Area are sandstone, harl and slate. Whinstone can also be found in parts. It is notable that within Clintmains, properties that have been harled tend to have sandstone margins around their openings, while those that are finished with stonework are complete with sandstone quoins and rybats. These details along with other architectural details such as sash and case windows (of various patterns), transom lights or integral door lights, all contribute significantly to the character and appearance of the Conservation Area.

Clintmains

 Conservation Area



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SETTLEMENT PROFILE

CLOVENFORDS

HOUSING MARKET AREA
Central



LOCALITY
Tweeddale



POPULATION
562



PLACEMAKING CONSIDERATIONS

The settlement sits on undulating grasslands and is surrounded by rolling hills. The original settlement was clustered around the Clovenfords Hotel beside a bridging point over the Caddon Water.

The settlement is on the strategic public transport network. It has regular bus services between Edinburgh, Galashiels and Melrose. The settlement is within a ten minute drive time from the railway stations at Galashiels and Stow.

A Special Area of Conservation follows the Caddon Water through the western parts of the village; this requires special consideration in terms of development. The area around the Caddon Water is also under risk of flooding.

The Plan provides a housing allocation to the south of the village at Caddonhaugh and further west at Clovenfords West. There is one area, at Meigle Row, identified as a key greenspace.

PREFERRED AREAS FOR FUTURE EXPANSION

Once the allocated sites are fully developed the preferred areas for future expansion beyond the period of this Local Development Plan will be the area to the north east of the settlement and also to the south of the recently developed housing at Meigle. The areas suggested for future growth are indicative only and will require further detailed assessment during the next review of the Local Development Plan.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
EC2	Caddonhaugh	0.8	6
Site Requirements			
<ul style="list-style-type: none"> • The site is located within a flood risk area. A Flood Risk Assessment will be required • Mitigation measures are required to prevent any impact upon the River Tweed Special Area of Conservation • Vehicular and pedestrian access from Caddonhaugh to the north • Site investigation and risk assessment of potential contamination • Existing trees to be retained and protected • The design and layout of the new buildings should exploit the southerly aspect of the site to make best use of the microclimate and reduce energy usage • Safeguard amenity of existing neighbouring residential properties • Ecological survey of the site. 			
EC6	Clovenfords West	4.9	60
Site Requirements			
<ul style="list-style-type: none"> • Refer to approved Planning Brief. 			

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSCLOV001	Clovenfords Green	0.7

SETTLEMENT PROFILE

COCKBURNSPATH

HOUSING MARKET AREA
Berwickshire



LOCALITY
Berwickshire



POPULATION
434



PLACEMAKING CONSIDERATIONS

Cockburnspath overlooks the North Sea and the Berwickshire Coast Special Landscape Area. The settlement has grown outward to the south-west from the market square and the old 'Mercat' cross. The village has developed on a south-west facing slope and as a result development off Hoprig Road, which winds through the village, is on different levels. In the last 20 years the settlement has expanded gradually northwards with a modern housing development at Toll View/Lady Hall.

The Conservation Area covers the historic core of the settlement and there are many distinctive townscape characteristics that provide a sense of place. Properties range from single storey outbuildings that line the east side of the Kirkyard, to storey and a half, and two storeys around The Square. The use of building materials, such as sandstone, harling, pantiles and slate, and architectural details such as transom lights, sash and case windows, and bay windows all add to the character. Any new development must aim to positively contribute to the Conservation Area.

Cockburnspath has two housing allocations which have yet to be developed.

PREFERRED AREAS FOR FUTURE EXPANSION

Once the allocated sites are developed the preferred area for expansion would be between the development boundary and Pathhead House to the north. Development into open fields to the west and over the road to the east should be avoided to maintain the settlement form. This land is also designated as prime agricultural land. Expansion to the south would be impractical due to the operational mineral working and the topography. In addition, the restrictive road network within the village would adversely affect the potential for further development land in the immediate surrounds.

DEVELOPMENT AND SAFEGUARDING PROPOSALS






HOUSING

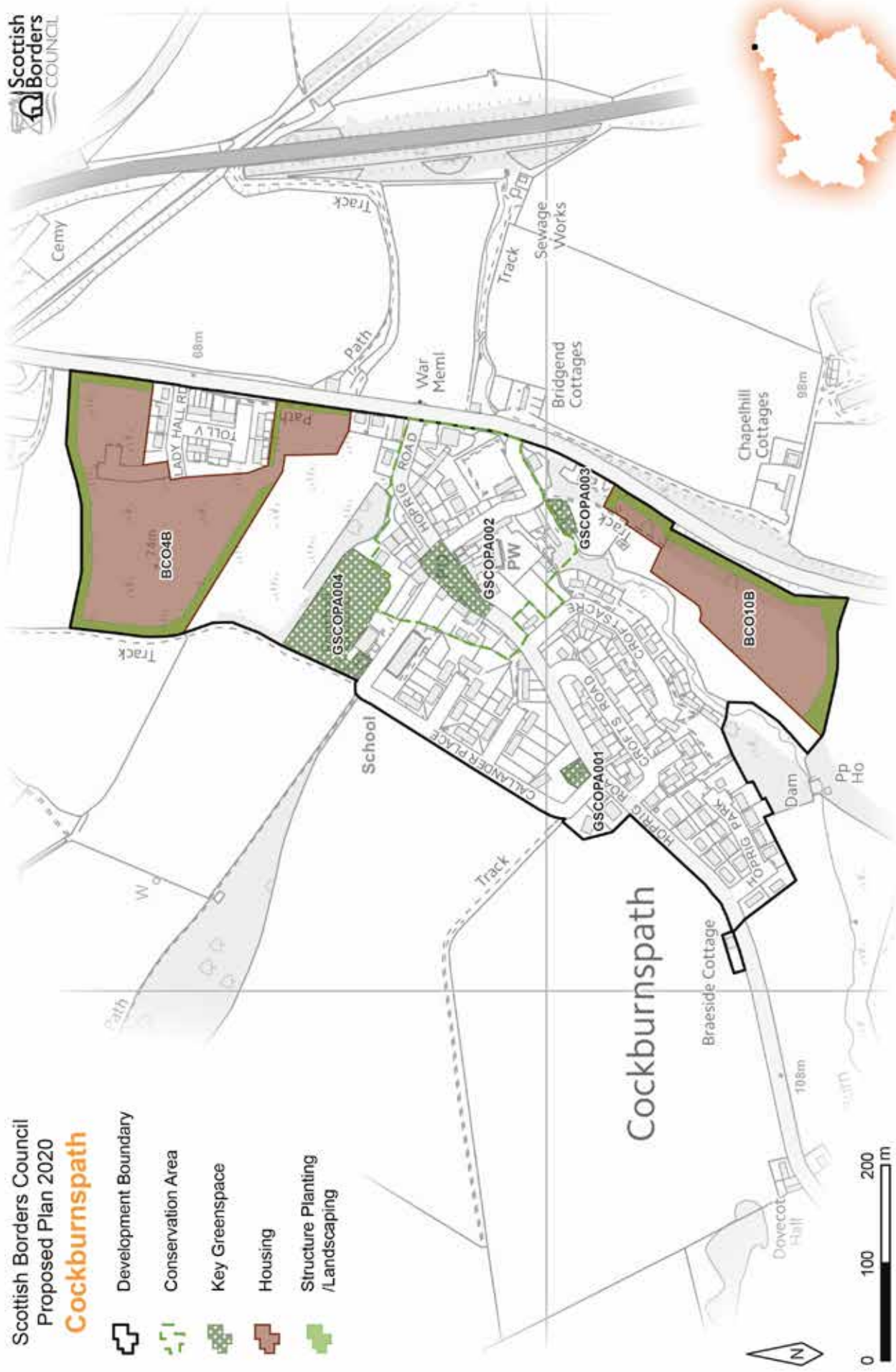
SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
BC04B	Dunglass Park	3.8	45
Site Requirements			
<ul style="list-style-type: none"> • Safeguard the existing right of way from Toll View onto the A1 access road and on the western edge of the site, leading into the village, and provide for pedestrian and cycle links through the site • Take vehicular access from the existing link off the A1 access road at Lady Hall Road, in line with Roads Planning advice • Explore the potential for extending the building line along the A1 access road at the southern part of the site • Safeguard the existing planting on eastern edge of the site; safeguard and extend the planting on the northern and southern edges; provide planting on the western edge of the site • Protect the amenity of existing residential properties • Take advantage of the long views and southerly aspect of the site. 			
BC010B	Burnwood	1.8	30
Site Requirements			
<ul style="list-style-type: none"> • Safeguard existing planting on the eastern boundary and provide planting along the southern boundary • Take advantage of the southerly aspect of the site • Maximise the potential of long views from the site • Provide for pedestrian and cycle links, and a minor vehicular access through to Croftsacre and on into the village • Vehicular access from the A1 access road that runs adjacent to the site, in line with advice from the Council's Roads Planning team • A flood risk assessment is required to inform the site layout, design and mitigation. 			

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSCOPA001	Church Hall	0.1
GSCOPA002	Cross	0.2
GSCOPA003	Allotments	0.1
GSCOPA004	Football Ground	0.8

Scottish Borders Council
Proposed Plan 2020
Cockburnspath

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



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SETTLEMENT PROFILE

COLDINGHAM

HOUSING MARKET AREA
Berwickshire



LOCALITY
Berwickshire



POPULATION
563



PLACEMAKING CONSIDERATIONS

Coldingham takes in an attractive rolling landscape with narrow and deeply incised stream valleys. The settlement lies along the Berwickshire coastline, which is designated as a Special Landscape Area and covers the rocky coastline of the Borders. The Priory forms a significant element of the settlement along with the narrow winding streets and the burns that flow from west to east.

An important characteristic of Coldingham is the rise and fall, and twists and turns of the narrow streets and lanes of the Conservation Area. Properties range from single, one and a half, and two storeys in height. Many of the properties are built hard to the footpath but on the whole they tend to follow the streetscape. The use of building materials are important; sandstone, harling, pantiles and slate all help form the character. Architectural details such as transom lights, sash and case windows, margins and rybats also add to the sense of place. Any new development must aim to positively contribute to the existing character of the Conservation Area. The Priory is a Scheduled Monument and is located to the east of Coldingham.

There are two housing allocations within Coldingham which are yet to be developed.

PROPOSED AREAS FOR FUTURE EXPANSION

The preferred area for future expansion is the area to the west of Coldingham, on the north side of School Road. The road network would constrain development to the south of the town and development in other directions would be resisted due to the adverse impact on the character and setting of the village. A potential constraint is the surrounding prime agricultural land.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
BCL2B	Bogangreen	3.3	36
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief. 			
BCL12B	The Firs	0.7	10
Site Requirements			
<ul style="list-style-type: none"> Consider an active frontage at the northern edge, onto the A1107 Ensure vehicular access off the A1107 and take cognisance of existing junctions and 30mph speed limits Ensure intermittent planting along the southern and western edge of the site to provide a defined settlement boundary Protect existing planting along northern and eastern edge where appropriate Take advantage of long views from the site Maximise solar gain from the southerly aspect. 			

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSCOLH001	Priors Walk Rec	1.2

SETTLEMENT PROFILE

COLDSTREAM

HOUSING MARKET AREA
Berwickshire



LOCALITY
Berwickshire



POPULATION
1,946



PLACEMAKING CONSIDERATIONS

Coldstream is located at the Border on the banks of the River Tweed. It is an important 'gateway' into the Borders. The Conservation Area encompasses much of the historic core, including High Street, Market Street and Duns Road. The High Street changes in level along its length. The shops are centred along the High Street and not the Market Square as would be seen in most other market towns. The buildings within the Conservation Area are predominantly two or three storey and building materials vary including; sandstone, harling, slate and brick chimneys. Architectural elements such as rybats, margins, quoins, skews and transom lights are notable. Any development must aim to respect the Conservation Area and take account of these important features.

Coldstream has developed northwards from the historic core, through housing and industrial estates. There has been recent housing development to the north west of Coldstream, while road infrastructure has been put in place within the allocated business and industrial site (BCOLD001) to the north east. This provides an opportunity for businesses to locate within Coldstream. The fringes are identified for further housing and business and industrial development.

The River Tweed Special Area of Conservation wraps around the settlement boundary to the south and east, while 'The Hirsell' Garden and Designed Landscape lies to the west of Coldstream. These contribute to the character and setting of the settlement.

There are five housing allocations, one business and industrial allocation and two redevelopment allocations. The housing allocation (ACOLD011) was brought forward as part of the Housing SG, while the most recent housing allocation (ACOLD014) has been brought forward as part of the current LDP.

KEY INFRASTRUCTURE CONSIDERATIONS

This settlement is identified within the Council's Local Flood Risk Management Plans as being at risk of flooding. Any development proposals should therefore be subject to early consultation with the Council's Flood and Coastal Management Officer and SEPA, having regard to SEPA's Indicative River and Coastal Flood Maps (Scotland) and any other relevant flood risk information. A flood risk assessment may be required and may influence the scale and layout of any development at a particular location.

PREFERRED AREAS FOR FUTURE EXPANSION

The future expansion of Coldstream is constrained for the following reasons; 'The Hirsell' Garden and Designed Landscape sits to the west and the River Tweed floodplain lies to the south. The River Tweed provides a settlement edge to the east of Coldstream and there is a strong woodland tree belt along the south western edge, which contributes to providing a settlement edge on the southern side of Kelso Road. The River Tweed is designated as a Special Area of Conservation and any development proposals which could affect the designated site, would have to adhere to the requirements of LDP Policy EP1. The preferred area for expansion remains to the north of Coldstream and there is one longer term housing allocation identified for potential future development.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
BCS3A	Guards Road	0.3	7
Site Requirements			
<ul style="list-style-type: none"> • Appropriate landscaping required within the site • Take vehicular and pedestrian access from Douglas Court • Ensure amenity of neighbouring residential properties is protected. 			
BCS5B	West Paddock	4.5	60
Site Requirements			
<ul style="list-style-type: none"> • Refer to approved Planning Brief. 			
ACOLD004	South of West Paddock	1.5	20
Site Requirements			
<ul style="list-style-type: none"> • Vehicular access from allocated housing site BCS5B to the north • Creation of structural planting/landscaping along eastern boundary to protect amenity of houses to the south east • Structural planting/landscaping along the southern boundary of the site to screen development from the Hirsell Garden and Designed Landscape and improve the boundary of the settlement • Plant the field south of the site as woodland to screen new and existing residential development from the Hirsell Garden and Designed Landscape, enhance the setting of the settlement and create a recreational amenity • The long term maintenance of landscaped areas must be addressed • High quality design paying tribute to the local character of Coldstream • Preference to form pedestrian link into woodland walk on adjoining land to west which links into core path 46 • There are crop mark records in adjoining fields so it is likely that archaeological investigation would be required ahead of development. 			

ACOLD011	Hillview North 1 (Phase 1)	6.1	100
Site Requirements			
<ul style="list-style-type: none"> • It is intended that a Planning Brief in the form of Supplementary Planning Guidance will be produced for this site alongside (ACOLD014) • Investigation of any potential flood risk within the site should be undertaken prior to development and mitigation where required • Investigate the need for diversion of water main in the eastern part of adjacent site (SCOLD002) • Protection of boundary features (hedgerows and trees) where possible • Buffer protection zone along the southern boundary is required, to protect and conserve the existing tree belt to the south • Provide open space to serve the site and wider settlement. Locate open space along the eastern boundary of the site to provide a buffer between this area and the adjacent employment allocation (BCOLD001) • Landscape buffer area to be formed along the western boundary and the eastern boundary between the proposed site and (BCOLD001) • Vehicular access from Hill View, A6112 via site (BCOLD001) and a minor link from Priory Bank • Path/cycle linkages to the existing network within Coldstream, particularly linking new open spaces • A Transport Assessment will be required • Ensure connectivity to future longer term housing sites and adjacent employment site (BCOLD001) • Assessment of ecology impacts and provision of mitigation, as appropriate • The long term maintenance of landscaped areas must be addressed • Archaeology evaluation/mitigation is required • Potential for on-site play provision. 			
ACOLD014	Hillview North (Phase 2)	6.5	100
Site Requirements			
<ul style="list-style-type: none"> • It is intended that a Planning Brief in the form of Supplementary Planning Guidance will be produced for this site alongside (ACOLD011) • 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 west boundaries, which would provide a settlement edge. Appropriate planting should be carried out along the northern part of the site to give adequate screening from the working farm to the north and the access to it. 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 (BCOLD011) • 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, 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. 			

POTENTIAL LONGER TERM HOUSING (subject to review)

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
SCOLD002	Hillview North 2	3.8	TBC
Site Requirements			
<ul style="list-style-type: none"> Refer to site requirements for ACOLD011 and ACOLD014 above. 			

BUSINESS AND INDUSTRIAL LAND

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
BCOLD001	Lennel Mount North	7.2	N/A
Site Requirements			
<ul style="list-style-type: none"> It is intended that a Planning Brief in the form of Supplementary Planning Guidance will be produced for this site alongside (ACOLD011) and (ACOLD014) This is a business and industrial site as defined in Policy ED1 A site incorporating land for both long and short term Use Class 4, 5 and 6 employment use Vehicular access from the A6112 and Hill View. Improvements to the A6112/ Coldstream Mains Farm road junction A sense of arrival should be created at the entrance from the A6112 Enhancement to existing woodland south of the site which provides amenity space and will act as a buffer between the existing residential areas and employment uses Enhance existing footpaths. Create new footpath linkages through the site and links to the potential longer term housing area to the west Establishment of structural planting/ landscaping, including woodland, to create a setting for employment uses, shelter the site and create a new settlement boundary. This will also provide a buffer between the site and surrounding uses, including the potential longer term housing to the west Focus general employment uses in the centre of the site and office, business and lighter employment uses along the edges, which are in closer proximity to existing and potential longer term housing areas Design the site to relate to the potential longer term housing area to the west The long term maintenance of landscaped areas must be addressed. 			

BUSINESS AND INDUSTRIAL SAFEGUARDING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zEL27	Coldstream Workshops	0.7	N/A
Site Requirements			
<ul style="list-style-type: none"> This is a business and industrial safeguarded site as defined in Policy ED1. 			
zEL28	Hillview Industrial Estate	3.1	N/A
Site Requirements			
<ul style="list-style-type: none"> This is a business and industrial safeguarded site as defined in Policy ED1. 			

REDEVELOPMENT

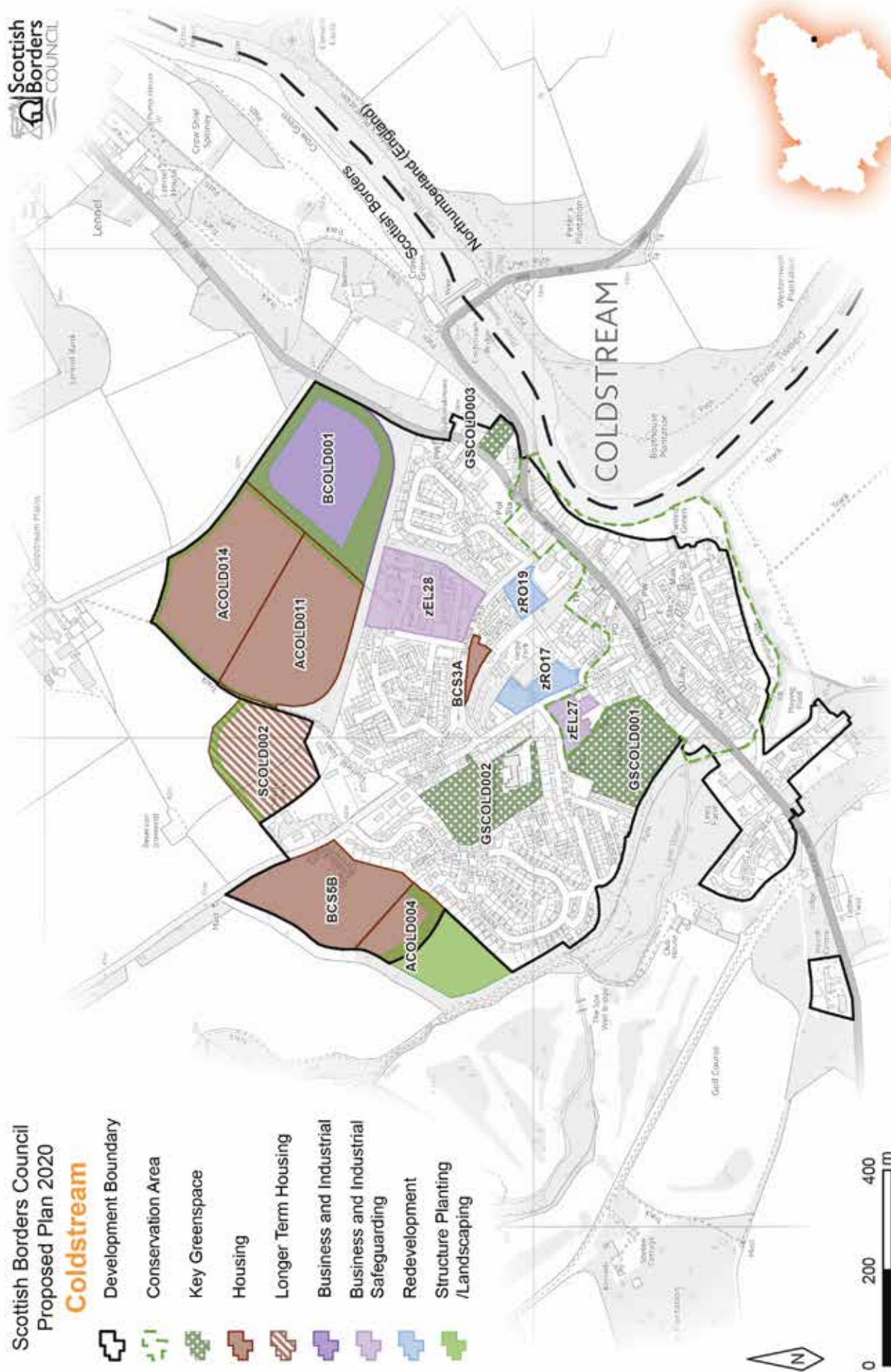
SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zR017	Duns Road	0.8	N/A
Site Requirements			
<ul style="list-style-type: none"> Investigation of possible contamination Investigation of vehicular access from Duns Road. 			
zR019	Trafalgar House	0.5	N/A
Site Requirements			
<ul style="list-style-type: none"> Investigate the potential to redevelop/re-use the existing Listed Building. 			

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSCOLD001	Home Park	3.1
GSCOLD002	Coldstream Primary School	2.4
GSCOLD003	Tennis Courts	0.3

Coldstream

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



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SETTLEMENT PROFILE

CRAILING

HOUSING MARKET AREA
Central



LOCALITY
Cheviot



POPULATION
101



PLACEMAKING CONSIDERATIONS

Crailling is situated on the A698 Jedburgh to Kelso Road, to the east of the Oxnam Water in the Teviot valley. The topography around Crailling is undulating with steeper ground to the south east; to the north the settlement enjoys open views out towards the Teviot valley.

Crailling has developed at a crossing point of the Oxnam Water adjacent to the parklands of Crailling House. Although originally focused on the river and bridge it is now dominated by the A698.

The Plan provides a housing allocation to the east of the settlement at Crailling Toll.

PREFERRED AREAS FOR FUTURE EXPANSION

Once the allocated site is developed, the preferred area for future expansion beyond the period of this Local Development Plan will be the area to the east of the existing housing allocation at Crailling Toll. The areas suggested for future growth are indicative only and will require detailed assessment during the next review of the Local Development Plan.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
ACRAI001	Crailing Toll	0.5	5
Site Requirements			
<ul style="list-style-type: none"> • Structure planting required on the north eastern and eastern boundary to provide setting for development and to reinforce the settlement edge. A management scheme for planting will be required • Scale and style of development needs to be carefully considered paying heed to the size and scale of the existing settlement • Location of the culvert needs to be considered in the layout of the site in respect of the potential for flooding along with any potential for culvert removal and channel restoration • Mitigation measures are required to prevent any impact on the River Tweed Special Area of Conservation • Assessment of the requirement for archaeological evaluation along with associated mitigation measures is required • Protected species interests have been recorded in the area and further assessment on nature conservation will be required • There should be no direct access onto the A698. 			

SETTLEMENT PROFILE

DARNICK

HOUSING MARKET AREA
Central



LOCALITY
Eildon



POPULATION
397



PLACEMAKING CONSIDERATIONS

The Darnick Conservation Area incorporates the historic core of the settlement which is organic in nature. Its buildings are arranged in informal groups providing constantly changing views to the Eildon Hills.

A strong impact has been formed by a number of buildings within the Conservation Area fronting directly onto the main street, as well as the use of traditional building materials and high standard of architectural detail.

The village is located within a sensitive landscape setting and is included in the Eildon and Leaderfoot National Scenic Area.

The distinct character and setting of Darnick is recognised. As indicated in Figure EP6a, Policy EP6 (Countryside Around Towns) seeks to protect the areas between Darnick and Melrose, and Darnick and Tweedbank from development in the longer term primarily to avoid coalescence of the settlements, thereby retaining individual character.

Two formerly allocated sites within the village at Broomilees Road and Chiefswood Road are now complete and have been removed from the Plan.

There is one area, Darnick Community Woodland, identified as a key greenspace.

The Plan provides a housing allocation within the western edge of the village.

PREFERRED AREAS FOR FUTURE EXPANSION

With regard to Darnick's proximity to the railway station at Tweedbank and its prime location within the central housing market area, the settlement will be the subject of continued development pressure. There is potential in the longer term to expand the village to the west of Darnlee. Any sites for future expansion will require further detailed assessment during the next Local Development Plan review.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
ADARN005	Land South of Darnlee	0.8	10

Site Requirements

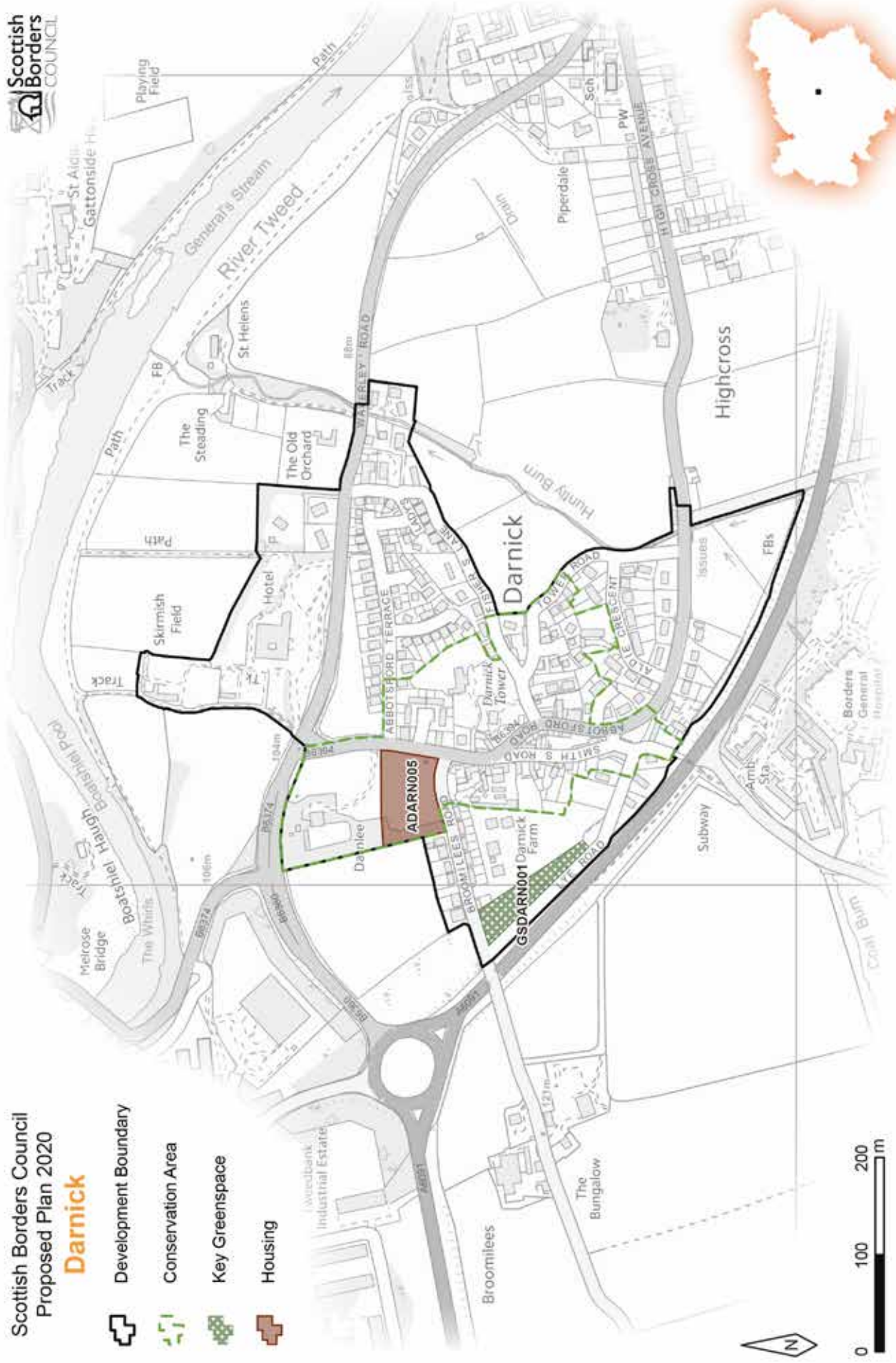
- A planning brief to be prepared to include the principles of 'Designing Streets'
- A tree survey to be undertaken of existing trees within the site to determine the ancient or veteran character of the trees. Retain and protect the existing boundary features and trees, where possible
- Satisfactory boundary treatment to be provided
- 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
- 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. The site has water environment considerations. Drainage Impact Assessment required

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSDARN001	Darnick Community Woodland	0.6

Darnick

-  Development Boundary
-  Conservation Area
-  Key Greenspace
-  Housing



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SETTLEMENT PROFILE

DENHOLM

HOUSING MARKET AREA
Central



LOCALITY
Teviot and Liddesdale



POPULATION
653



PLACEMAKING CONSIDERATIONS

The character of Denholm is established by its layout of largely two storey sandstone buildings around a large central green. The village is set within the landscape of the lowland valley of the Lower Teviot. The River Teviot, to the north, is part of the River Tweed Special Area of Conservation, a wildlife site of international importance. Denholm Dean, the wooded valley of the Dean Burn, forms a natural edge to the west of the village. The village is surrounded by the Teviot Valleys Special Landscape Area.

Denholm Conservation Area includes the central Green area, together with a smaller Green at Kirkside, part of Cannongate and the former Denholm Mill that is now in residential use. The village is distinctive in that it represents a planned village based on the decanting of stocking weaving work from Hawick. The properties around the Green are on a simple rectangular plan with gable ends and eaves to the roadside. Most buildings are constructed in continuous rows but there are a few examples of detached cottages.

Traditional building materials prevail throughout the Conservation Area, architectural detailing includes sash and case windows, stone cills, jambs and lintels around window and door openings. It is all of these elements that give Denholm its distinct appearance that should be conserved. Any proposed alterations to individual buildings or any new development should seek to respect the individual buildings and the wider Conservation Area. There are seven listed properties within the Conservation Area of which the Westgate Hall is Category 'A'.

A number of shops and two pubs/hotels are located in the village centre. Denholm Primary School is situated on the western edge of the village.

The village Green is identified as a key greenspace.

PREFERRED AREAS FOR FUTURE EXPANSION

The preferred area for future expansion beyond the period of this Local Plan will be the south-eastern edge of the village. Expansion will be dependant upon suitable access and landscaping. Development to the north-west of the settlement will be resisted where it will have a significant effect on the River Tweed Special Area of Conservation site. Development to the west of the settlement will also be resisted as it would cross the natural boundary of the Denholm Dean. The suggested area is indicative only, and will require further detailed assessment during the next Local Development Plan review.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
RD4B	Denholm Hall Farm	0.9	10
ADENH001	Denholm Hall Farm East	2.1	40
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief. 			

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSDENH001	Denholm Green	1.2

SETTLEMENT PROFILE

DOLPHINTON

HOUSING MARKET AREA
Northern



LOCALITY
Tweeddale



POPULATION
180



PLACEMAKING CONSIDERATIONS

The character of Dolphinton (within the Scottish Borders Council area) has been established particularly by its layout and setting – it is set between Kippit Hill and Sandy Hill and consists of two parts separated by the A702 trunk road. The Garvald Burn runs to the south west of the village. Dolphinton was once served by two railways – the Caledonian Railway and the North British Railway. The dismantled railway runs through the settlement.

The Plan provides a single housing allocation for residential development which will bring a brownfield site back into use. The allocation is located to the eastern edge of that part of the village on the west side of the A702.

PREFERRED AREAS FOR FUTURE EXPANSION

Once the allocated site is fully developed the preferred area for future expansion beyond the period of this Local Development Plan will be to the area north of the current housing allocation.

The area identified for longer term development will be subject to further assessment and review as part of the next Local Development Plan Review.

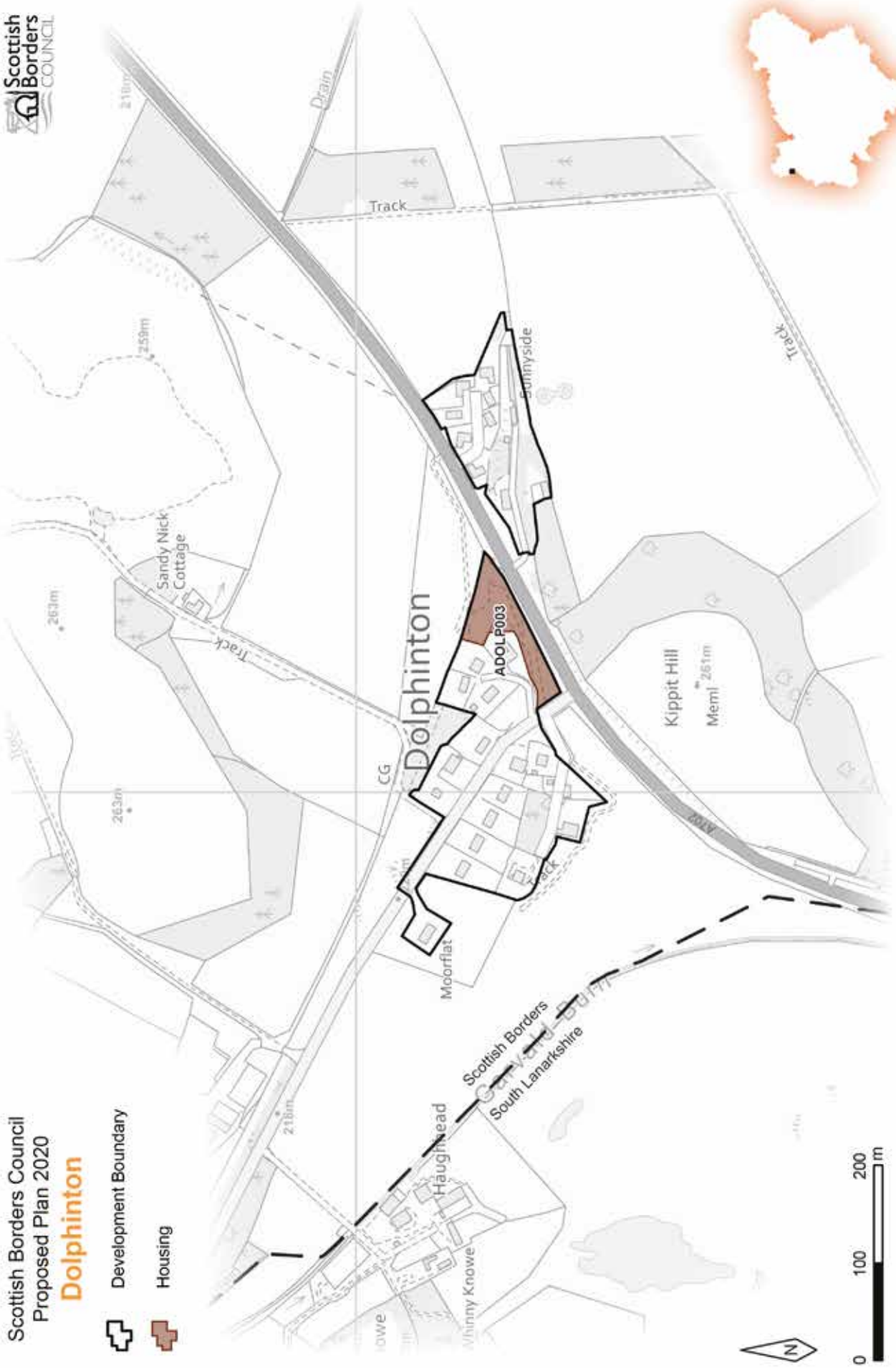
DEVELOPMENT AND SAFEGUARDING PROPOSALS

HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
ADOLP003	South of Sandy Hill	0.5	5
Site Requirements			
<ul style="list-style-type: none"> Existing landscaping on site to be retained. Landscape enhancement to the south and south east boundaries of the site adjacent to the A702 will be required. Buffer areas for new and existing landscaping will be required. The long term maintenance of landscaped areas must be addressed The site coincides with the former site of Dolphinton station. Further assessment of archaeology will be required and mitigation put in place Vehicular access to be achieved off the minor road to the south west of the site and the development to be designed so that there is no adverse effect on the safety of the nearby junction between the minor road and the A702 Provision of amenity access to the countryside for pedestrians and cyclists Potential contamination on site to be investigated and mitigated. 			

Scottish Borders Council
Proposed Plan 2020
Dolphinton

-  Development Boundary
-  Housing



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SETTLEMENT PROFILE

DRYBURGH

HOUSING MARKET AREA
 Central



LOCALITY
 Cheviot/Eildon



POPULATION
 N/A



PLACEMAKING CONSIDERATIONS

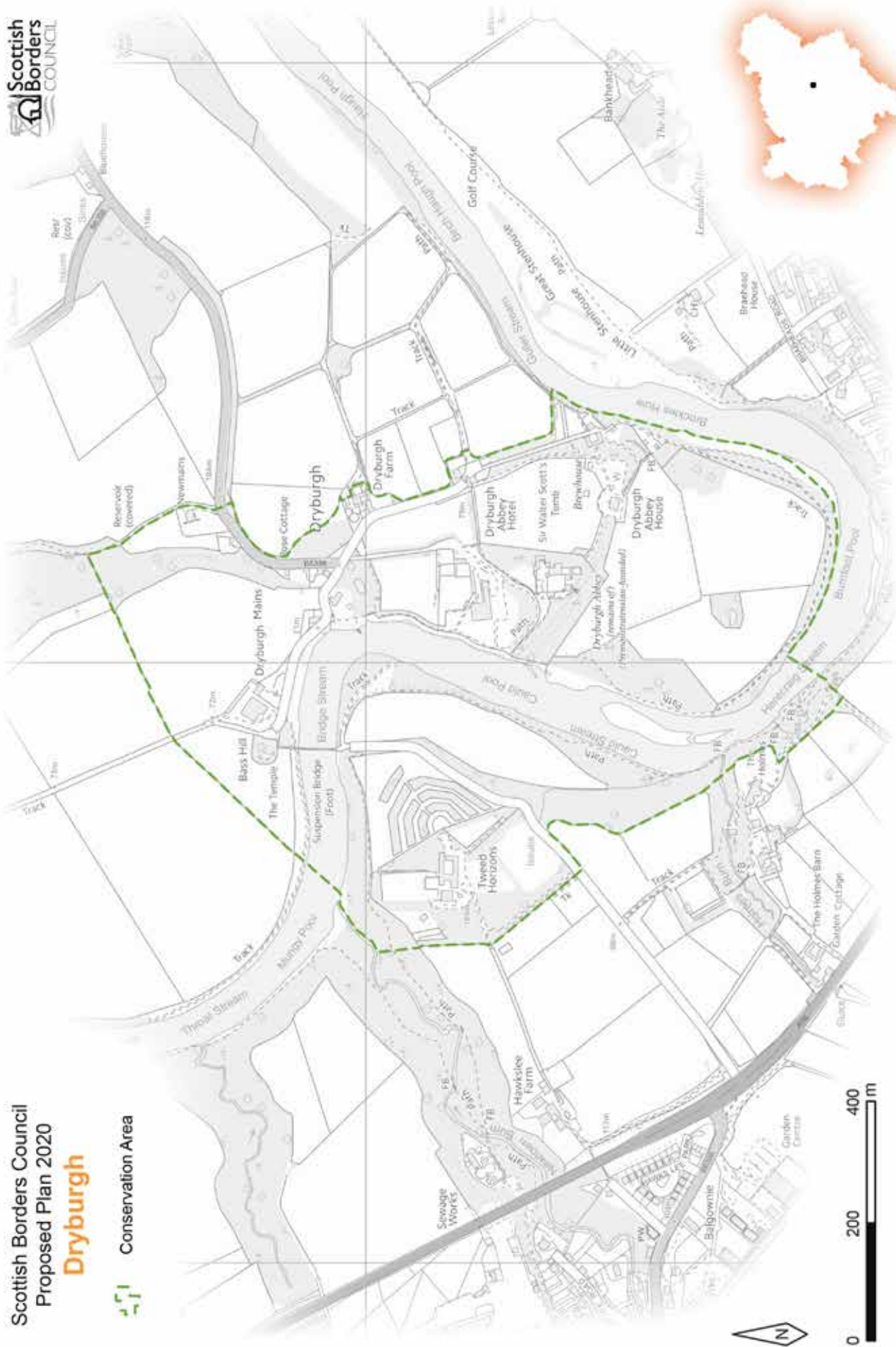
The Conservation Area of Dryburgh is located in the crook of the River Tweed beneath the Eildon Hills.

The Dryburgh Conservation Area is unique in the Borders in that it is a rural area that has many different types of buildings. These buildings range significantly from the modest agricultural buildings at Dryburgh Mains to the grandeur of the Dryburgh Abbey Hotel and the Abbey. The relationship of the buildings and the spaces between them contribute significantly to both the character and appearance of the Conservation Area. While the properties themselves range from single storey to two and a half storeys in height for residential buildings, the hotel rises to a significant three and a half storeys. Building materials include slate, harl and sandstone in varying colours. Details such as boundary walls with coping, crowsteps, stepped quoins, rybats and margins are features notable in Dryburgh and should be preserved.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

BUSINESS AND INDUSTRIAL

Site BNEWT001 (Tweed Horizons Expansion) extends into the Dryburgh Conservation Area; refer to Newtown St Boswells Settlement Profile and Map.



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SETTLEMENT PROFILE

DUNS

HOUSING MARKET AREA
Berwickshire



LOCALITY
Berwickshire



POPULATION
2,753



PLACEMAKING CONSIDERATIONS

Duns Castle and Law lies to the north of the settlement whilst the southern edge sits on the Merse lowland. 'Duns Castle' Garden and Designed Landscape is located to the north, which contributes to the character and setting of the town. A mire (bog) runs east to west across the town and an area of wetland lies to the south of the redevelopment allocation (RDUNS002). The town radiates from the medieval church, Market Square and Cross, with older buildings evident between the entrance to the Castle grounds and the Parish Church. The shops are located around the Squares and along South Street and North Street. In recent years there has been substantial housing development to the east of Duns, as well as Station Drive to the south.

The Conservation Area in Duns contains distinctive characteristics that can only be found in the town. It is concentrated to the north east, with the majority of properties focused around the squares in the town centre and along Newtown Street. A variety of building styles are present adding to the uniqueness of the place and on the whole they follow the streetscape. The use of building materials such as sandstone, harling, slate, and architectural details such as transom lights, sash and case windows, and crow steps, contribute to the sense of place. Any development must aim to positively contribute to the character of the Conservation Area.

There are five housing allocations, one business and industrial allocation and two redevelopment allocations within Duns. The infrastructure has been put in place within the allocated business and industrial site (zEL8) to the south east. This provides an opportunity for businesses to locate within Duns.

There is a Core Activity Area identified within Duns which runs along the north side of Market Square, then round to the corner with Murray Street. The Core Activity Area represents the core area for public activity in Duns and also represents an important part of the town.

CHANGING CONTEXT

In recent years Duns Primary School has re-located into the former Berwickshire High School building, situated on the north of Langtongate. This has ensured the retention and re-use of a prominent Category B Listed Building situated within the town. The former Duns Primary School and surrounding land is allocated as a redevelopment opportunity (RDUNS002).

The Jim Clark Motorsport Museum situated on Newtown Street has undergone a significant investment and refurbishment in recent years, with the opening of a new museum. This will help contribute to the economy of Duns and the wider surrounding area, as well as attracting visitors to the Scottish Borders.

PREFERRED AREAS FOR FUTURE GROWTH

The preferred area for future growth is to the south of Duns, with land for potential longer term mixed use development identified at South of Earlsmeadow (SDUNS001). This area is indicative only and would require further investigation and a Masterplan to ensure a coherent and holistic approach.

The future expansion of Duns is constrained in other directions for a number of reasons. The 'Duns Castle' Garden and Designed Landscape provides an effective boundary along the northern edge of the town, due to the steep slope. The area to the south and south east is constrained by the distance to the town centre and the open rural character of the landscape, while land to the east is constrained due to the rolling nature of the farmland and its role in providing a containing edge to the settlement. Coalescence is a concern for any development to the west and the land is within the foreground of views of Duns Castle policies. Once the housing allocation at Langton Edge is developed, further expansion will be resisted in this area to prevent ribbon development at greater distances from the town centre. Another consideration to future growth is the surrounding prime agricultural land.

There is an existing business and industrial allocation (zEL8) which will provide for current demand, however there is the potential for further expansion along the dismantled railway line in the future.

There is interest and potential for a modest scale retail outlet within central Berwickshire and Duns is the preferred area for search. No site has specifically been identified in Duns, but any such proposal must be subject to a sequential test and a case to be submitted giving reference to any perceived impacts upon the existing Duns town centre.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
BD12B	Berrywell East	3.5	64
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief. 			
BD200	Langton Edge	4.0	20
Site Requirements			
<ul style="list-style-type: none"> Refer to Planning Brief. 			
ADUNS010	Todlaw Playing Fields	2.0	30
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief. 			
BD20B	Bridgend II	2.9	58
Site Requirements			
<ul style="list-style-type: none"> Development should respect the amenity of both neighbouring residential properties and properties already on site Development should allow for pedestrian and vehicular access from Springfield Drive through the site Provide for intermittent planting on the north eastern edge of the site to screen the development from views on the approach to Duns from the A6105 and provide a settlement edge; and on the north western edge, again to provide a settlement edge and soften the boundary when viewed from the north-west Take advantage of the southerly aspect of the site. 			

ADUNS023	South of Earlsmeadow (Phase 1)	4.4	60
Site Requirements			
<ul style="list-style-type: none"> • Vehicular and pedestrian access to be taken from the A6105, with potential for access through to the indicative longer term housing site SDUNS001 • The Duns Scotus Walk and other existing rights of way should be incorporated into the development • Investigation of ground conditions to be carried out on the southern part of the site. Findings should be addressed with appropriate mitigation • Investigation of flood risk on the site • Appropriate screen planting should be provided to help respect the amenity of neighbouring properties to the north, as well as the school to the south west. 			

BUSINESS AND INDUSTRIAL

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zEL8	Peelrig Farm	3.9	N/A
Site Requirements			
<ul style="list-style-type: none"> • This is a business and industrial site as defined in Policy ED1 • Ensure appropriate vehicular access is achieved through adjacent site, zEL26, whilst considering the existing Right of Way • Ensure screen planting to define the southern edge of the site; and protect existing planting on the eastern edge, without precluding the potential for future eastward expansion • Buildings should take advantage of southerly aspect where appropriate • A flood risk assessment and consideration of whether there are culverted watercourses within or adjacent to the site are required to inform the site layout, design and mitigation. 			

BUSINESS AND INDUSTRIAL SAFEGUARDING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zEL26	Cheeklaw	19.3	N/A
Site Requirements			
<ul style="list-style-type: none"> • This is a business and industrial safeguarded site as defined in Policy ED1. 			

POTENTIAL LONGER TERM MIXED USE (SUBJECT TO REVIEW)

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
SDUNS001	South of Earlsmeadow	16.1	TBC
Site Requirements			
<ul style="list-style-type: none"> • A Masterplan to be prepared • Cognisance of the Duns Scotus Way • Provision for an events area to facilitate tourism events • Investigation of ground conditions. The wetland area close to the park will need to be treated with care to create an attractive wetland feature • A feasibility study, including a Flood Risk Assessment will be required to assess the potential for channel restoration and the risk from the small watercourse, including mitigation where necessary • The creation of a scattered woodland edge to define the site. This should still allow for solar gain, for energy efficiency, within the site • The long term maintenance of landscaped areas must be addressed • Potential to enhance the road system around Duns • Assessment of developer contributions for the Primary School and High School. 			

REDEVELOPMENT

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
RDUNS002	Duns Primary School	2.9	45
Site Requirements			
<ul style="list-style-type: none"> • Refer to approved Planning Brief. 			
RDUNS003	Disused Chicken Hatchery, Clockmill	1.1	20
Site Requirements			
<ul style="list-style-type: none"> • Investigate potential flood risk • Existing planting on southern and western boundaries should be retained where appropriate, to shelter the site and provide a settlement edge • Assessment of historic heritage of Cammo House • Establish appropriate pedestrian and vehicular access in line with advice from the Council's Roads Planning team. 			

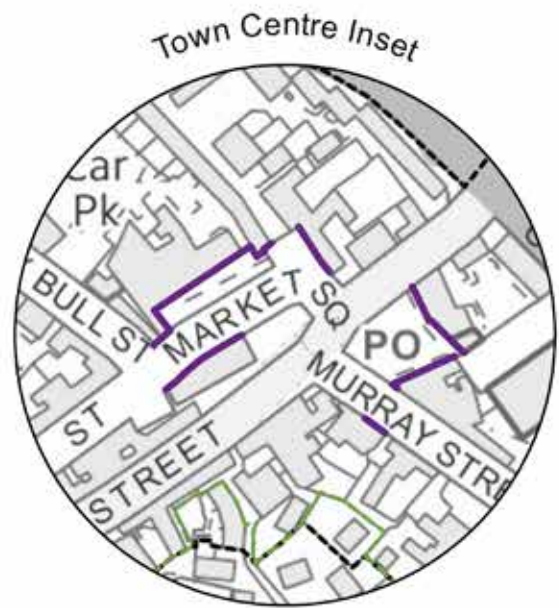
KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSDUNS001	Duns Park	4.4
GSDUNS002	Former Berwickshire High School- Rear	3.3
GSDUNS003	Former Berwickshire High School- Front	0.6

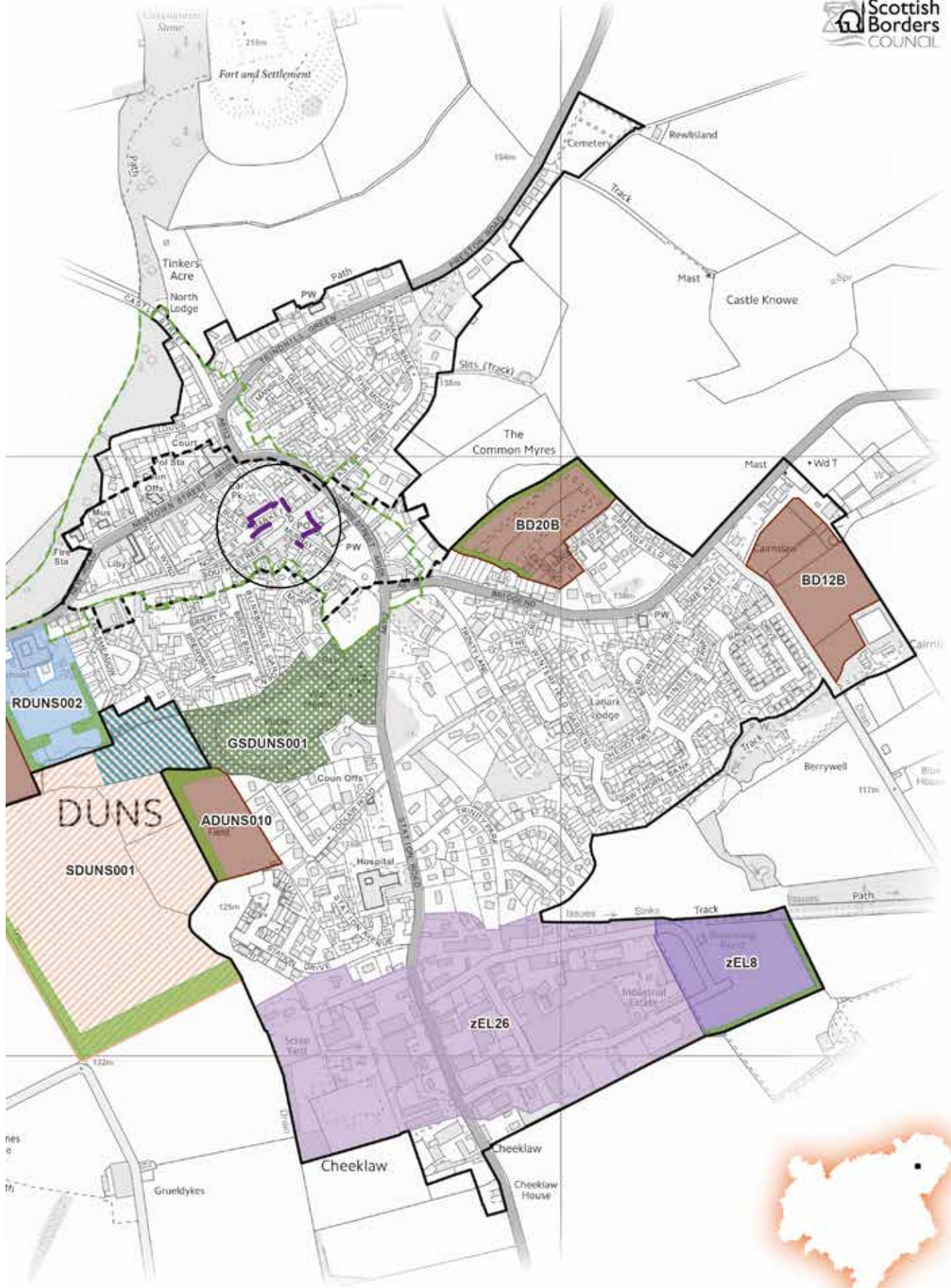
Scottish Borders Council
Proposed Plan 2020

Duns

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



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SETTLEMENT PROFILE

EARLSTON

HOUSING MARKET AREA
Central



LOCALITY
Eildon



POPULATION
1,779



PLACEMAKING CONSIDERATIONS

Earlston is set in the upland fringe valley of the Lower Leader. It is located to the east of the Leader Water and north of the Turfford Burn and there is a flood risk associated with both of these watercourses. The triangular green, High Street and church are all focal points. The Leader Water, to the south west, is part of the River Tweed Special Area of Conservation, a wildlife site of international importance.

Earlston High School has been relocated to the east of the town, the school incorporates the local library and is also available for community use out of school hours. Following the relocation of the High School, the land at the former High School site has been allocated as a housing site.

The Plan also provides two further housing sites, one business and industrial site and three business and industrial safeguarded sites as well as two redevelopment opportunities.

Within Earlston, three key greenspaces, including the Rugby Ground have been identified for protection due to the recreational opportunities these offer to the community.

CHANGING CONTEXT

Due to a lack of developer interest and activity, a long standing allocated housing site to the east of the Health Centre at Earlston Glebe has been removed from the Plan. However, the site remains within the Earlston development boundary which could allow future development of the site.

KEY INFRASTRUCTURE CONSIDERATIONS

This settlement is identified within the Council's Local Flood Risk Management Plans as being at risk of flooding. Any development proposals should therefore be subject to early consultation with the Council's Flood and Coastal Management Officer, and SEPA, having regard to SEPA's Indicative River and Coastal Flood Map (Scotland) and any other relevant flood risk information. A flood risk assessment may be required and may influence the scale and layout of any development at a particular location.

PREFERRED AREAS FOR FUTURE EXPANSION

Once the allocated sites are fully developed the preferred area for future expansion beyond the period of this Plan will be the area to the east of the settlement at Georgefield East (SEARL006). This longer term mixed use site will be subject to further assessment as part of the next Local Development Plan review, and will require a Masterplan to ensure a coherent and holistic approach.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
AEARL002	Surplus land at Earlston High School	4.3	60
Site Requirements			
<ul style="list-style-type: none"> • Refer to approved Planning Brief • Vehicular access to be shared with the Primary School from the north east of the site • A flood risk assessment will be required due to potential flood risk to the south east of the site • Potential contamination from the former gas works on the site to be investigated and mitigated • Conservation and enhancement considerations to be given to the Turfford Burn which is part of the River Tweed Special Area of Conservation. Mitigation of any potential impacts on biodiversity • Retention of pedestrian/cycle link in the north west of the site to South Croft Park and in the north east of the site between the primary school and the playing field • Creation of a countryside footpath along the Turfford Burn • Creation of woodland buffer along western boundary of site to separate residential uses from the existing industrial uses to the west. A management scheme for planting is also required • Creation of an area of amenity open space in the eastern part of the site • Archaeological features on-site should be evaluated and mitigation measures carried out where necessary. This includes the former gasworks site and stone tool finds listed on the sites and monuments record. 			
AEARL010	East Turfford	4.6	40
Site Requirements			
<ul style="list-style-type: none"> • A coherent Masterplan to be produced covering the whole area of Georgefield, including this site, AEARL011 and the longer term mixed use site SEARL006 • Vehicular access from the new road to the high school and potential for a secondary access direct onto the A6105 further to the east • A flood risk assessment will be required due to possible flooding in the southern part of the site. The flood risk area should be landscaped as wetland with tree planting and recreational open space. This should serve as a central focal point between AEARL010 and AEARL011 • Conserve and enhance the nature conservation interest of the Turfford Burn to the south of the site which is part of the River Tweed Special Area of Conservation and on the open space in the south of the site. Mitigation of any impact on biodiversity • Management of the existing tree belt to the north which screens the site from the A6105 • Creation of a woodland buffer along the western boundary to contain it and screen it from the access road to the school. A management scheme for planting is also required • Retention of footpaths through the east of the site. 			

AEARL011	Georgefield Site	7.7	120
Site Requirements			
<ul style="list-style-type: none"> • A coherent Masterplan to be produced covering the whole area of Georgefield, including this site, AEARL010 and the longer term mixed use site SEARL006 • Creation of vehicular access from the A6105 connected into the site via AEARL010. It should be noted that part of the rectangular field between the site and the high school is needed for access purposes. The intervening land should be considered for development as it forms a key link between the various development sites • Evaluate and mitigate the archaeological features on the site including a feature called the Boon Black Dyke • A flood risk assessment will be required due to possible flooding in the northern part of the site. The flood risk area should be landscaped as wetland with tree planting and recreational open space. This should serve as a central focal point between AEARL010 and AEARL011 • Conserve and enhance the nature conservation interest of the Turfford Burn to the south of the site which is part of the River Tweed Special Area of Conservation and on the open space in the south of the site. Mitigation of any impact on biodiversity • Creation of a footpath through the open space connecting up with the existing pedestrian network and providing access over the burn. This should also provide safe pedestrian access to the school • The existing woodland within the site should be maintained and enhanced. A management scheme for planting is required. 			

BUSINESS AND INDUSTRIAL

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
BEARL002	Townhead	4.6	N/A
Site Requirements			
<ul style="list-style-type: none"> • This is a business and industrial site as defined in Policy ED1 • It is intended that a Planning Brief in the form of Supplementary Planning Guidance will be produced for this site • Access to the site will be from the A6105 • Structure planting will be required to screen the existing residential areas surrounding the allocation. A management scheme for planting is also required • Design and layout should ensure that the existing setting and entrance to village are not adversely impacted upon. 			

BUSINESS AND INDUSTRIAL SAFEGUARDING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zEL55	Turfford Park	1.1	N/A
Site Requirements			
<ul style="list-style-type: none"> This is a business and industrial safeguarded site as defined in Policy ED1 In the event of further proposed development or redevelopment, a flood risk assessment will be required. 			
zEL56	Station Road	2.4	N/A
Site Requirements			
<ul style="list-style-type: none"> This is a business and industrial safeguarded site as defined in Policy ED1 			
zEL57	Mill Road	1.4	N/A
Site Requirements			
<ul style="list-style-type: none"> This is a business and industrial safeguarded site as defined in Policy ED1 In the event of further proposed development or redevelopment, a flood risk assessment will be required. 			

POTENTIAL LONGER TERM MIXED USE (SUBJECT TO REVIEW)

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
SEARL006	Georgefield East	59.9	TBC
Site Requirements			
<ul style="list-style-type: none"> A coherent Masterplan to be produced covering the whole area of Georgefield, including this site, AEARL010 and AEARL011 Vehicular access from the A6015. A transportation assessment will be required The longer term mixed use area is appropriate for housing, employment, community uses and open space The natural heritage interest of the Turfford Burn, part of the River Tweed Special Area of Conservation, should be conserved and enhanced Flood risk assessment will be required for the areas at flood risk along the Turfford Burn The layout and design of development should create a visually contained settlement expansion with its own identity New wetland areas for Sustainable Urban Drainage System (SUDS) should be created, including the north east, north west and centre of Georgefield East Retention and management of existing woodland, including woodland along burns and shelter belts Woodland structure planting to provide a setting and shelter for potential development, create a settlement edge, provide a wooded edge to watercourses and add variety to existing woodland. Planting should screen development from the roads to the north. A management scheme for planting is also required The archaeological sites on the sites and monuments record should be investigated and appropriate mitigation measures carried out. A crop mark in the south east should be excluded from development The provision of a pathway link from the longer term mixed use area to Earlston High School to the west and adjacent countryside paths. 			

REDEVELOPMENT

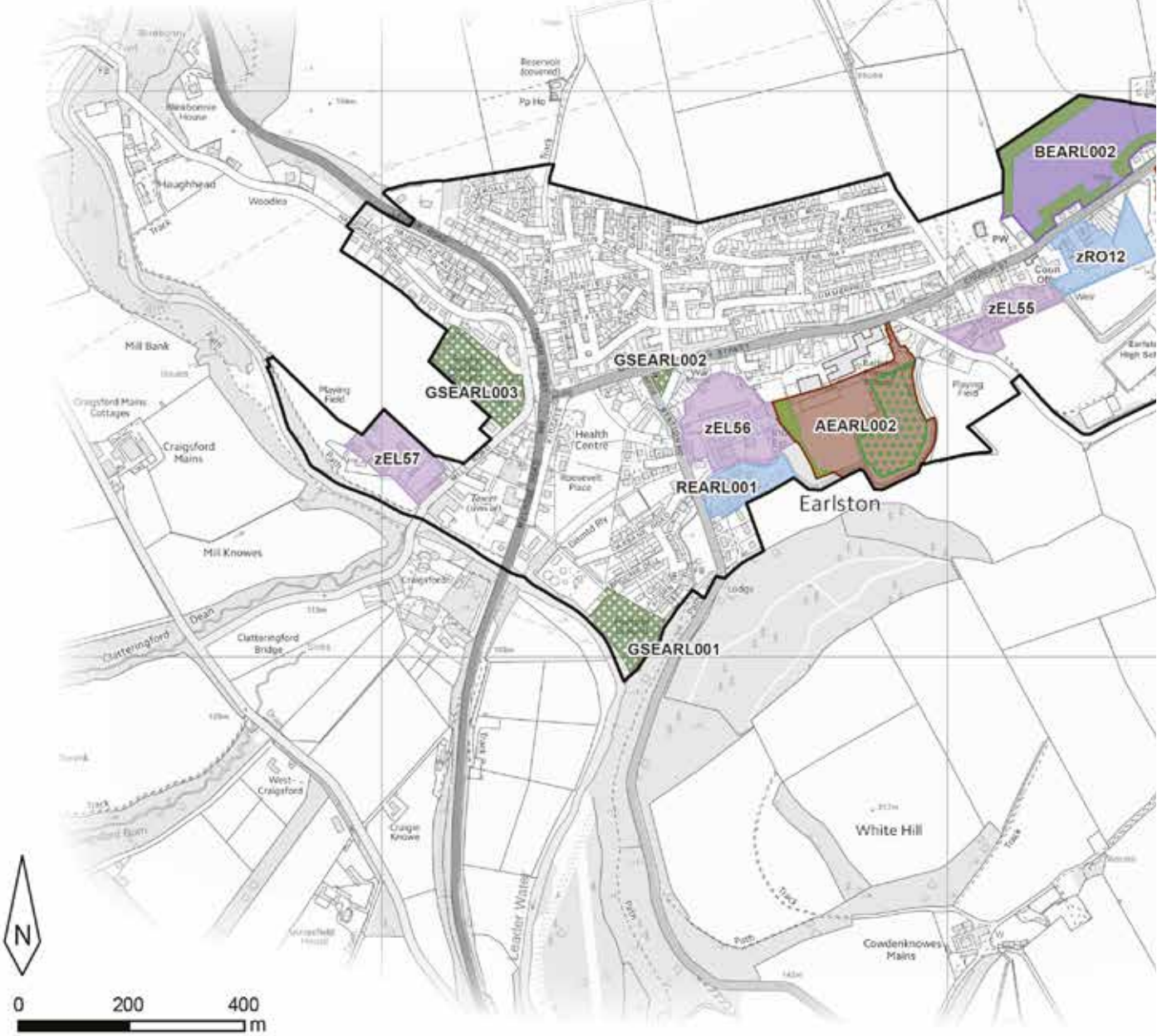
SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zR012	Brownlie Yard	1.5	N/A
Site Requirements			
<ul style="list-style-type: none"> • Access to be taken directly from existing access off Church Street • Potential contamination on the site, to be investigated and mitigated • A flood risk assessment may be required to inform the design along with possible mitigation and resilience measures • Design and layout to be in character with existing on-site development. 			
REARL001	Halcombe Fields	0.9	N/A
Site Requirements			
<ul style="list-style-type: none"> • A flood risk assessment is required to inform the design along with possible mitigation and resilience measures • Various uses would be appropriate for development on this site • Suitable access to the site would be determined by the proposed use and would require discussion with the Council's Roads Planning Team • Mitigation measures would be required to ensure no significant impacts on the River Tweed Special Area of Conservation • Some archaeological investigation and mitigation may be necessary before or during redevelopment • Pedestrian access should be maintained through this site to the fields beyond and promote informal access to the High School • Mitigation measures to be considered regarding the overhead power lines through part of the site. 			

KEY GREENSPACE

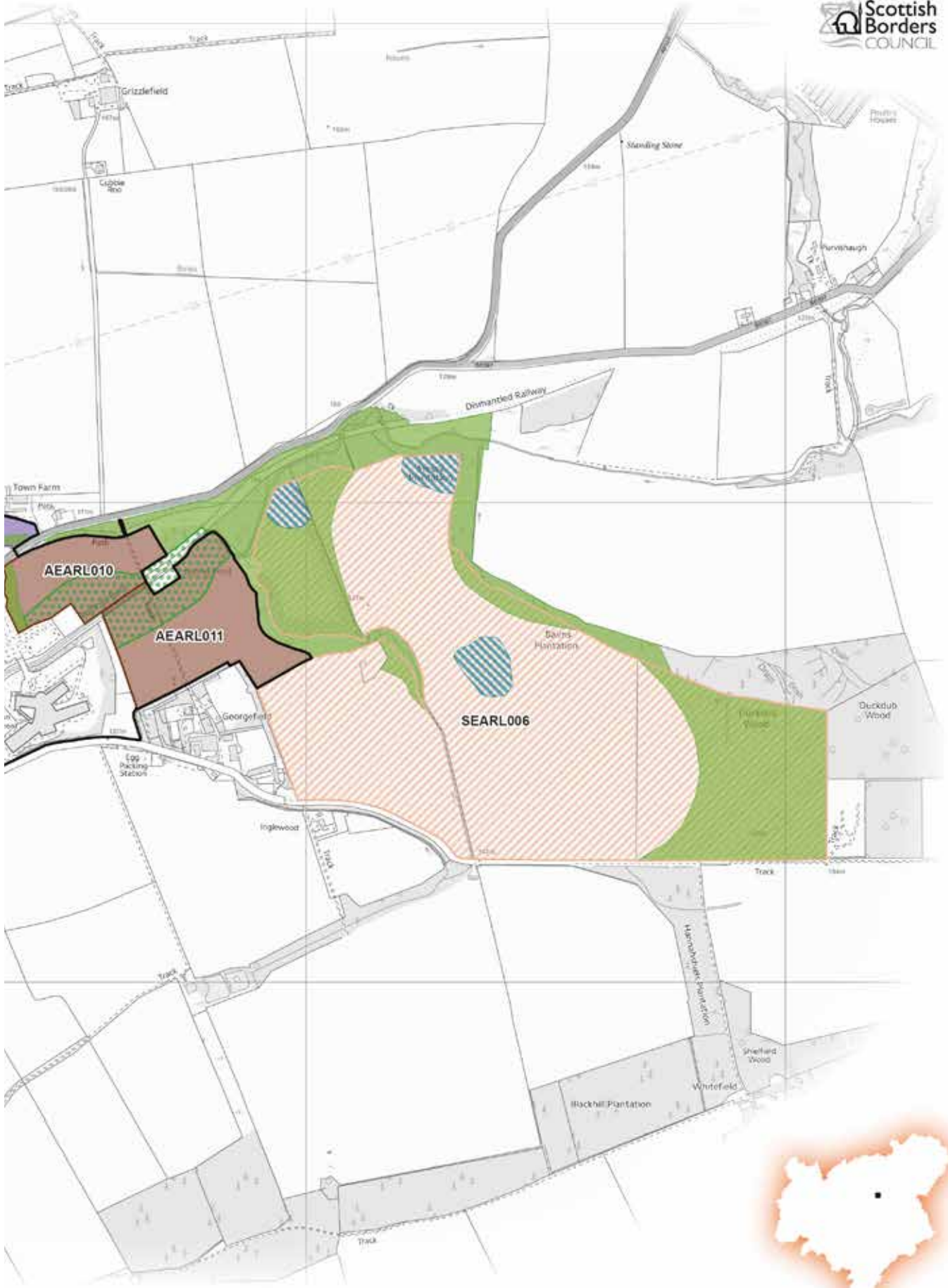
SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSEARL001	Acorn Drive Fields	1.0
GSEARL002	High Street	0.1
GSEARL003	Rugby Ground	1.5

Scottish Borders Council
Proposed Plan 2020
Earlston

- | | | | |
|---|-----------------------|---|--------------------------------------|
|  | Development Boundary |  | Business and Industrial |
|  | Key Greenspace |  | Business and Industrial Safeguarding |
|  | Housing |  | Wetland |
|  | Redevelopment |  | Open Space |
|  | Longer Term Mixed Use |  | Structure Planting /Landscaping |



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SETTLEMENT PROFILE

ECCLES

HOUSING MARKET AREA
Berwickshire



LOCALITY
Berwickshire



POPULATION
126



PLACEMAKING CONSIDERATIONS

Eccles lies on the Tweed lowlands and is surrounded by fields reflecting the prime agricultural land found in the area. The Parish Church has had a major role in placing the settlement on the map, although there has been little outward growth.

Eccles does not have a Conservation Area, although there are seven Listed Buildings within the settlement boundary. The south west corner of the Churchyard contains the remains of the St Mary's Convent which is a Scheduled Monument, and there may be further archaeological interest in the surrounds of the site. Therefore, any development which might affect the site would need to adhere to the requirements of the LDP Policy EP8.

There are two housing allocations within Eccles both of which are yet to be developed.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

HOUSING

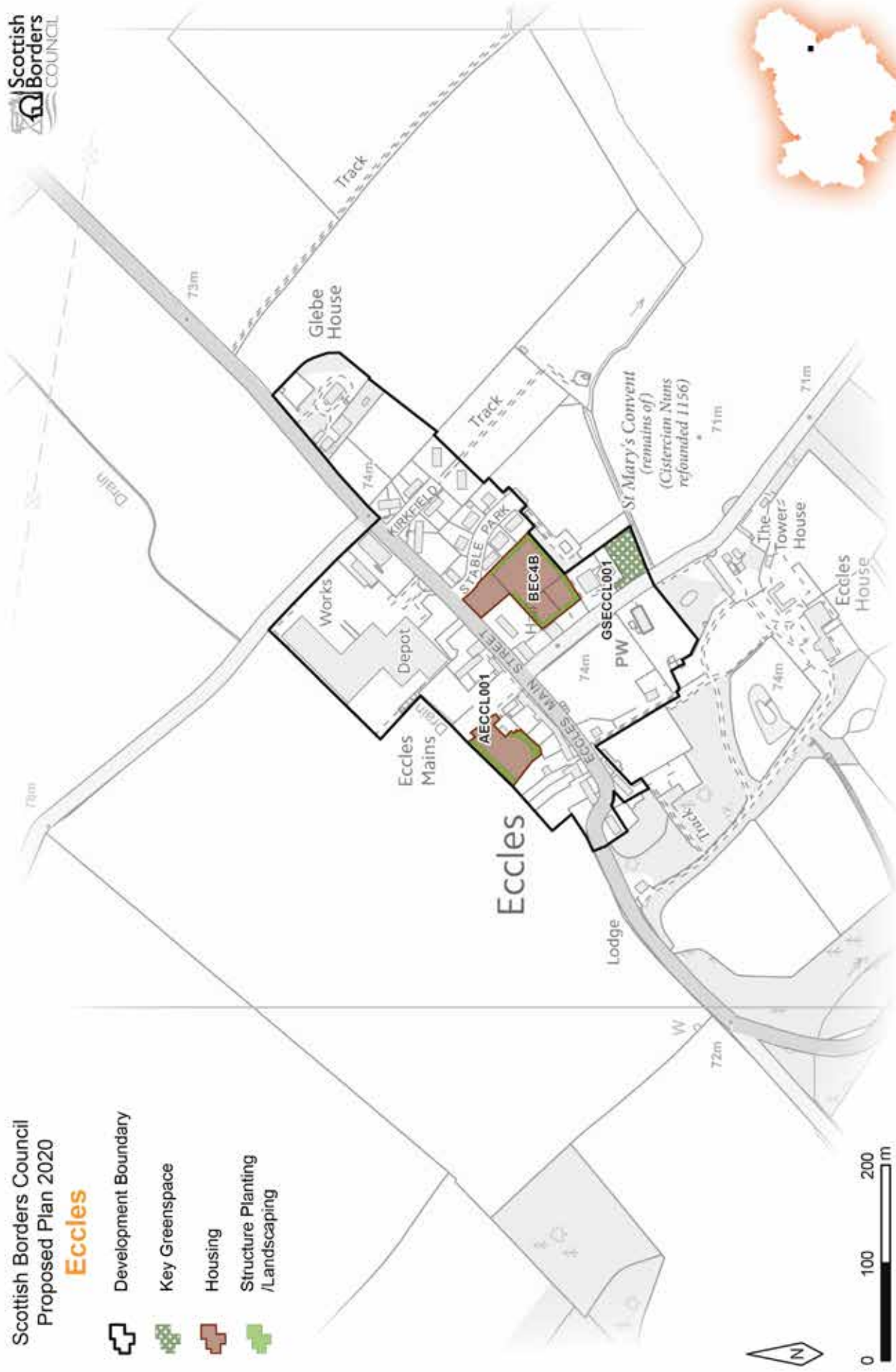
SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
BEC4B	Cherryburn	0.6	7
Site Requirements			
<ul style="list-style-type: none"> Property orientation should take advantage of the southerly aspect The main access should be taken from Stable Park, set back from the junction as far as possible. Further investigation to confirm the exact access point in line with Roads Planning advice Satisfactory planting to ensure amenity of existing residential properties is protected. 			
AECCL001	Main Street	0.3	5
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief. 			

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSECCL001	Eccles School Play Area	0.2

Eccles

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



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SETTLEMENT PROFILE

ECKFORD

HOUSING MARKET AREA
Central



LOCALITY
Cheviot



POPULATION
154




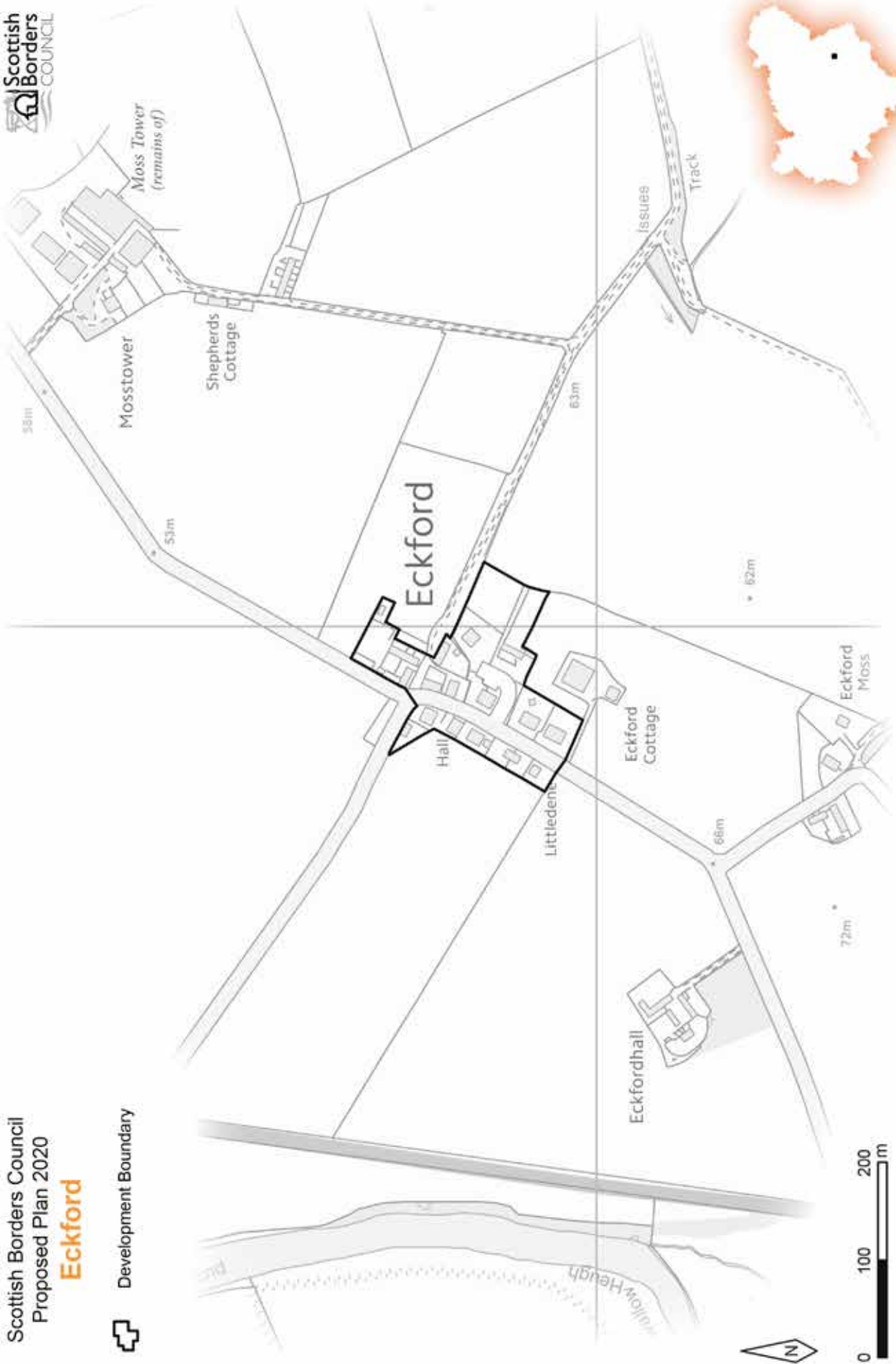
PLACEMAKING CONSIDERATIONS

Eckford is situated at an intersection of minor roads to the east of the A698 Hawick to Kelso road and to the south west of the B6401 Morebattle road in an area of river valley and lowland landscape types. The village is located on a slight rise on the otherwise flat river plain of the Teviot.

The original core of the settlement has been built around the cross roads however over the years the village has developed a linear form along the two roads running through it. There is a mix of housing styles within Eckford with original Victorian properties in the centre, inter-war housing and more modern development recently developed at Hillview.

There is no land allocated within Eckford within this Local Development Plan period.

 Development Boundary



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SETTLEMENT PROFILE

EDDLESTON

HOUSING MARKET AREA
Northern



LOCALITY
Tweeddale



POPULATION
322



PLACEMAKING CONSIDERATIONS

The character of Eddleston is established particularly by its setting as it lies west of the Moorfoot Hills and sits on a wide upland flood plain. In the village east of the A72, the village slopes up while the historic part of the village lies on flat land. Eddleston benefits from many views both within and outwith the settlement.

The Eddleston Conservation Area has two distinct focal points – Station Road and the area around the Horseshoe Inn. The village was founded about 1785 as a single street of whinstone cottages and is terminated by Station House to the north.

Eddleston village is set where the Eddleston Water meets the Longcote Burn and the Dean Burn. It is a result of these waterways that Eddleston has the three bridges crossing them – the two within the Conservation Area being humped back. All buildings relate to the landline and tend to rise and fall with the topography while the properties along Station Road front directly onto the street. Along Station Road small single storey cottage style properties are the norm, though some properties rise to two storeys elsewhere. Prominent buildings consist of the Parish Church on the hill and the Horseshoe Inn with its uniquely 'horseshoe' shaped windows reflecting its previous use as a smiddy.

Features that are evident throughout the Conservation Area and which form the character of the place are the use of building materials like whin and sandstone (predominately beige coloured though a few examples of red), harling and exposed rafter feet. Architectural details such as gabled porch entrances, bay windows, margins or stepped rybats and sash and case windows can be frequently seen. It is all of these elements that give Eddleston its distinct appearance that should be conserved.

The Plan provides one new housing site to the south west of Eddleston beside the cemetery. The Plan identifies two greenspace areas for protection within Eddleston, the Elibank Park and the Bellfield Crescent park area.

KEY INFRASTRUCTURE CONSIDERATIONS

This settlement is identified within the Council's Local Flood Risk Management Plans as being at risk of flooding. Any development proposals should therefore be subject to early consultation with the Council's Flood and Coastal Management Officer, and SEPA, having regard to SEPA's Indicative River and Coastal Flood Map (Scotland) and any other relevant flood risk information. A flood risk assessment may be required and may influence the scale and layout of any development at a particular location.

DEVELOPMENT AND SAFEGUARDING PROPOSALS


HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
TE6B	Burnside	1.9	30
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief and, additionally, consider the potential for culvert removal and channel restoration Consideration is to be given to phasing of development of site. 			
AEDDL002	North of Bellfield	4.1	35
Site Requirements			
<ul style="list-style-type: none"> A vehicular link via Bellfield Crescent to the south and from the A703 further north will be required Provision of structure planting along the northern edge of the site with an area of open space to the east of the site along with buffer areas alongside new and existing landscaping will be required Provision of amenity access within the development for pedestrians and cyclists Assessment and mitigation of flood risk from overland flow will be required Mitigation measures are required to prevent any impact on the River Tweed Special Area of Conservation Water resilient construction measures should be employed in the development of the site. 			
AEDDL010	Land South of Cemetery	3.3	30
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 Special Area of Conservation /Sites of Special Scientific Interest (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 Elibank Park Transport Statement is required for any development Drainage Impact Assessment required, in respect of the Waste Water Treatment Works Water Impact Assessment required, in respect of the Water Treatment Works. 			

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSEDDL001	Bellfield Crescent Play Area	0.1
GSEDDL002	Elibank Park	1.4

Scottish Borders Council
Proposed Plan 2020
Eddleston

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



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SETTLEMENT PROFILE

EDNAM

HOUSING MARKET AREA
Central



LOCALITY
Cheviot



POPULATION
157



PLACEMAKING CONSIDERATIONS

Ednam is located along the B6461 Kelso to Duns road and lies to the north of the Eden Water. There has been recent small scale housing development towards the north eastern end of the village at Eden Park.

The Plan provides one housing allocation to the west of the village at West Mill. The Plan also identifies the Playing Field at Ednam Primary School as a key greenspace for protection.

PREFERRED AREAS FOR FUTURE EXPANSION

The longer term areas for future expansion beyond this Local Development Plan period will be to the north and to the east of the village. The areas for longer term development are indicative only and will require further detailed assessment.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
AEDNA002	West Mill	1.3	12
Site Requirements			
<ul style="list-style-type: none"> Site is to be accessed via Poppleburn Park Structure planting required on the western and northern boundary to resist further development to the west and to reinforce settlement edge and reduce visual impact. 			

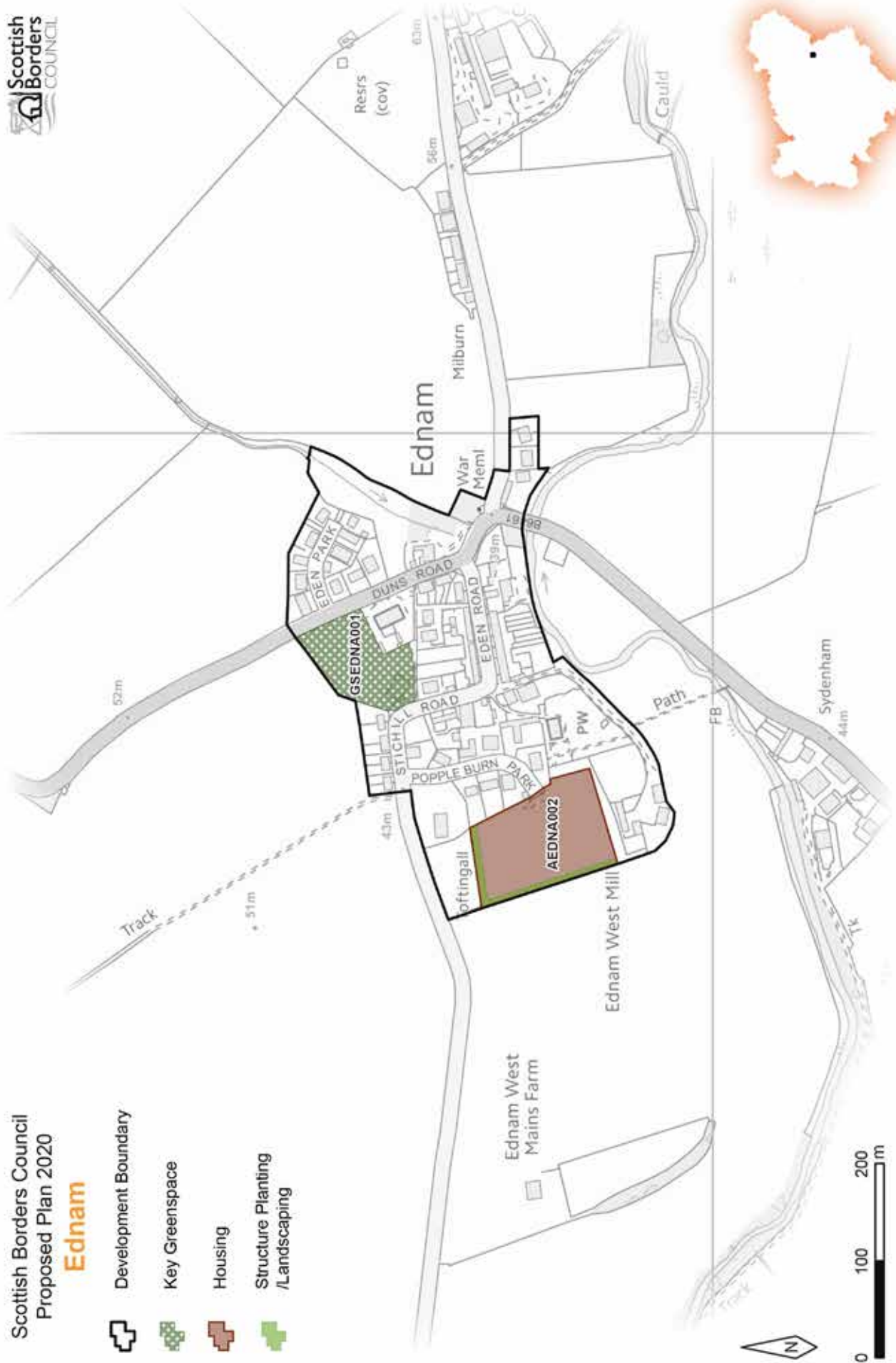
KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSEDNA001	Playing Field	0.8

Scottish Borders Council
Proposed Plan 2020

Ednam

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



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SETTLEMENT PROFILE

EILDON

HOUSING MARKET AREA
Central



LOCALITY
Eildon



POPULATION
97



PLACEMAKING CONSIDERATIONS

The character of Eildon is established by an irregular cluster of cottages and houses. There is no Conservation Area in Eildon. The quality of the countryside around Eildon is recognised by its designation as a National Scenic Area. The village has one allocated site on the north western side of the settlement.

PREFERRED AREAS FOR FUTURE EXPANSION

Due to the sensitive landscape setting of the village, further development will be resisted. Development to the south should be resisted to prevent the coalescence of Eildon with Newtown St Boswells. Development to the west of Eildon should be resisted because the road forms a clear boundary and beyond that there are open fields that form the foothills of the Eildon Hills.

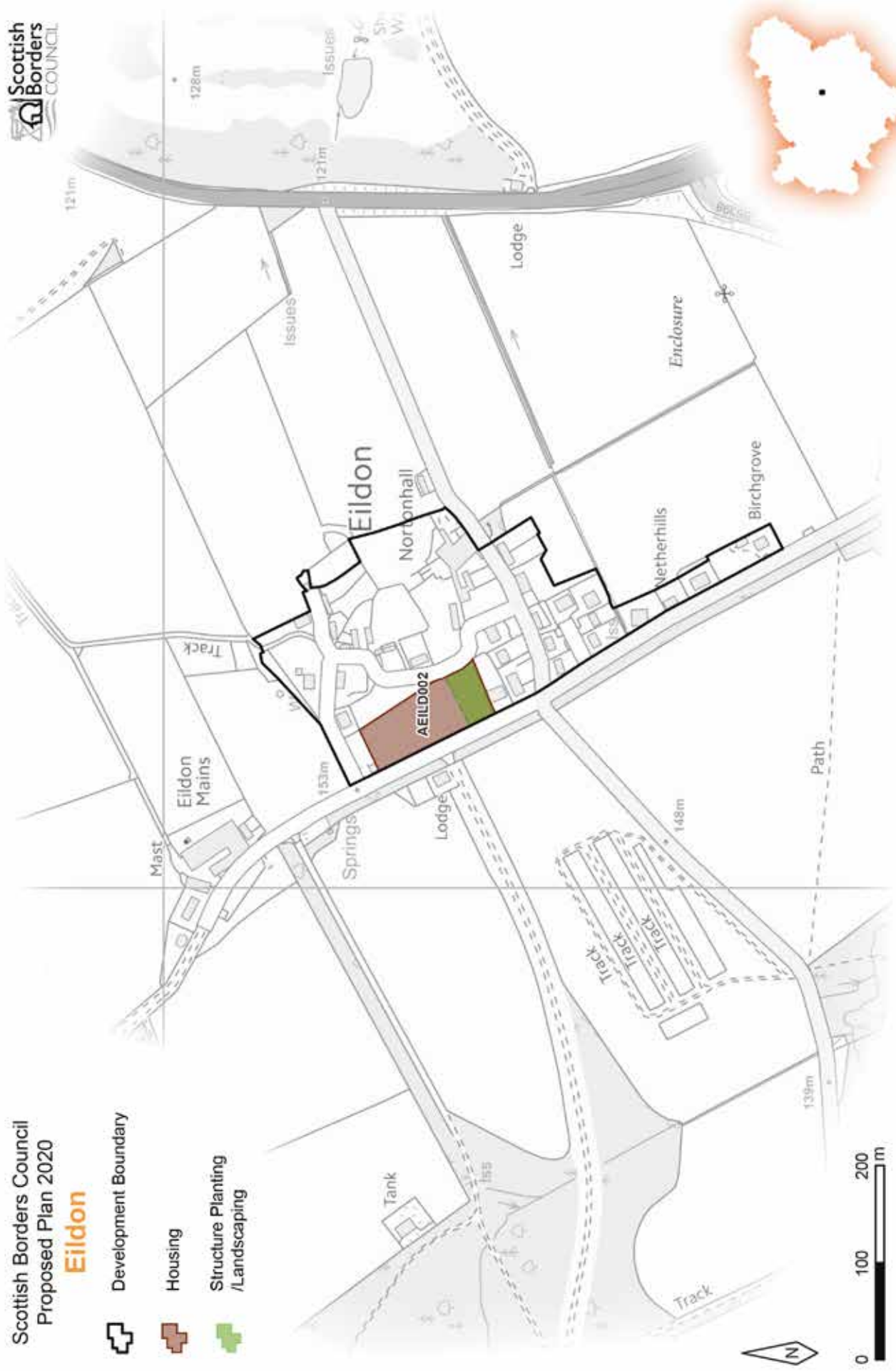
DEVELOPMENT AND SAFEGUARDING PROPOSALS

HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
AEILD002	West Eildon	0.8	5
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief. 			

Scottish Borders Council
Proposed Plan 2020
Eildon

-  Development Boundary
-  Housing
-  Structure Planting /Landscaping



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SETTLEMENT PROFILE

ESHIELS

HOUSING MARKET AREA
Northern



LOCALITY
Tweeddale



POPULATION
N/A



PLACEMAKING CONSIDERATIONS

Eshiels is located in the heart of the Tweed Valley Special Landscape Area. The character of Eshiels has been established particularly by its layout and setting – it is located where the lower slopes of Cardie Hill and Falla Brae slope down to meet the River Tweed.

Located nearby, and set within the Tweed Valley Forest Park is Glentress. The Glentress Forest is a hub for many activities that attracts locals and visitors alike. To the western edge of the settlement is the category 'B' Listed (former gasworks) railway buildings, which now house the Council's recycling centre. To the east of the Eshiels sits the remains of two Roman camps and which are designated a scheduled monument.

CHANGING CONTEXT

Due to the shortage of available business and industrial land within the central Tweeddale area, it has been necessary to identify land for a new Business and Industrial site at Eshiels. Eshiels was identified as the most preferable location following extensive consultation and the consideration of other options. The allocation is located to the north of the A72.

KEY INFRASTRUCTURE CONSIDERATIONS



With the new allocation for business and industrial land, there is a requirement for a new vehicular access to be created from the A72 into the site.

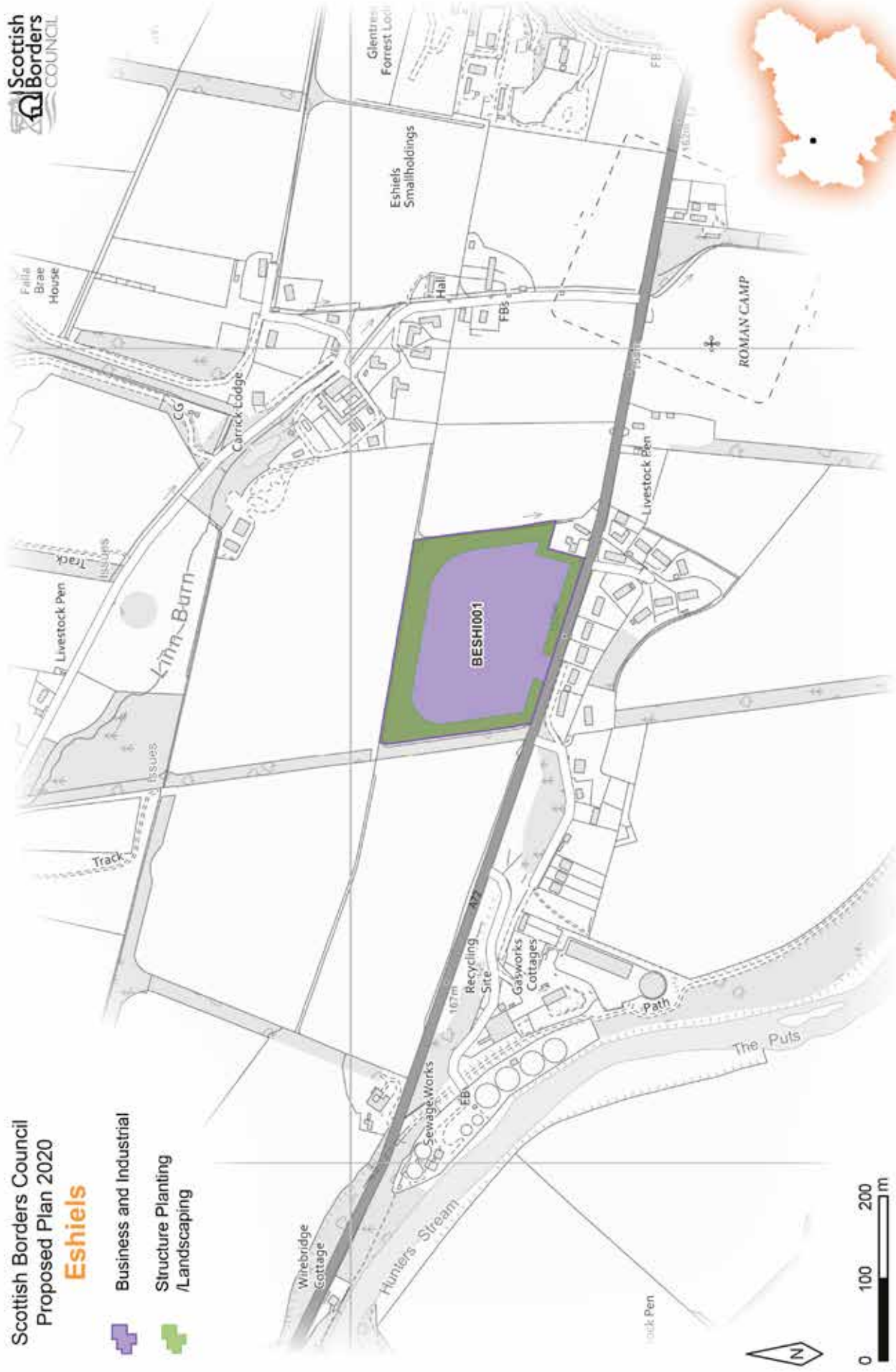
DEVELOPMENT AND SAFEGUARDING PROPOSALS

BUSINESS AND INDUSTRIAL

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
BESHI001	Land at Eshiels	4.9	N/A
Site Requirements			
<ul style="list-style-type: none"> • This is a business and industrial site as defined in Policy ED1 • Flood Risk Assessment required, to assess the risk from the Linn Burn and any small watercourse which flows through and adjacent to the site. The watercourse which runs through the site should be protected and enhanced as part of any development. 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 • 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 • It appears that there may be a culverted watercourse at the southern end of the site, therefore a feasibility study will be required to investigate the potential for channel restoration • There is no public foul sewer within the vicinity. Explore the opportunity to provide satisfactory sewerage provision • Protect and enhance the existing boundary features, where possible. Buffer areas for new and existing landscaping will be required • Planting, landscaping and shelterbelt required, to provide mitigation from the impacts of development from sensitive receptors and to help integrate the site into the wider setting • The long term maintenance of landscaped areas must be addressed • Assessment of ecology impacts and provision of mitigation, as appropriate • Mitigation to ensure no significant effect on River Tweed Special Area of Conservation / Sites of Special Scientific Interest • The setting of Eshiels Roman Camp to be considered in the design and layout of the site • Archaeology investigation, cultural heritage statement and appropriate mitigation thereafter • Consideration of consistency of materials in the design of the site to assist in ensuring an overall cohesive development • New junction onto the A72 would be required • Transport Assessment/Statement will be required for any development • Drainage Impact Assessment and Water Impact Assessment are required in respect of Waste Water Treatment Works and Water Treatment Works • Potential contamination to be addressed. 			

Eshiels

-  Business and Industrial
-  Structure Planting /Landscaping



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SETTLEMENT PROFILE

ETTRICK (HOPEHOUSE)

HOUSING MARKET AREA
Southern



LOCALITY
Eildon



POPULATION
83



PLACEMAKING CONSIDERATIONS

There are a number of building groups located within the Ettrick Valley along the B709, including Ettrick, Hopehouse, Tushielaw and Crosslee. Although there is no longer a local school or public house within the area, the presence of a church and village hall make the aforesaid building groups suitable for small housing allocations. Maintaining a viable population to support the retention of local facilities in this remote area is desirable.

The largest cluster of buildings in this settlement group is at Hopehouse, which straddles Hopehouse Burn, a tributary of the Ettrick Water. Hopehouse consists of a prominent steading called Wardlaw that is to the north of the B709, together with a number of small cottages and detached houses. A small caravan park occupies land between the building group and Ettrick Water to the south-east.

The settlement has a southerly aspect and sits in an attractive upland landscape with impressive views of the surrounding high hills.

The development proposals at Hopehouse envisage the construction of around fifteen new dwellings.

KEY INFRASTRUCTURE CONSIDERATIONS

This settlement is identified within the Council's Local Flood Risk Management Plans as being at risk of flooding. Any development proposals should therefore be subject to early consultation with the Council's Flood and Coastal Management Officer, and SEPA, having regard to SEPA's Indicative River and Coastal Flood Map (Scotland) and any other relevant flood risk information. A flood risk assessment may be required and may influence the scale and layout of any development at a particular location.

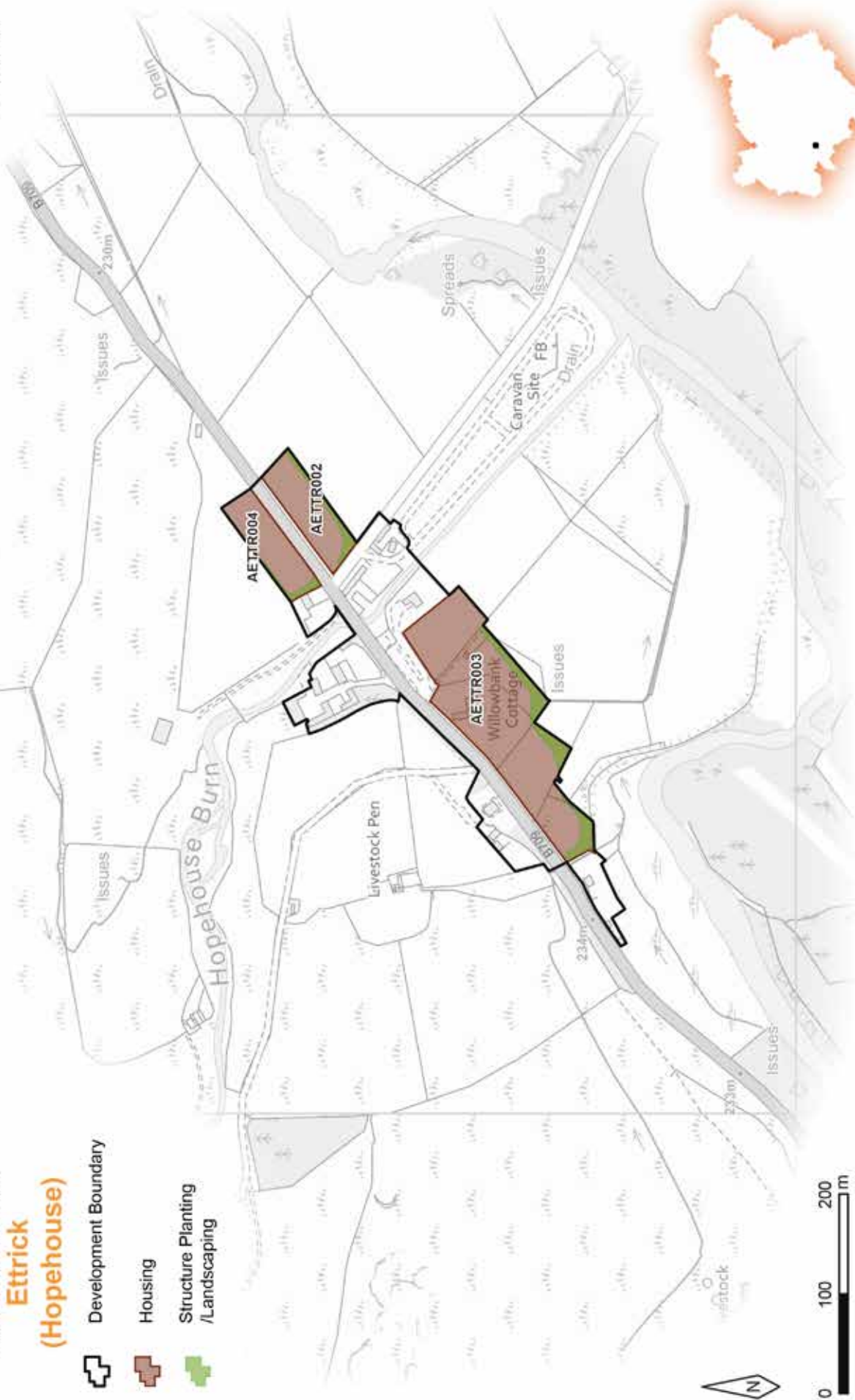
DEVELOPMENT AND SAFEGUARDING PROPOSALS

HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
AETTR002	Hopehouse East	0.5	5
AETTR003	Hopehouse West	2.0	5
AETTR004	Hopehouse North East	0.4	5
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief. 			

**Ettrick
(Hopehouse)**

-  Development Boundary
-  Housing
-  Structure Planting /Landscaping



SETTLEMENT PROFILE

ETTRICKBRIDGE

HOUSING MARKET AREA
Central



LOCALITY
Eildon



POPULATION
167



PLACEMAKING CONSIDERATIONS

The character of Ettrickbridge is established by its main street from the church to the hall and its rural setting. Local facilities include a public house and primary school.

The Ettrick Water, immediately to the south, is part of the River Tweed Special Area of Conservation, a wildlife site of international importance.

There is one area, Kirkhope Sports Club, identified as a key greenspace. The existing cemetery is located to the north of the village.

Development to the south of the settlement will be resisted when it exacerbates flood risk or impacts on the international nature conservation value of the Ettrick Water. Small scale expansion of the village over more recent years has taken place off Woodend Road on the north-eastern edge of the village.

PREFERRED AREAS FOR FUTURE EXPANSION


The preferred area for future expansion beyond the period of this Local Development Plan will be to the north of the settlement, but is dependent upon improved road access. This will require further detailed assessment during the next Local Development Plan review.

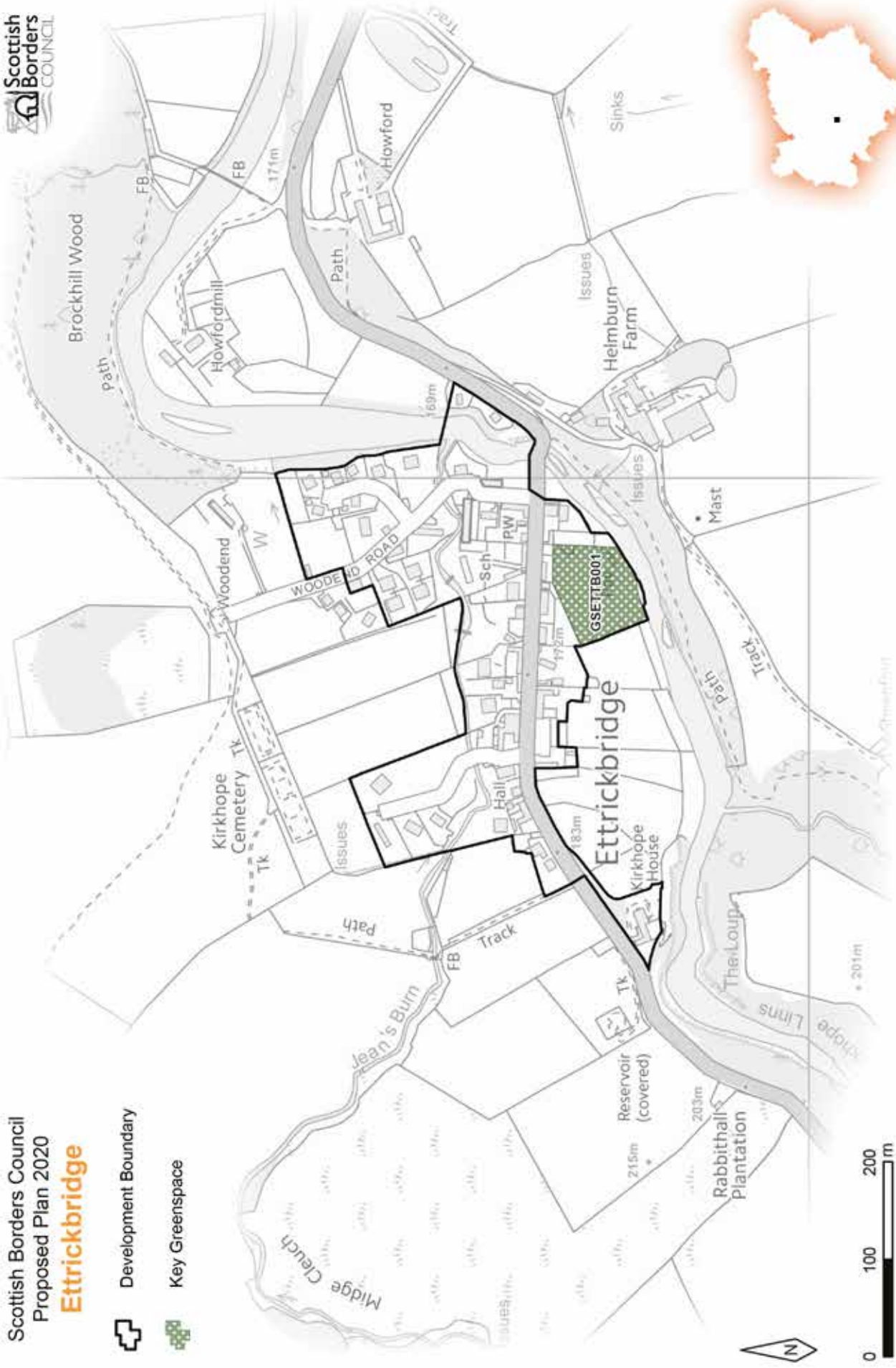
DEVELOPMENT AND SAFEGUARDING PROPOSALS

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSETTB001	Ettrickbridge/Kirkhope Sports Club	0.7

Scottish Borders Council
Proposed Plan 2020
Ettrickbridge

-  Development Boundary
-  Key Greenspace



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SETTLEMENT PROFILE

EYEMOUTH

HOUSING MARKET AREA
Berwickshire



LOCALITY
Berwickshire



POPULATION
3,681



PLACEMAKING CONSIDERATIONS

Eyemouth sits on the Berwickshire coastline, which is designated as a Special Landscape Area (SLA) and covers the rocky coastline of the Borders. Any proposal for development that may affect the SLA will need to take cognisance of the requirements of Policy EP5. Eyemouth has considerable scenic attraction with its coastal location and dramatic headlands. The harbour lies at the mouth of the Eye Water which separates the town from the area of Gungreen. With Gungreen House as a backdrop, the harbour is a picturesque quarter of the traditional fishing village.

The town has grown outward from the harbour and the mouth of the Eye Water, away from the High Street and Church Street. Eyemouth town centre runs along the High Street into Church Street and spreads into the pedestrianised wynds and squares off Chapel Street and George Street. Modern housing has spread over to the Gungreen side of the harbour but is mainly located on the western side of the town. There has been recent housing development at Acredale to the north west of Eyemouth.

Eyemouth attracts a number of tourists and there is a relatively strong retail presence, with a number of independent retailers still trading. The Northburn Caravan Park is located to the north west of Eyemouth and continues to play an important role in Eyemouth's economy.

The Conservation Area of Eyemouth includes the town centre, harbour and a series of old fortifications dotted along the coastline. A number of important features contribute to the character of the Conservation Area. The Town's harbour is essential to the character of the place and it is inextricably linked to the traditional layout of Harbour Road. The coast brings an additional element to the townscape quality along coastal walk and Marine Parade. The Burgh Chambers, Gungreen House, Paxton Terrace and Armitage Street are all good examples of traditional architecture. There are a range of property types evident, from single storey to three and a half storeys. Development must aim to contribute to the existing character of the Conservation Area and to individual buildings.

The Berwickshire and North Northumberland Coast Special Area of Conservation (SAC) is located around the coast of Eyemouth and any proposal which could impact upon this designation will have to meet the requirements of Policy EP1. There are also two SSSI sites, Berwickshire Coast and Burnmouth Coast, which are protected by Policy EP2. The coastal economy at Eyemouth is important to the local area. There has been a change in context at Eyemouth over recent years in that there is now the opportunity for the town to offer a key location for emerging offshore renewable energy projects.

There are four housing allocations, two business and industrial allocations, one mixed use allocation and four redevelopment allocations within Eyemouth. The redevelopment allocation (REYEM007) has been brought forward as part of the current LDP. Roads infrastructure has been put in place within the allocated business and industrial sites (BEYEM001 and zEL6) to the south east. This provides an opportunity for businesses to locate within Eyemouth. The housing allocation (BEY1) at Barefoots which adjoined the Caravan Park has been removed from the Plan, at the request of the landowner.

A Core Activity Area is identified within Eyemouth which covers a block of the High street to the corner with Chapel Street and part of the block opposite to the corner with Renton Terrace. The Core Activity Area represents the core area for public activity in Eyemouth.

CHANGING CONTEXT

The Northburn Caravan Park has expanded in recent years, with additional pitches to the north west of Eyemouth. This continues to contribute towards the economy of not only Eyemouth but the wider area.

PREFERRED AREAS FOR FUTURE EXPANSION

The roads on either side of the Harbour area are at risk of coastal and fluvial flooding. The Netherbyres Gardens and Designed Landscape is located to the south of the settlement boundary and development is constrained here to protect the status and historic character of the area, as well as the contribution to the fine setting of the town along its western edge. Future development is constrained to the south east by the elevation, exposure on the open slopes and by the role that the ridges make in containing and providing a robust edge to the settlement. Land is constrained to the south west by the steep gradients and high visibility of the landform, while land to the west is constrained by the exposure and visual impact of development, which would breach the ridges and skyline. Areas to the south and west of the A1107 are therefore likely to be protected from development. A potential constraint to the future growth of Eyemouth is the surrounding prime agricultural land.

KEY INFRASTRUCTURE CONSIDERATIONS

This settlement is identified within the Council’s Local Flood Risk Management Plans as being at risk of flooding. Any development proposals should therefore be subject to early consultation with the Council’s Flood and Coastal Management Officer and SEPA, having regard to SEPA’s Indicative River and Coastal Flood Map (Scotland) and any other relevant flood risk information. A flood risk assessment may be required and may influence the scale and layout of any development at a particular location.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
BEY2B	Acredale Farm Cottages	9.6	244
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief. 			
BEY15B	Gunsgreenhill	3.3	66
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief. 			
AEYEM006	Gunsgreenhill Site C	4.7	12
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief. 			
AEYEM007	Gunsgreenhill Site B	7.9	120
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief. 			

BUSINESS AND INDUSTRIAL

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zEL6	Hawk's Ness	2.4	N/A
Site Requirements			
<ul style="list-style-type: none"> • This is a business and industrial site as defined in Policy ED10 • Take cognisance of the existing infrastructure that is laid out on the site • Avoid adverse effects on the Berwickshire Coast Special Landscape Area • Provide for the long term maintenance of landscaping, including structure planting to the north and south of development • Ensure the integrity of the two rights of way are maintained • Take cognisance of the approved Gunsgreenhill, Eyemouth – Planning Guidance. 			
BEYEM001	Gunsgreenhill	6.3	N/A
Site Requirements			
<ul style="list-style-type: none"> • This is a business and industrial site as defined in Policy ED1 • Refer to approved Planning Brief. 			

BUSINESS AND INDUSTRIAL SAFEGUARDING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zEL47	Acredale Industrial Estate	8.5	N/A
Site Requirements			
<ul style="list-style-type: none"> • This is a business and industrial safeguarded site as defined in Policy ED1. 			
zEL63	Eyemouth Industrial Estate	3.5	N/A
Site Requirements			
<ul style="list-style-type: none"> • This is a business and industrial safeguarded site as defined in Policy ED1. 			

MIXED USE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
MEYEM001	Gunsgreen Mixed Use	6.1	N/A
Site Requirements			
<ul style="list-style-type: none"> • Refer to approved Planning Brief. 			

REDEVELOPMENT

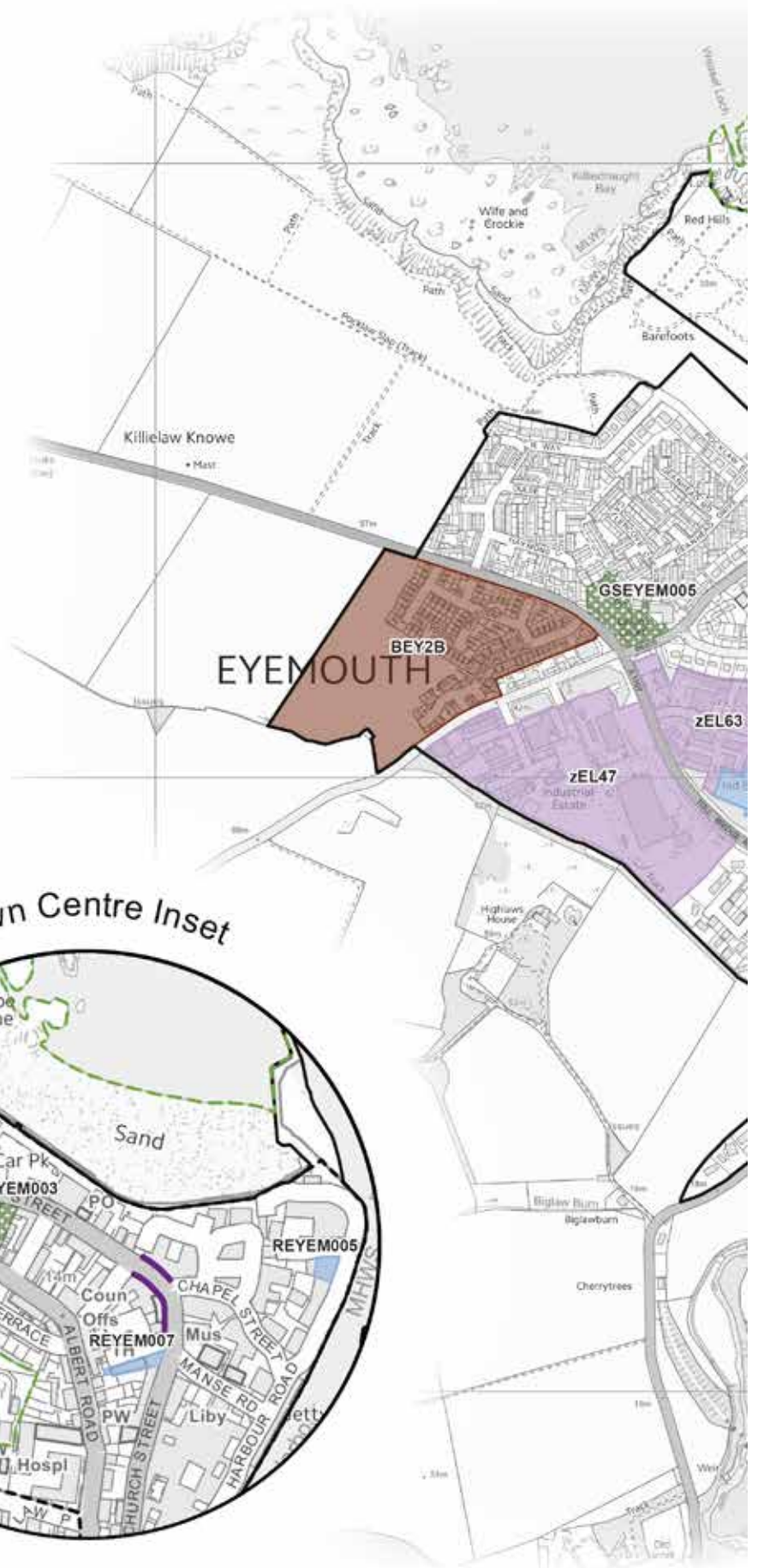
SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
REYEM002	Former Eyemouth High School	7.7	90
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief. 			
REYEM003	Gasholder Station	0.1	N/A
Site Requirements			
<ul style="list-style-type: none"> Possible contamination will need to be investigated Roads Planning team would need to be consulted on access Cognisance of the adjacent Conservation Area. 			
REYEM005	Whale Hotel	0.1	N/A
Site Requirements			
<ul style="list-style-type: none"> Consideration of potential coastal flood risk Efforts should be made to ensure that the category C Listed Building is re-used Demolition will only be considered if there are overriding environmental, economic, social or practical reasons It must be satisfactorily demonstrated that every effort has been made to continue the present use or to find a suitable new use. 			
REYEM007	Former Town Hall	0.08	N/A
Site Requirements			
<ul style="list-style-type: none"> Flood Risk Assessment required Assessment of ecology impacts and provision of mitigation, where appropriate The front of the Category B listed building should be retained, however there is scope for the redevelopment of the hall to the rear Archaeology evaluation/mitigation may be required. 			

KEY GREENSPACE

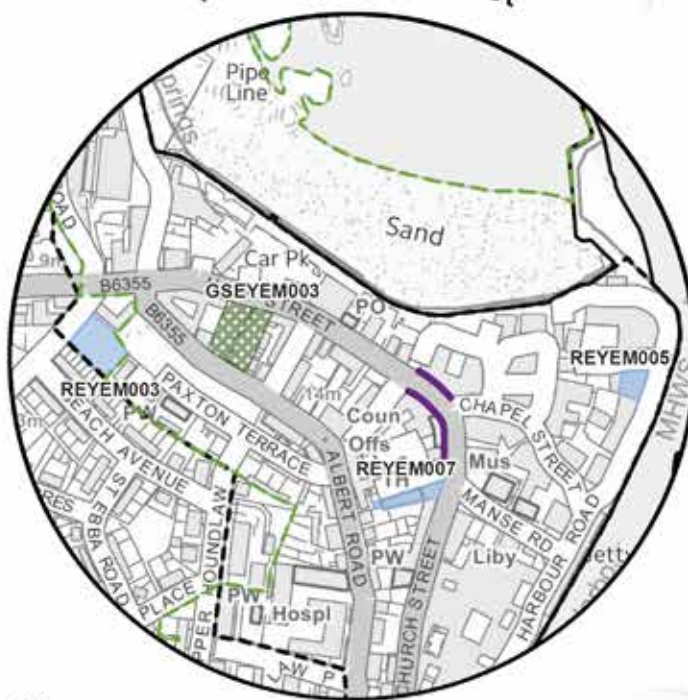
SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSEYEM001	Eyemouth High School	1.0
GSEYEM002	River Walk	1.0
GSEYEM003	Eyemouth Cemetery	0.2
GSEYEM004	Gunsgreen Planting	3.0
GSEYEM005	Eyemouth Recreation Ground	0.8

Scottish Borders Council
 Proposed Plan 2020
Eyemouth

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



Town Centre Inset



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SETTLEMENT PROFILE

FOULDEN

HOUSING MARKET AREA
Berwickshire



LOCALITY
Berwickshire



POPULATION
275



PLACEMAKING CONSIDERATIONS

Foulden has a stunning setting, lying in an area of sloping arable lowland where the Tweed Valley meets the Northumberland Plain. Foulden is in two parts with the western part characterised by a row of cottages and a war memorial on the north side of the A6105. The eastern part lies on the southern side of the A6105 and is characterised by housing development. The Ha-Ha to the west was created to maximise the views.

The Conservation Area of Foulden includes the single linear built form of the original settlement. Properties tend to be single storey or a storey and a half and mostly front onto the raised pavement. Traditional building materials such as slate, terracotta tiles, sand and whin stone and architectural detailing such as gable brick dormers, skews and quoins prevail. The collective contribution of the built form helps create the character of the Conservation Area. Any development must aim to respect the character of the wider area and the individual buildings.

PREFERRED AREAS FOR FUTURE EXPANSION

The preferred area for any long-term development is the area south of Kerrigan Way dependent on providing suitable road access, consideration of the Ancient Woodland Inventory and investigation of flood risk. Development to the north and south of the settlement will be resisted, particularly at the Conservation Area. The surrounding area is prime agricultural land.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSFOUL001	War Memorial and Green	0.5
GSFOUL002	Recreation and Play Area	2.1

SETTLEMENT PROFILE

FOUNTAINHALL

HOUSING MARKET AREA
Northern



LOCALITY
Eildon



POPULATION
202



PLACEMAKING CONSIDERATIONS

Fountainhall is of primarily a residential character and has been developed in a linear form running north-west to south-east. Set within the Pastoral Upland Valley of the Gala Water, Fountainhall has many significant views both within and outwith the settlement. The majority of the properties with the exception of those recently built, are constructed of traditional materials such as stone and slate which provides Fountainhall with considerable character.

The Plan identifies the playing field to the south west of the settlement for protection as an important recreational facility for the community.

The Plan provides one housing allocation to the south west of the village.

DEVELOPMENT AND SAFEGUARDING PROPOSALS



HOUSING

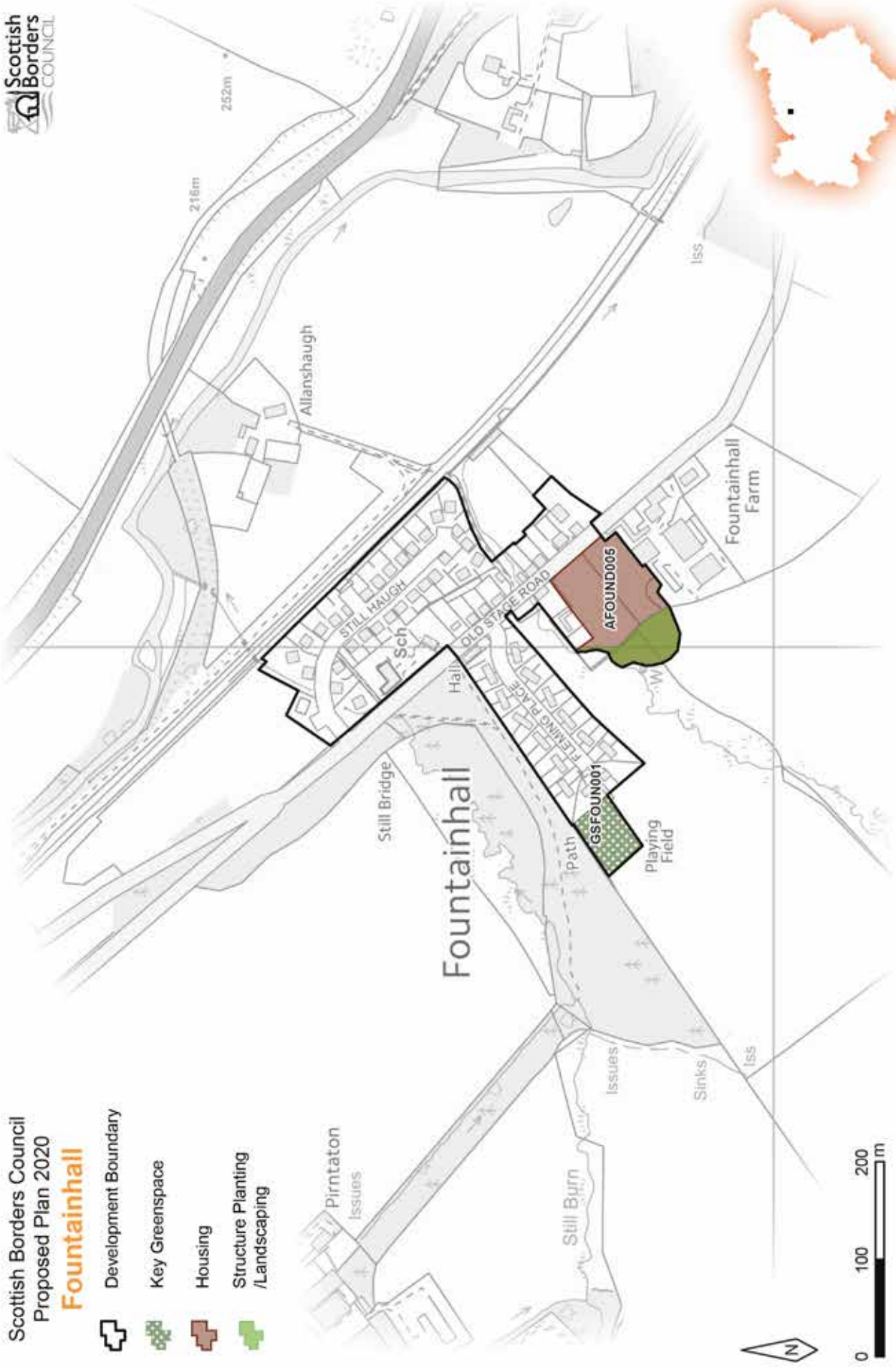
SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
AFOUN005	South Fountainhall	1.1	6
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief. 			

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSFOUN001	Playing Field	0.3

Fountainhall

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



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SETTLEMENT PROFILE

GALASHIELS

HOUSING MARKET AREA
Central



LOCALITY
Eildon



POPULATION
12,982



PLACEMAKING CONSIDERATIONS

Galashiels is in the heart of the Borders and is recognised as a key principal town in providing services, employment and retail offers to a wide catchment area. The town is home to a number of public agencies as well as a part of Heriot-Watt University. An inner relief road has been developed in recent years to ease traffic congestion and flow and the reopening of the Borders Railway, with its key stop at the newly formed Transport Interchange, has brought opportunities to develop the town with the redevelopment of redundant buildings and the creation of jobs. The arrival of visitors at the Transport Interchange should continue to increase vibrancy and footfall in the town centre.

There has been significant growth and change in recent years and the town has been successful in attracting both housing developers and major retailers. There are a number of redevelopment opportunities as well as edge of settlement housing developments. However the topography of the town together with road capacity constraints poses significant challenges for future growth.

The character of Galashiels is mainly established by its town centre and its setting in the steep sided river valley of the Gala Water. The town centre is on the valley floor and is characterised by narrow streets, dating from the nineteenth century, punctuated by public buildings such as the Council Offices and nineteenth century churches.

The River Tweed, to the east, and the Gala Water are part of the River Tweed Special Area of Conservation, a wildlife site of international importance.

The Galashiels Conservation Area includes Bank Street, High Street, Overhaugh Street, Bridge Street and Channel Street along with a number of linking streets. The majority of the main streets run along the valley bed, northwest to southeast. The most important visual focal points are the Bank Street Gardens and around the Cornmill Square.

Galashiels is the main shopping centre in the Scottish Borders, aided by recent retail developments. The Core Activity Area has been reduced in order to promote opportunities for complementary uses within the town centre.

The Plan takes forward one additional new housing site at Netherbarns, with an indicative capacity of forty five dwellinghouses.

Galashiels has six primary schools at Balmoral, Burgh, Glendinning, Langlee, St Peter's and St Margaret's RC. With the exception of Langlee, all schools have been assessed as being in poor condition with accommodation that is not flexible enough to deliver the requirements of a 21st Century curriculum. Analysis of school catchments and rolls has also shown that some have high occupancy

levels while others are below capacity. Across all settings a high proportion of pupils attend schools which are not their catchment school. The Council is currently investigating the potential for co-location and sharing opportunities across the town's primary estate. The Council has also agreed to replace the existing high school and plans for this are progressing for a new secondary campus which is expected to be located on the site currently occupied by Galashiels Academy.

The Galashiels Flood Protection Scheme was completed in 2014 and protects the town from flooding from the Gala Water. Works were undertaken at the Wilderhaugh/Plumtree area to protect the town centre to a 1 in 75 return period level of protection. Significant works were also undertaken at Netherdale adjacent to the watercourse to protect the area to a 1 in 200 plus climate change level of protection. This work has provided increased protection to 140 properties and significantly reduced the flood risk throughout the town. The Flood Prevention Scheme was taken forward under the Flood Prevention (Scotland) Act 1961.

Easter Langlee has operated as a key waste management site for the whole of the Scottish Borders since the 1970s, with landfill and waste management operations. A new waste transfer station has recently become operational at the site, diverting the majority of collected domestic and commercial waste away from landfill. This replaces the landfill operation which will be capped.

There are ten areas, including Bank Street Gardens, Gala Park, Victoria Park and sports fields and allotments, identified as key greenspaces.

CHANGING CONTEXT

As part of the Borders Railway Blueprint Programme, a Masterplan was developed for Galashiels in 2018, to show the key areas for opportunity and development in the town. The Masterplan sets out a medium to long term strategy for the community with the recognition of spaces for commercial, retail, residential and community facilities as well as townscape improvements. The proposals set out within the Masterplan would be considered through the Local Development Plan policies relating to infill development primarily and elements of the masterplan will be developed further. The new Tapestry building in Channel Street is currently under construction and is expected to be open in Spring 2021. It will be a key catalyst in regenerating the town centre.

KEY INFRASTRUCTURE CONSIDERATIONS

This settlement is identified within the Council's Local Flood Risk Management Plans as being at risk of flooding. Any development proposals should therefore be subject to early consultation with the Council's Flood and Coastal Management Officer, and SEPA, having regard to SEPA's Indicative River and Coastal Flood Map (Scotland) and any other relevant flood risk information. A flood risk assessment may be required and may influence the scale and layout of any development at a particular location.

PREFERRED AREAS FOR FUTURE EXPANSION

The Plan identifies land at Hollybush Valley, to the south west of the settlement, for potential longer term mixed use development. This area will be subject to further assessment and review as part of the next Local Development Plan review, and will require a Masterplan to ensure a coherent and holistic approach.

The option of a bypass for Galashiels maybe investigated in the future, both to alleviate traffic congestion in the centre of the town and to enable future development.

The area at Easter Langlee Mains is currently not appropriate for longer term development, but can be reconsidered in future Local Development Plan reviews depending on the development of waste disposal and recycling related facilities in the surrounding area and the requirement to upgrade the Langlee access road.

Development on the hills and woodlands north of the Development Boundary from Ladhope Crescent to Broom Drive will be resisted if it will impact on the setting of the town.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
EGL13B	Crotchetknowe	12.7	75
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief. 			
EGL16B	South Crotchetknowe	1.4	14
Site Requirements			
<ul style="list-style-type: none"> Vehicular access from B6374 (Melrose Road) to the north Existing trees to be retained where possible. Construction works and development to be a minimum of 15 metres from the base of mature trees Existing boundary wall feature to be retained where possible Amenity of neighbouring residential properties must be safeguarded Pedestrian link to be provided to Glenfield Road East. 			
EGL17B	Buckholm Corner	4.4	60
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief Consider the potential for culvert removal and channel restoration. 			
EGL19B	Mossilee	3.8	120
Site Requirements			
<ul style="list-style-type: none"> Vehicular and pedestrian linkage with development to the east at Riddle Dumble Park / Meigle View Layout and design should minimise visual impact from the open countryside Existing trees on northern and western boundaries of site to be retained and protected Archaeological interests require to be investigated and mitigation measures may thereafter be required. It is likely a watching brief will be required during development Consider the potential for culvert removal and channel restoration. 			
EGL20B	Grange	0.9	13
Site Requirements			
<ul style="list-style-type: none"> Existing trees protected by Tree Preservation Order must be retained Preferred vehicular access off Craigpark Gardens Amenity of existing neighbouring residential properties must be safeguarded. 			
EGL32B	Ryehaugh	2.6	10
Site Requirements			
<ul style="list-style-type: none"> Existing trees/vegetation to be retained where required. A Tree Preservation Order covers the site Mitigation measures are required to prevent any impact on the River Tweed SAC/SSSI Archaeological interests require to be investigated and mitigation measures may thereafter be required Access onto A7 to be within vicinity of existing access with relevant upgrades Development of site must provide access to EGL200. 			
EGL41	Buckholm North	8.7	180

Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief Consider the potential for culvert removal and channel restoration. 			
EGL42	Forest Hill	2.5	50
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief. 			
EGL43	Balmoral Avenue	0.5	10
Site Requirements			
<ul style="list-style-type: none"> Landscape buffer to the north, south and west to minimise visual impact from the open countryside Access from Balmoral Avenue to east Existing trees to east are protected by a Tree Preservation Order. This must be given due consideration in provision of access. 			
EGL200	North Ryehaugh	1.7	20
Site Requirements			
<ul style="list-style-type: none"> Access to be provided through adjoining site to south (EGL32B). Access immediately from the A7 will not be appropriate Appropriate structure planting to be provided Mitigation measures are required to prevent any impact on the River Tweed SAC/SSSI Existing trees/vegetation to be retained where required. A Tree Preservation Order covers the site. 			
AGALA017	Coopersknowe Phase 4	2.1	50
Site Requirements			
<ul style="list-style-type: none"> New vehicular access road from the north Retention of the mature tree on the eastern boundary of the site Provision of a SUDS feature Landscape planting in an open space to the south west and in the SUDS area Long term maintenance of landscaped areas to be addressed. 			
AGALA024	Easter Langlee Expansion Area	25.2	450
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief and Masterplan for the site as well as the existing planning permission. 			
AGALA029	Netherbarns	7.3	45
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 are required Early engagement with Scottish Water required A Water Impact Assessment is required. 			

AGALA037	Former Castle Warehouse Site	0.3	30
Site Requirements			
<ul style="list-style-type: none"> • A small part of the site along the south western boundary is included within the 1:200 year surface water flood risk area. This matter would require to be investigated. This investigation of surface water should acknowledge the steep slopes to the north-east which could direct surface runoff towards the site. Site investigations would be required to establish whether or not a culverted watercourse exists. No buildings should be constructed over an existing drain/lade that is to remain active • Assessment of ecology impacts and provision of mitigation, as appropriate • The existing mature woodland along the northern boundary and on the eastern part of the site must be retained and protected. A tree survey is required to establish the developable area of the site • Potential contamination to be investigated and mitigated • Contact with Scottish Water in respect of water treatment works local network issues • Archaeology investigation/mitigation is required • Transport Statement will be required to address sustainable travel and street connectivity • The street is adjacent to an existing business and industrial site and the railway line. This must be considered in the design and layout of development. 			

BUSINESS AND INDUSTRIAL

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
BGALA002	Galafot	2.6	N/A
Site Requirements			
<ul style="list-style-type: none"> • This is a business and industrial site as defined in Policy ED1 • Vehicular access onto the site from the road to the east • Development should conserve and enhance the natural heritage interest of the Gala Water, to the north, part of the Tweed Special Area of Conservation • Potential contamination from the former gas works should be investigated and mitigated • Any implications in respect of the consultation zone associated with the Dewarton/Selkirk major accident hazard pipeline must be assessed. • A flood risk assessment is required for the site • The tree belt to the west of the site should be retained and managed as it screens the site from the playing fields. Where possible trees should be planted and maintained along the north of the site to screen it from the minor road and pathway. 			
BGALA006	Land at Winston Road I	2.5	N/A
Site Requirements			
<ul style="list-style-type: none"> • This is a business and industrial site as defined in Policy ED1 • 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 in discussion with the Council's Environmental Health Officer • Appropriate boundary planting to be provided, particularly along the southern and eastern boundaries of the site • Care should be taken not to damage the river banking as part of any development • Consideration must be given to bridge and culvert structures within and adjacent to the site. 			

BUSINESS AND INDUSTRIAL SAFEGUARDING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zEL38	Easter Langlee Industrial Estate	2.0	N/A
Site Requirements			
<ul style="list-style-type: none"> This is a safeguarded business and industrial site as defined in Policy ED1. 			
zEL40	Netherdale Industrial Estate	6.7	N/A
Site Requirements			
<ul style="list-style-type: none"> This is a safeguarded business and industrial site as defined in Policy ED1 Refer to approved Planning Brief In the event of further proposed development or redevelopment, a flood risk assessment is required. 			
zEL41	Huddersfield Street Mill	3.4	N/A
Site Requirements			
<ul style="list-style-type: none"> This is a safeguarded business and industrial site as defined in Policy ED1 In the event of further proposed development or redevelopment, a flood risk assessment is required. 			
zEL42	Wheatlands Road	5.6	N/A
Site Requirements			
<ul style="list-style-type: none"> This is a safeguarded business and industrial site as defined in Policy ED1 In the event of further proposed development or redevelopment, a flood risk assessment is required. 			
BGALA003	Langhaugh Business and Industrial Safeguarding	0.9	N/A
Site Requirements			
<ul style="list-style-type: none"> This is a safeguarded business and industrial site as defined in Policy ED1 In the event of further proposed development or redevelopment, a flood risk assessment is required. 			

MIXED USE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
MGALA002	South of Coopersknowe	1.2	N/A
Site Requirements			
<ul style="list-style-type: none"> New vehicular access road from the housing site to the north or the employment land to the west The south eastern part of the site will be required for a new roundabout at the junction of Melrose Road and the Langshaw road Retention of mature trees and replacement planting along the Melrose Road and western boundary Potential contaminated land from agricultural activity should be investigated and mitigated Long term maintenance of landscaped areas to be addressed. 			
MGALA003	Winston Road	0.7	N/A
Site Requirements			
<ul style="list-style-type: none"> Vehicular access to the site from Winston Road Creation of good quality building elevations along the Winston Road and Melrose Road elevations Screen the site from the adjacent electricity substation and abattoir to the south with tree/hedge planting Long term maintenance landscaped areas to be addressed. 			

POTENTIAL LONGER TERM MIXED USE (SUBJECT TO REVIEW)

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
SGALA005 and SGALA016	Hollybush Valley	TBC	N/A
Site Requirements			
<p>The Hollybush areas will be subject to further assessment and will require a Masterplan to ensure a coherent and holistic approach to allow their future consideration. The site would form part of a new district for the settlement as it is separated from it by the Gala Hill woodland. High quality design is required to create its own identity. The following requirements will need to be met within the Masterplan:</p> <ul style="list-style-type: none"> • Identified as preferred longer term development area subject to a transport appraisal and major roads issues to be addressed including: new road through the Policies on Balmoral Avenue side; subsidiary access through Balmoral Avenue; upgrade of Hollybush Road through Gala Hill; upgrade of Hollybush Road on southern side of Gala Hill; and upgrade of Yair Junction onto A7 • Residential, employment and community uses would be appropriate in this area • A flood risk assessment may be required because a small area in the east of the Hollybush site is in a flood risk area • Conservation and management of existing woodland adjacent to and in the area. These include the Gala Policies, Gala Hill, Stannis Plantation and copses in the west of the Hollybush area. Conserve hedges and field trees. Create single trees in the south and west of Hollybush to enhance these areas • New woodland structure planting to the west of Mossilee West and to the south, west and east of Hollybush to contain the area. Open space on the steeper slopes in the north of Hollybush • Conserve existing wetland areas in the south west of Hollybush and create Sustainable Urban Drainage System (SUDS) there and in the north • Archaeological Sites and Monuments Record sites should be evaluated and mitigated. These include the Picts Work Ditch/Catrail on the west of Hollybush; a well to the west of Hollybush and an old road running east to west. These should be excluded from development • Retain the Southern Upland Way pathway through Hollybush and create new circular countryside paths around the site • Long term maintenance of landscaped areas to be addressed • Ecological survey to be undertaken and appropriate mitigation measures recommended • An open space and outdoor recreational strategy for the area. 			

REDEVELOPMENT

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zR04	Plumtreehall Brae	1.8	N/A
Site Requirements			
<ul style="list-style-type: none"> Improvements to access to the A7 required Flood risk assessment may be required. 			
zR06	Roxburgh Street	1.4	N/A
Site Requirements			
<ul style="list-style-type: none"> A flood risk assessment is required and design and layout of the site should mitigate flood risk on the site Archaeological interests require to be investigated and mitigation measures may thereafter be required The Category B Listed former Glasite Chapel and Botany Mill and Category C Listed Morrison and Murray Engineering Works and their setting must be protected and retained. Any extensions, alterations, new building and associated landscaping should be designed sympathetically to this setting The layout and design of the site should be sympathetic to and integrate well with the character of the Conservation Area, which covers the northern section of the site. 			
zR024	Heriot-Watt Halls of Residence	1.0	N/A
Site Requirements			
<ul style="list-style-type: none"> Majority of site redeveloped for student accommodation, although remainder of site remains suitable for redevelopment Existing access off Tweed Road to serve remainder of site Existing trees within site to be retained where possible Amenity of existing residential properties to be safeguarded. 			
zR0202	Melrose Road	1.5	N/A
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief. 			
RGALA001	Site of Former St Aidans Church	0.2	N/A
Site Requirements			
<ul style="list-style-type: none"> Any new buildings should consider views from the Galashiels Conservation Area at Bank Street Flood risk assessment may be required. 			
RGALA002	Vacant buildings at Kirk Brae	0.1	N/A
Site Requirements			
<ul style="list-style-type: none"> Assessment of any impact on nature conservation will be required The character and setting of the C Listed Buildings which occupy the site must be protected and retained. Any extension, alterations, new building and associated landscaping should be designed sympathetically to this character and setting Parking requirements must be met within the site It is expected that the buildings will be put back into residential use. 			

zCR2	Huddersfield Street/Hill Street	1.1	N/A
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief. 			
zCR3	Stirling Street	0.7	N/A
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief. 			

EDUCATION

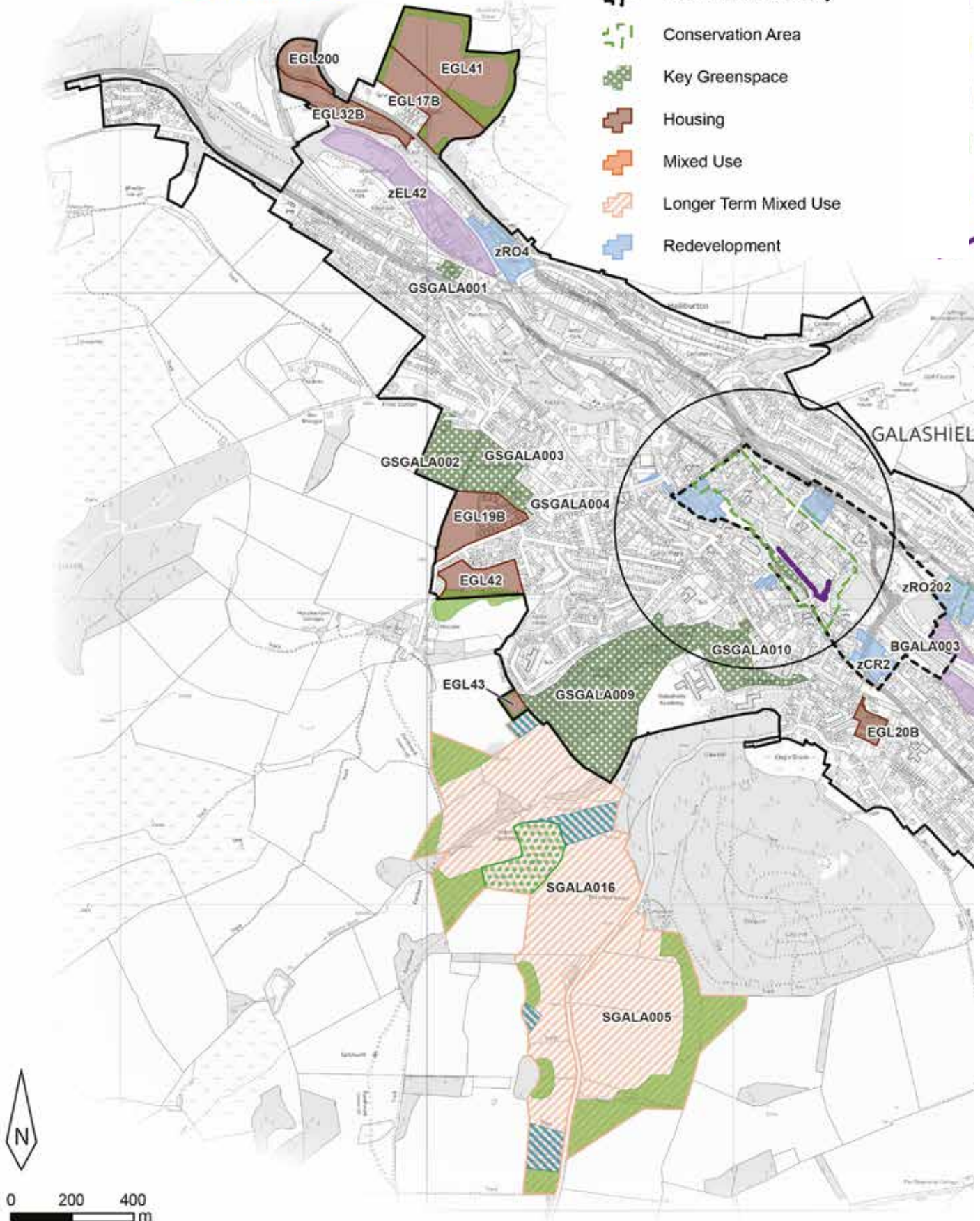
SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zED2	Heriot Watt University - Netherdale Campus	2.7	N/A
Site Requirements			
<ul style="list-style-type: none"> This is an education safeguarded site as defined in Policy IS17. 			

KEY GREENSPACE








SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSGALA001	Wood St. Allotment	0.3
GSGALA002	Manse Road Cricket Ground	2.8
GSGALA003	Manse Road Park	2.6
GSGALA004	Mossillee Allotment	0.6
GSGALA005	Public Park	2.7
GSGALA006	Tweed Road	6.6
GSGALA007	Galashiels RFC	3.3
GSGALA008	Bank Street Gardens	0.4
GSGALA009	Gala Policies	13.4
GSGALA010	Scott Park	3.8

Scottish Borders Council Proposed Plan 2020
Galashiels

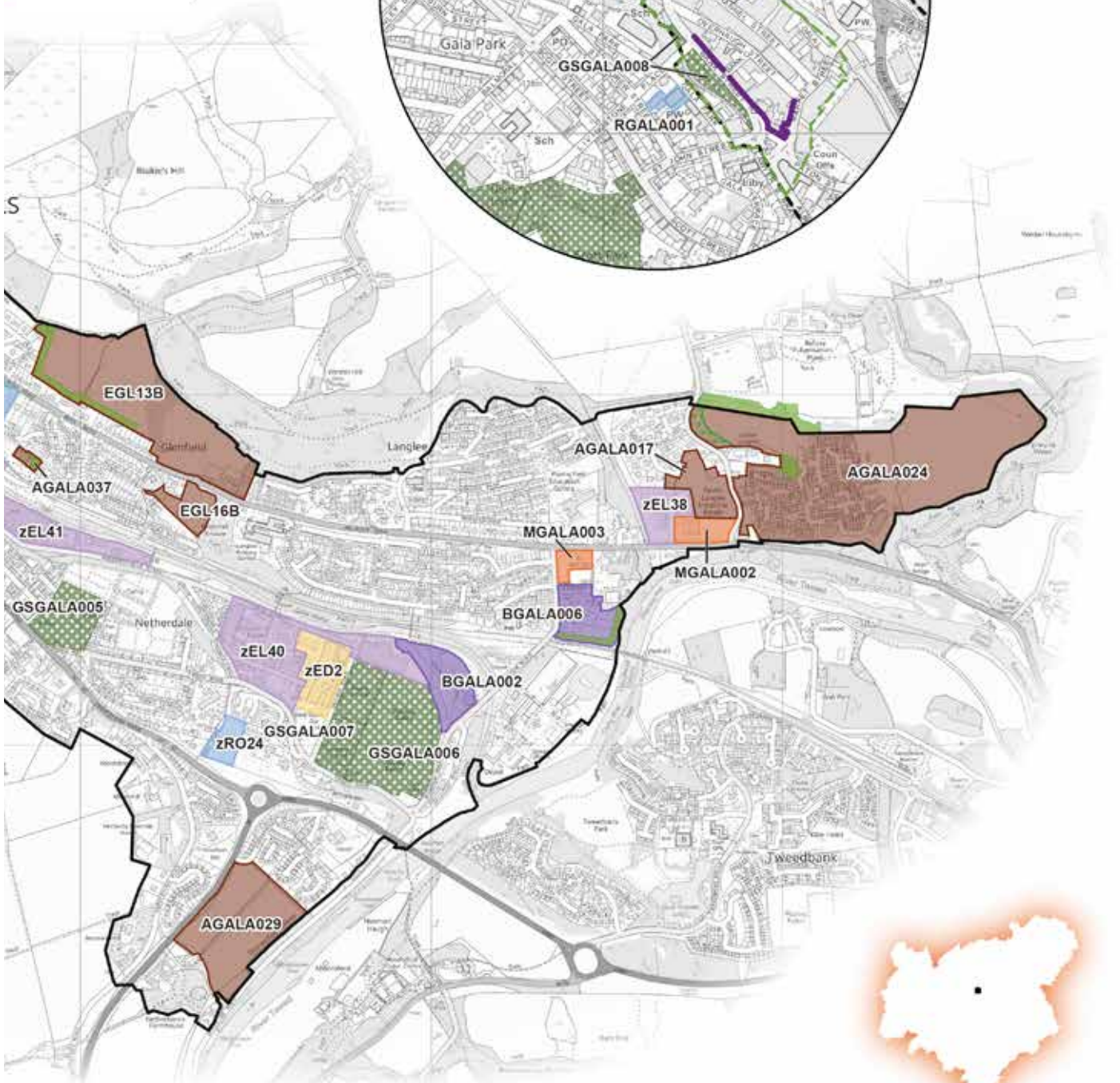
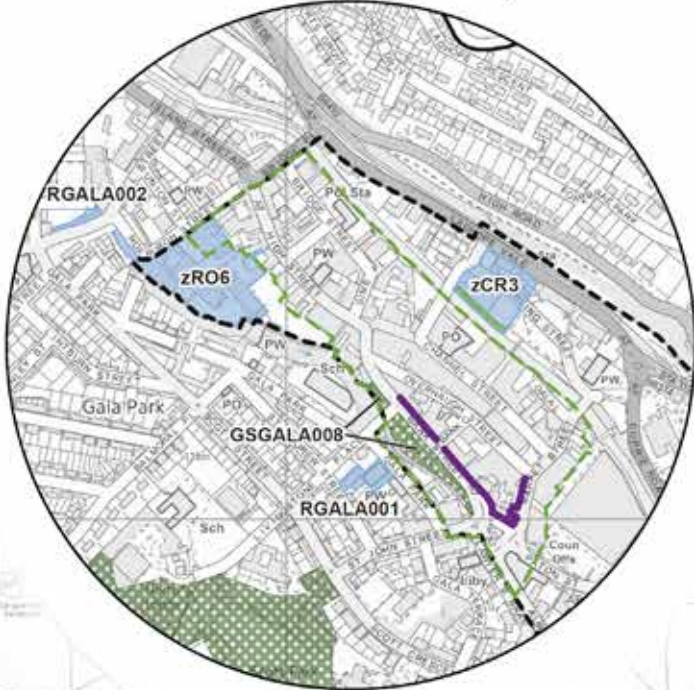
-  Development Boundary
-  Town Centre Boundary
-  Conservation Area
-  Key Greenspace
-  Housing
-  Mixed Use
-  Longer Term Mixed Use
-  Redevelopment



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-  Redevelopment
-  Business and Industrial
-  Business and Industrial Safeguarding
-  Education Safeguarding
-  Wetland
-  Open Space
-  Structure Planting /Landscaping

Town Centre Inset



SETTLEMENT PROFILE

GATTONSIDE

HOUSING MARKET AREA
Central



LOCALITY
Eildon



POPULATION
461



PLACEMAKING CONSIDERATIONS

Gattonside benefits from an attractive setting in the Tweed Valley. It is viewed from many points across the valley; particularly prominent are the fields and land to the north side of the main road. The tree lined avenue around the southern edge of the village and down towards the footbridge to Melrose adds much to its setting as do the open fields between the village and the Tweed.

The Conservation Area of Gattonside takes in much of the settlement. Narrow winding streets and paths all contribute to the distinctive spatial identity of Gattonside. Properties tend to be one and a half to two storeys in height but there are also a few single storey properties within the Conservation Area.

Traditional building materials prevail within the Conservation Area and architectural details contribute to the sense of place. It is recommended that any alterations or new development within the Conservation Area should contribute to the retention of its character.

The quality of the countryside around Gattonside is recognised by its inclusion in the Eildon and Leaderfoot National Scenic Area.

The Plan includes a large site for residential development at St. Aidans and a smaller residential site east of Montgomerie Terrace. Further development sites will not be promoted during the plan period as the sensitive character and setting of Gattonside must be protected from overdevelopment.

There are two areas of key greenspace identified in the village, at The Triangle and the School Wynd.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
AGATT007	St Aidans	3.8	40
Site Requirements			
<ul style="list-style-type: none"> Careful consideration will be required to establish the point of access from the B6360 (Main Street) Pedestrian / cycle link to be provided to Baker's Road The B listed Gattonside House and its setting must be retained. Any new building and associated landscaping should be designed sympathetically to this setting Site was formerly a designed landscape associated with Gattonside House and this would need to be explored prior to development. The mature trees within the site and on the surrounding boundary must be protected wherever possible Archaeology interests have been recorded within the site and archaeological assessment including archaeological evaluation along with associated mitigation measures is required The layout and design of the site should be sympathetic to the setting of the National Scenic Area and integrate well within the character of the existing Conservation Area in terms of proportion and materials Open space must be provided to allow breathing space within the site and provide recreational facilities Protected species interests have been recorded in the area and further assessment on nature conservation will be required Mitigation measures are required to prevent any impact on the River Tweed Special Area of Conservation and ensure the protection and enhancement of habitats. 			
EGT10B	Orchard	0.5	5
Site Requirements			
<ul style="list-style-type: none"> Existing perimeter hedgerows and trees to be retained where possible Vehicular and pedestrian access to be taken from Montgomerie Terrace Residential amenity of adjoining residential properties to be safeguarded The layout and design of the site should be sympathetic to the setting of the National Scenic Area and integrate well within the character of the existing Conservation Area in terms of proportion and materials. 			

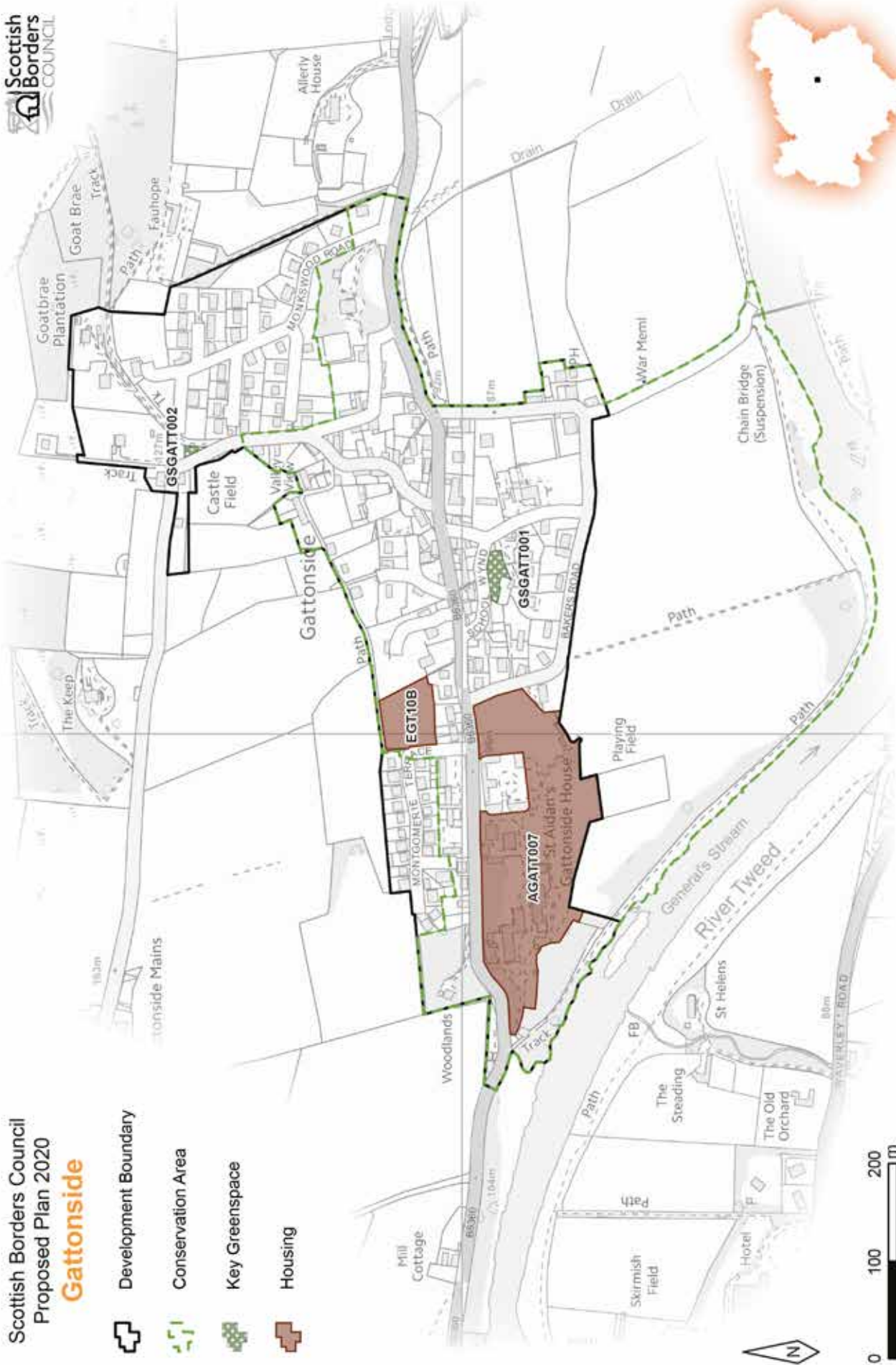
KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSGATT001	Gattonside	0.1
GSGATT002	The Triangle	0.06

Scottish Borders Council
Proposed Plan 2020
Gattonside



-  Development Boundary
-  Conservation Area
-  Key Greenspace
-  Housing



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SETTLEMENT PROFILE

GAVINTON

HOUSING MARKET AREA
Berwickshire



LOCALITY
Berwickshire



POPULATION
189



PLACEMAKING CONSIDERATIONS

Gavinton is an estate village intentionally set out around its Green in the 18th Century. Sited on a relatively flat area of land, the village benefits from attractive views, particularly of the surrounding gently rolling land, with large arable and pasture fields.

The Conservation Area is laid out in two short terrace rows and is centred on the rectangular green, surrounded by single and two-storey properties. Building materials that prevail are sandstone, harling and slate. The architectural details include sash and case windows, transom lights and rybats. These elements of the built fabric help form the character of the Conservation Area. Any new development or alterations must therefore aim to respect the individual buildings, the wider layout of the Conservation Area and take account of the features listed.

There is a large housing allocation in Gavinton on the western side which was added as part of the Local Plan Examination. This site has yet to be developed.

PREFERRED AREAS FOR FUTURE EXPANSION

The preferred area for longer term development is the area to the north of the settlement. The area to the south of the settlement should be protected from further development. The area surrounding Gavinton is prime agricultural land.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

HOUSING

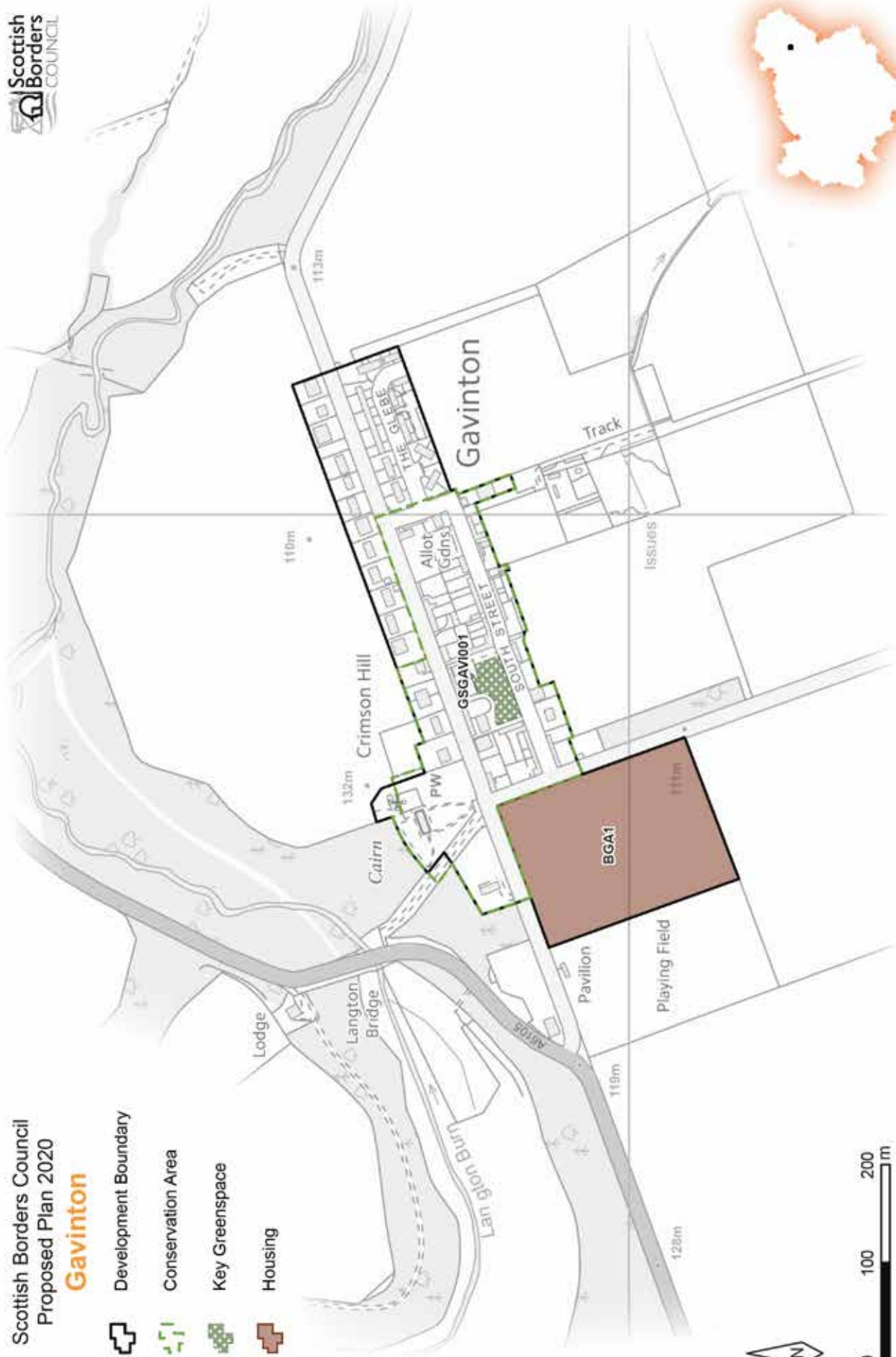
SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
BGA1	West Gavinton	3.2	45
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief. 			

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSGAVI001	Village Green	0.2

Scottish Borders Council
Proposed Plan 2020
Gavinton

-  Development Boundary
-  Conservation Area
-  Key Greenspace
-  Housing



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SETTLEMENT PROFILE

GORDON

HOUSING MARKET AREA
Berwickshire



LOCALITY
Berwickshire



POPULATION
454



PLACEMAKING CONSIDERATIONS

Gordon is a 19th Century village that was formed along the Main Street and Station Road that crosses it. Sited on a relatively flat area of land, Gordon benefits from attractive views within and out of the settlement. The surrounding landscape is gently sloping with large arable and pasture fields.

There are two housing allocations in Gordon, the most recent (AGORD004) has been brought forward as part of the current Plan.

PREFERRED AREAS FOR FUTURE EXPANSION

Development to the north of the settlement will be resisted beyond the existing settlement boundary. A potential constraint to the expansion of Gordon is the surrounding prime agricultural land.

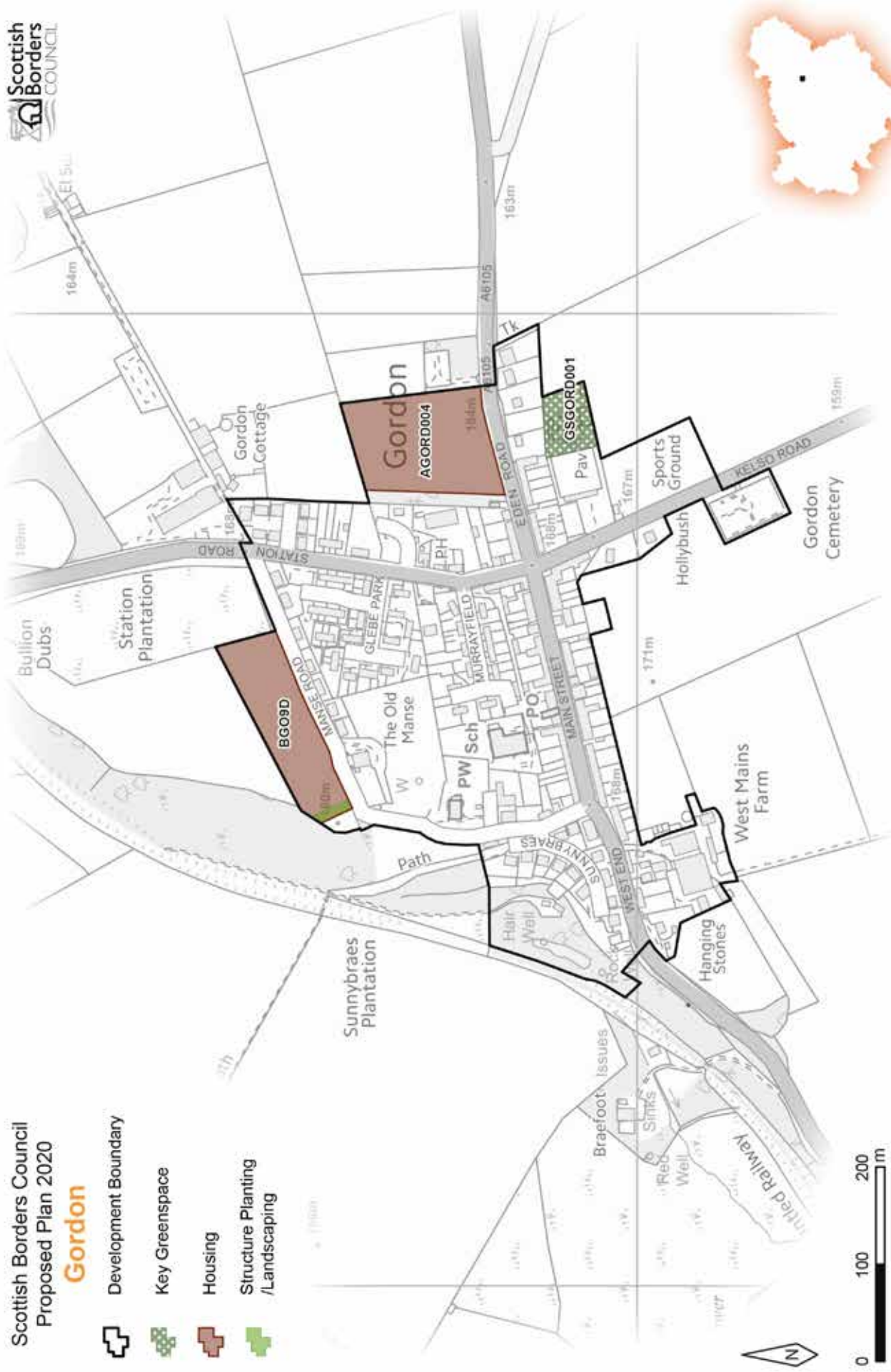
HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
BG09D	Larger Glebe	1.2	18
Site Requirements			
<ul style="list-style-type: none"> • Amenity of the property adjacent to the south west corner and the properties on the other side of Manse Road should be protected through satisfactory planting • Cognisance of the Tree Preservation Order to the west of the site • Access should be taken from the Manse Road, in line with guidance from the Council's Roads Planning team • Property orientation should take advantage of the southerly aspect of the site. 			
AGORD004	Land at Eden Road	1.5	25
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 area must be addressed • A Transport Statement is required for any development • Early engagement with Scottish Water, in respect of the WWTW. 			

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSGORD001	Kelso Road	0.3

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



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SETTLEMENT PROFILE

GRANTSHOUSE

HOUSING MARKET AREA
Berwickshire



LOCALITY
Berwickshire



POPULATION
129



PLACEMAKING CONSIDERATIONS

The settlement pattern of Grantshouse reflects the valley landform, and was mainly developed in a linear form with a small group of buildings along one side of the A1. Grantshouse is predominantly of a residential character and benefits from the many attractive open fields that give it a countryside setting.

A housing allocation has been brought forward as part of the current Local Development Plan (AGRAN004), located to the north east of the village.

PREFERRED AREAS FOR FUTURE EXPANSION

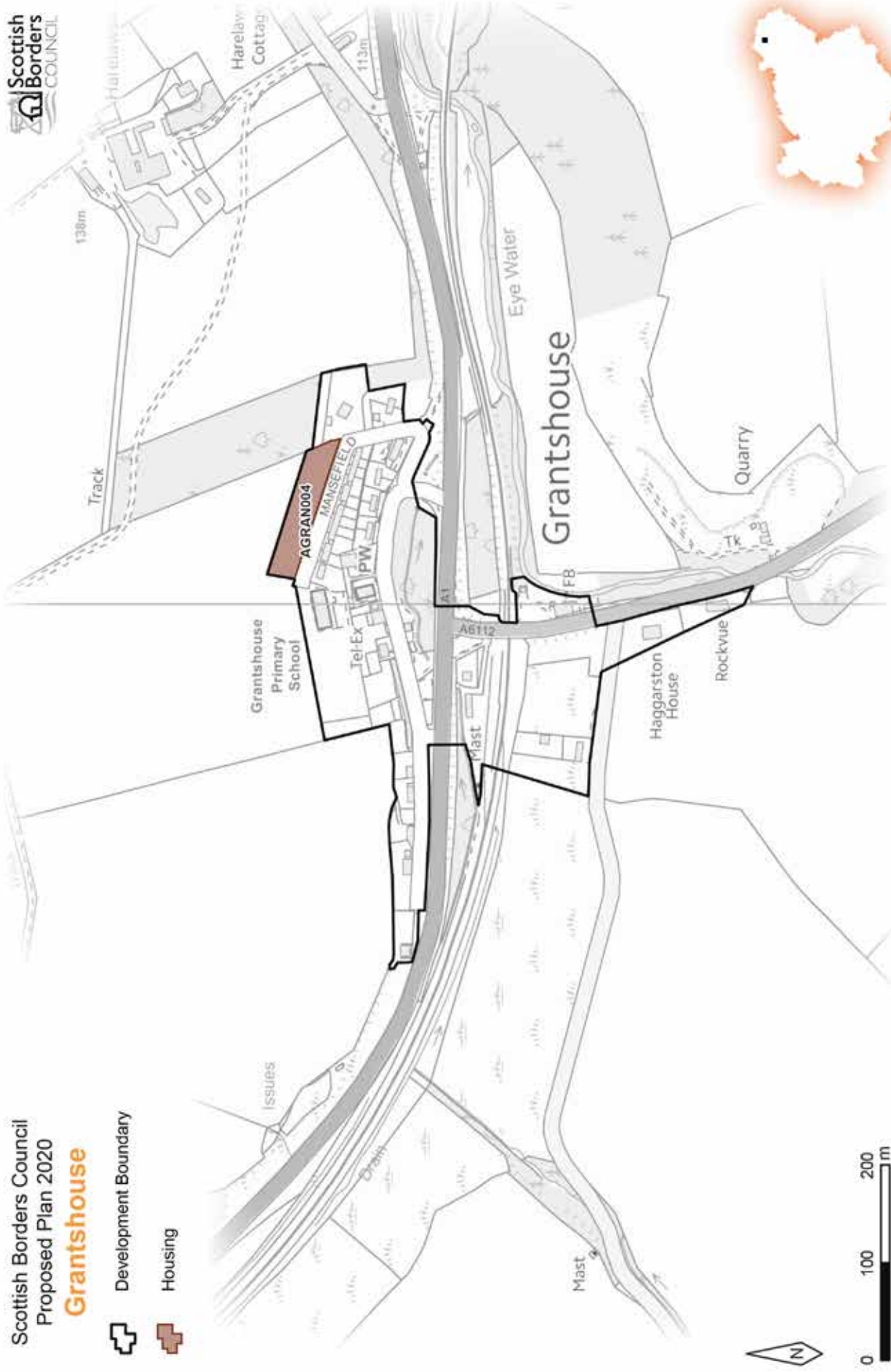
Development to the south will be resisted as this would severely compromise pedestrian safety, due to the proximity of the A1. Other potential constraints to the expansion of the village include the surrounding prime agricultural land and an area of flood risk to the south.

HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
AGRAN004	Land North of Mansefield	0.4	8
Site Requirements			
<ul style="list-style-type: none"> • Consideration must be given to surface water runoff issues, to ensure adequate mitigation • Early contact with Scottish Water in respect of WWTW • Protect existing boundary features, where possible • Appropriate landscaping/planting to be incorporated within the development and the long term maintenance of the landscaped areas must be addressed • Assessment of ecology impacts and provision of mitigation, where appropriate. 			

Grantshouse

-  Development Boundary
-  Housing



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SETTLEMENT PROFILE

GREENLAW

HOUSING MARKET AREA
Berwickshire



LOCALITY
Berwickshire



POPULATION
653



PLACEMAKING CONSIDERATIONS

Greenlaw is located in the hills at the edge of the Lammermuirs with the Blackadder Water running through the town. The settlement originally developed along the High Street, however there have been subsequent developments along Duns Road to the north, marked by post-war Council housing, businesses and a caravan park. There has been further residential development along Wester Row to the south west and Marchmont Road to the east.

The Conservation Area is concentrated along the High Street and around The Square. The majority of properties along the High Street are built to the footpath which contributes to the character of Greenlaw. Properties are generally built in short rows and there is a range of storey level and styles. Building materials such as sandstone, slate and pantiles; and architectural details such as transom lights, sash and case windows and pilasters contribute significantly to the character of the area. Any new development must aim to positively contribute to the character of the Conservation Area.

The Greenlaw former Town Hall is a Category A Listed Building and sits on the corner with Duns Road and The Square, within the key greenspace 'The Green'. The building has seen significant investment in recent years and undergone restoration. The building contributes to the character and appearance of the Conservation Area and the wider settlement.

There are a number of housing allocations within Greenlaw, which are yet to be developed. An additional housing allocation has been brought forward as part of the current Plan (AGREE009), located on a brownfield site to the east of Greenlaw. A former mixed use allocation has also been brought forward as a business and industrial allocation (BGREE005), which will provide opportunities for businesses to locate within Greenlaw.

KEY INFRASTRUCTURE CONSIDERATIONS

This settlement is identified within the Council's Flood Contingency Plan as being at risk of flooding. Any development proposals should therefore be subject to early consultation with the Council's Flood and Coastal Management Officer, and SEPA, having regard to the Indicative River and Coastal Flood Map (Scotland). A flood risk assessment may be required and may influence the scale and layout of any development at a particular location.

PREFERRED AREAS FOR FUTURE EXPANSION

The area at Halliburton Road (SGREE003) is the preferred area for potential longer term development. The area will be subject to further assessment, and will require a future Masterplan to ensure a coherent and holistic approach. A potential constraint to future development to the south, particularly surrounding Greenlaw Mill Farm, is at flood risk.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
BG200	Marchmont Road	1.0	25
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief. 			
AGREE004	North of Edinburgh Road	0.6	15
Site Requirements			
<ul style="list-style-type: none"> Main vehicular access route will be from Edinburgh Road Provide for future vehicular links to the longer term development area to the north Affordable housing provision on site Provide footway link to the centre of Greenlaw Existing landscape features to be conserved. 			
AGREE006	Marchmont Road II	3.2	60
Site Requirements			
<ul style="list-style-type: none"> Main vehicular access route will be from Marchmont Road A woodland buffer to contain the site and create new woodland walks linking the development with the surrounding countryside Pedestrian access into the centre of the settlement Potential improvements to Church Hill junction supporting the provision for alternative vehicular access into the site Creation of parking opportunities for residents adjacent to the site Design and layout should be sympathetic to the local character and take advantage of any solar gain, for energy efficiency Evaluation and mitigation of any impact on the River Tweed SAC Interim landscape buffering if site is developed in stages The long term maintenance of landscaped areas must be addressed Other vehicular links to the site and the mitigation of increased traffic flows in the area, including along Marchmont Road, will be evaluated through a Transport Assessment. 			

AGREE009	Poultry Farm	2.3	38
Site Requirements			
<ul style="list-style-type: none"> • Flood Risk Assessment is required and consideration must be given to any surface water runoff • Protect boundary features, where possible • Appropriate landscaping/planting to be incorporated within the development and the long term maintenance of the landscaped areas must be addressed • 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. 			

POTENTIAL LONGER TERM HOUSING (SUBJECT TO REVIEW)

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
SGREE003	Halliburton Road	3.4	N/A
Site Requirements			
<ul style="list-style-type: none"> • A Masterplan to be developed for the site • Vehicular access from the A697 (Edinburgh Road) to the south via the approved affordable housing site AGREE004. Pedestrian/cycle link to Halliburton Road is required and vehicular access via Halliburton Road should not be ruled out, but will require junction improvements at the A697 • Improvements to pedestrian access into the centre of the settlement and enhancement to right of way along the site boundary • Enhancement to the tree belt on the west side of the site • Open space at the top of the site to protect potential archaeology and prevent unattractive ridgeline • Design and layout should be sympathetic to the local character and take advantage of any solar gain, for energy efficiency • Interim landscape buffering if site is developed in stages • Further assessment of developer contributions for the new Berwickshire High School will be required and Greenlaw Primary School may be required • The long term maintenance of landscaped areas must be addressed. 			

BUSINESS AND INDUSTRIAL

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
BGREE005	Land South of Edinburgh Road	1.2	N/A
Site Requirements			
<ul style="list-style-type: none"> • This is a business and industrial site as defined in Policy ED1 • 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 are 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. 			

BUSINESS AND INDUSTRIAL SAFEGUARDING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zEL22	Duns Road Industrial Estate	0.6	N/A
Site Requirements			
<ul style="list-style-type: none"> • This is a business and industrial safeguarded site as defined in Policy ED1. 			










MIXED USE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
MGREE003	Former Extension to Duns Road Industrial Estate	0.4	N/A
Site Requirements			
<ul style="list-style-type: none"> • Any scheme proposed should be of a suitable mixed use nature i.e. involve complementary uses and consider the interaction of different uses on site • Vehicular and pedestrian access should be taken from the A6105 (Duns Road) in line with advice from the Roads Planning team • Screen planting to the north and east to screen the development from approaches to Greenlaw from the north and to define a settlement edge • Amenity of the neighbouring residential properties and business should be considered through satisfactory screen planting • Orientation of buildings to take advantage of the southerly aspect of the site. 			

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSGREE001	WS Happer Memorial Park	3.2
GSGREE002	The Green	0.6

Greenlaw

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



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SETTLEMENT PROFILE

HAWICK

HOUSING MARKET AREA
Central



LOCALITY
Teviot & Liddesdale



POPULATION
14,353



PLACEMAKING CONSIDERATIONS

Hawick is centred on the River Teviot around its confluence with the Slitrig Water. Both these rivers are part of the River Tweed Special Area of Conservation, a wildlife site of international importance. They are important focal points, especially when viewed from the bridges, including the James Thomson footbridge, and public open spaces, including Wilton Lodge Park. The Teviot Valleys Special Landscape Area is located to the east of the settlement.

Hawick's history can be traced back to the 12th century, and the town grew significantly with the arrival of the industrial revolution, in particular the expansion of the knitwear and textile industries and the introduction of the railway.

The town centre is a Conservation Area which includes all the High Street and the historic core around Drumlanrig Square to the south. Properties along the High Street date mainly from the Victorian era and include a range of architectural styles dominated by the impressive Scots baronial Town Hall. The Conservation Area has retained many of its distinctive characteristics, with the High Street having a strong urban feel. There is still evidence of the medieval pattern of burgage plots or 'rigs' here. A number of textile mills are still in existence, including the Category 'A' listed Tower Mill – one of three 'A' Listed Buildings in the Conservation Area. There are also 130 more Listed Buildings of lesser designation.

In the Hawick Conservation Area there is a variety of building types, styles and periods, reflecting the history, diversity and development of the town. Buildings are chiefly of stone with slate roofs and contain a range of interesting architectural details. All these elements contribute to the distinctiveness of the Conservation Area and should be respected when development or alterations are proposed.

Hawick has experienced significant economic decline largely as a result of the contraction of the local textile industry. With its rural location, commuting to other work areas is more challenging, limiting alternative employment opportunities. The town remains in need of regeneration and there have been recent positive developments in this respect. A £3.6 million funding boost was announced in the Summer of 2017, which supported a business incubator centre, at the former Armstrong's building on Oliver Place/Teviot Crescent, the development of four industrial units at Galalaw Industrial Estate (now completed) and the upgrading of existing business facilities in Hawick's Tower Mill. These investments built upon the Hawick Action Plan which is structured around three key themes; making Hawick a 'Great Place for Working and Investing'; a 'Great Place for Living and Learning'; and a 'Great Destination to Visit'. Two recent projects in the town, with the expansion of the Borders College Campus and investment to redevelop key buildings in the town centre, have been brought in by the South of Scotland Economic Partnership. These projects have and will contribute to the overall regeneration of the town.

A total of eleven redevelopment sites are identified in this plan to encourage the re-use of previously developed land. These are mainly former mill sites, but also include the former Cottage Hospital – a Category B Listed Building in need of a new use.

Hawick is an important centre within the Central Borders Strategic Development Area and has a wide range of housing and business/industrial opportunities to enable growth to take place, including the strategic business and industrial site at Galalaw on the northern edge of the town. An additional area of land has been allocated for housing at Burnfoot, adjacent to Galalaw. In recent years, new retail units have been developed on the north side of the River Teviot on Commercial Road, so the town centre boundary has been extended accordingly.

A Flood Protection Scheme, approved in December 2017, is currently being implemented in the town, this will deliver protection from a 1 in 75 flood event to over 900 residential and commercial properties at risk along the River Teviot and Slitrig Water. The works are scheduled for completion in late 2022.

There are a total of fifteen key greenspaces identified in the town, including the Volunteer Park, Wilton Lodge Park and various allotment sites. Wilton Lodge Park in the town has had recent improvements as part of a £3.64 million regeneration project funded by the Heritage Lottery Fund and Scottish Borders Council which has seen new facilities provided including a playpark and extra footbridge over the River Teviot and a café. Improvements have also been made to footpaths, lighting and signage in the park which has just been awarded Green Flag Status, a gold standard for outdoor spaces. This is a hugely successful investment in a facility which will attract visitors to the town.

CHANGING CONTEXT

In April 2019, the Council received approval for a bid for funding for a Conservation Area Regeneration Scheme (CARS) for the town by Historic Environment Scotland (HES). This investment will help to conserve and enhance historic town centre buildings, address issues with key priority properties and encourage general repairs to others. This is a welcome investment for the Conservation Area of the town which has seen some deterioration in recent years.

The Council remains supportive to see the southern extension of the Borders Railway to Hawick and Carlisle in accordance with SESplan policy. The indicative line of the railway, which is largely coincident with the disused railway line, is therefore protected from development. The UK and Scottish Governments have indicated that funding may be available through the Borderlands proposal to undertake feasibility work on the plans for an extension to Borders Rail from Tweedbank to Carlisle.

In light of the changing role of town centres the core activity area has been removed, which consequently allows a wider range of uses within the town centre.

KEY INFRASTRUCTURE CONSIDERATIONS

This settlement is identified within the Council's Local Flood Risk Management Plans as being at risk of flooding. Any development proposals should therefore be subject to early consultation with the Council's Flood and Coastal Management Officer, and SEPA, having regard to SEPA's Indicative River and Coastal Flood Map (Scotland) and any other relevant flood risk information. A flood risk assessment may be required and may influence the scale and layout of any development at a particular location.

PREFERRED AREAS FOR FUTURE EXPANSION

Development to the south of the settlement will be resisted if it will exacerbate road congestion in the Loan.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
RHA12B	Summerfield 1	1.7	40
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief (Summerfield 1 and 2). 			
RHA13B	Summerfield 2	2.7	60
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief (Summerfield 1 and 2). 			
RHA21B	Leadburn 2	1.6	40
Site Requirements			
<ul style="list-style-type: none"> Vehicular access to this site will be from Leaburn Drive to the north of the site Design and site layout must take account of the sloping nature of the site and the need to retain mature trees – most notably on the south western boundary of the site Design and layout should be sympathetic to the local character and take advantage of any solar gain, for energy efficiency SUDS is required to deal with surface water drainage on the site Boundary hedgerows and tree planting are required, particularly on the north western perimeter, to landscape the edge of the built-up area with a management scheme for planting and after-care Pedestrian links shall be designed to provide convenient access to Weensland Road (A698) and the recreation ground to the west. 			
RHA24A	Crumhaughill	2.5	20
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief. 			
RHA25B	Stirches 2	2.1	40
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief. 			
RHA27B	Gala Law/Guthrie Drive Housing Land Use Proposal	4	90
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief. 			

AHAWI006	Guthrie Drive	6.9	100
Site Requirements			
<ul style="list-style-type: none"> • Relation to St Andrews convent needs to be considered and taken into account in development proposals • The woodland policies to the north west of the site need to be retained and managed • Trees along Guthrie Road need to be retained or improved (as amended for visibility and access purposes) • Undergrounding of existing overhead transmission lines to be considered. • Access to be via Guthrie Drive • Protected species interests have been recorded in the area and further assessment on nature conservation will be required • Landscaping is required to reduce visual impact from the west • Archaeology interests have been recorded in the surrounding area and archaeological assessment including archaeological evaluation along with associated mitigation measures is required. 			
AHAWI013	Gala Law	5.5	100
Site Requirements			
<ul style="list-style-type: none"> • Refer to approved Planning Brief. 			
AHAWI025	Leishman Place	0.2	5
Site Requirements			
<ul style="list-style-type: none"> • Amenity of neighbouring residential properties to be addressed • Boundary trees to be retained. 			
AHAWI026	Henderson Road	0.2	6
Site Requirements			
<ul style="list-style-type: none"> • Alternative pedestrian access between Henderson Road and Boonraw Road to be provided • Structure planting on the NE boundary is required, and existing trees on this boundary to be retained • The potential relocation of the adjacent recycling point to be considered • Amenity of neighbouring residential properties to be addressed. 			
AHAWI027	Burnfoot (Phase 1)	5	60
Site Requirements			
<ul style="list-style-type: none"> • A planning brief to be prepared to include the principles of 'Designing Streets' • 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 • Potential for on-site play provision. 			

BUSINESS AND INDUSTRIAL

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zEL60	Gala Law Business and Industrial Land Proposal	0.7	N/A
Site Requirements			
<ul style="list-style-type: none"> • This is a business and industrial site as defined in Policy ED1 • Vehicle access is from the Galalaw Business Park estate road to the north of the site • Landscaping is required along the road frontage and to the rear of the site to create a high quality setting for the development. A management scheme for planting is also required. 			
BHAWI001	North West Burnfoot	5.0	N/A
Site Requirements			
<ul style="list-style-type: none"> • It is intended that a Planning Brief in the form of Supplementary Planning Guidance will be produced for this site • This is a business and industrial site as defined in Policy ED1 • Hedgerow enhancements are required along the northern and eastern part of the site to minimise visual impact from the north and west. A management scheme for planting is also required • The Mill Dam should be excluded from the development • Site should be planned in association with site AHAWI027 and road network should integrate both schemes • Development of site should accommodate the retention of key views from the Gala Law roundabout area • Vehicular access to site is achievable from B6359 • Vehicular access is available from the road serving Galalaw Business Park and a footway is required on the north west side of the B6359 • The B6359, beyond the Henderson Road junction, needs to be upgraded in terms of width; footway provision and street lighting and a 30mph speed limit may be required • Archaeology interests have been recorded in the surrounding area and archaeological assessment including archaeological evaluation along with associated mitigation measures is required • The design and site layout should aim to enhance the biodiversity value of the site through the creation or restoration of habitats and wildlife corridors and provision for their long term management and maintenance. 			
BHAWI002	Gala Law North	6.6	N/A
Site Requirements			
<ul style="list-style-type: none"> • It is intended that a Planning Brief in the form of Supplementary Planning Guidance will be produced for this site • This is a business and industrial site as defined in Policy ED1 • Hedgerow enhancements and structure planting are required along the eastern, northern and western part of the site to minimise visual impact from the north, east and west. A management scheme for planting is also required • Careful consideration regarding layout and scale is required to minimise visual intrusion in the landscape • A strip of semi-natural woodland that runs through the site needs to be retained except if part of it is needed for access • Pedestrian links are required to bus laybys at Galalaw roundabout • There are potential issues with contaminated land on the site and this should be further investigated. 			

BHAWI003	Gala Law II	0.7	N/A
Site Requirements			
<ul style="list-style-type: none"> • This is a business and industrial site as defined in Policy ED1 • Consideration is required to be given to surface water and water environment considerations • 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. 			
BHAWI004	Land to South of Burnhead	5.1	N/A
Site Requirements			
<ul style="list-style-type: none"> • This is a high amenity business site as defined in Policy ED1 • It is intended that a Planning Brief in the form of Supplementary Planning Guidance will be produced for this site • Surface water flooding issues and water environment considerations will 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 • Green infrastructure connections through the site, including links to housing at Burnfoot and the existing path network to the east of Burnhead Road. 			

BUSINESS AND INDUSTRIAL SAFEGUARDING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zEL48	Gala Law (Safeguarded Site)	1.3	N/A
Site Requirements			
<ul style="list-style-type: none"> This is a safeguarded business and industrial site as defined in Policy ED1. 			
zEL49	Burnfoot	17.2	N/A
Site Requirements			
<ul style="list-style-type: none"> This is a safeguarded business and industrial site as defined in Policy ED1. 			
zEL50	Mansfield Road	5.6	N/A
Site Requirements			
<ul style="list-style-type: none"> This is a safeguarded business and industrial site as defined in Policy ED1 A flood risk assessment is required for proposed development within this area. 			
zEL51	Loch Park Road	2.2	N/A
Site Requirements			
<ul style="list-style-type: none"> This is a safeguarded business and industrial site as defined in Policy ED1. 			
zEL52	Liddesdale Road	1.7	N/A
Site Requirements			
<ul style="list-style-type: none"> This is a safeguarded business and industrial site as defined in Policy ED1. 			
zEL62	Weensland	2.8	N/A
Site Requirements			
<ul style="list-style-type: none"> This is a safeguarded business and industrial site as defined in Policy ED1 A flood risk assessment is required for proposed development within this area. 			

MIXED USE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
MHAWI001	Gala Law	28.4	N/A
Site Requirements			
<ul style="list-style-type: none"> The design and site layout should aim to retain areas of significant biodiversity value A landscape and ecological strategy should be prepared to restore and create habitats and wildlife corridors and to create a high quality landscape setting for the development. The developer should provide for the long term management and maintenance of these areas The layout of roads and paths, shall be designed to maximise ease of movement for pedestrians and cyclists within and into the site and to ensure convenient access to bus services. 			

REDEVELOPMENT

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zR08	Commercial Road	0.7	N/A
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief. 			
RHAWI001	Slitrig Crescent	1.6	70
Site Requirements			
<ul style="list-style-type: none"> A flood risk assessment is required and design and layout of the site should mitigate flood risk on the site Redevelopment of the site should take advantage of the location close to the town centre Design and layout should give proper respect to the listed buildings, archaeological records and the location in the Conservation Area in Hawick Any development is required to take into account the intimate setting of the area around Slitrig Crescent and the Slitrig Bank area Parking is required to be included within the layout of the development Mitigation measures are required to prevent any impact on the River Tweed SAC/SSSI Contamination assessment required due to the relation to the former Waverley railway and appropriate mitigation measures to be carried out thereafter Land in direct proximity to the railway is required to be safeguarded in line with LDP In the short term, the site would benefit from improved open space in the south eastern corner that would also create a link to the core path along the former railway line. 			
RHAWI010	Cottage Hospital	0.7	N/A
Site Requirements			
<ul style="list-style-type: none"> The B Listed former Cottage Hospital and its setting must be retained. Any extension, alterations, new building and associated landscaping should be designed sympathetically to this setting Access is likely to be from Buccleugh Road (A7), via the shared entrance with Borders College There are trees within the site which are protected by Tree Preservation Orders as well as other mature trees which must be retained and protected. BS5837 site appraisal for tree cover required SUDS is required to deal with surface water drainage on the site Site investigation of any potential contamination and appropriate mitigation measures to be carried out thereafter Due to the regional historic interest of the building, a Historic Building Survey to be undertaken Assessment of any impact on nature conservation will be required. 			

RHAWI011	Factory, Fairhurst Drive	0.5	10
Site Requirements			
<ul style="list-style-type: none"> • A buffer zone to be formed to the south of the site to be confirmed through the planning application process, to prevent prejudicing the potential future extension of the Borders Railway through the south of the site, and to prevent loss of light into dwellings • Potential contamination on the site should be investigated and mitigated • Extension of the existing footway on the south side of Fairhurst Drive along the northern boundary of the site, and explore the potential to tie this in with the footway on Wilson Drive • Assessment of ecology impacts and provision of mitigation, as appropriate • Explore the potential to establish a direct pedestrian link onto Wilson Drive • Landscaping should be established to the west of the site to help separate the site from the neighbouring garage use • Potential for surface water runoff issues to be addressed at the design stage as requested by SEPA. 			
RHAWI012	St Margaret's & Wilton South Church	0.04	N/A
Site Requirements			
<ul style="list-style-type: none"> • Any development must preserve or enhance the character of the Conservation Area • Historic building recording of the late 19th Century church may be required • Site investigation of any potential contamination and appropriate mitigation measures to be carried out thereafter • Amenity of existing residential properties must be safeguarded. 			
RHAWI014	Land on Mansfield Road	0.2	N/A
Site Requirements			
<ul style="list-style-type: none"> • A flood risk assessment is required and design and layout of the site should mitigate flood risk • Use should be compatible with adjacent residential properties to the north and east • Site investigation of any potential contamination and appropriate mitigation measures to be carried out thereafter • Mitigation measures are required to prevent any impact on the River Tweed SAC/SSSI. 			
RHAWI015	Land east of Community Hospital	0.2	N/A
Site Requirements			
<ul style="list-style-type: none"> • The C listed building and its setting (Former Office to Turnbull's Finishing Works) to the north must be protected. Any development on this site must be designed sympathetically to this setting • A flood risk assessment is required and design and layout of the site should mitigate flood risk • Mitigation measures are required to prevent any impact on the River Tweed SAC/SSSI • Site investigation of any potential contamination and appropriate mitigation measures to be carried out thereafter • The service road will require to be upgraded, possibly to adoptable standard • Site connectivity to the site to the north may be desirable. 			

RHAWI016	Former N Peal Factory, Carnarvon Street	0.3	N/A
Site Requirements			
<ul style="list-style-type: none"> • The design and layout of development proposals should ensure that there is no adverse impact on adjoining land uses • The C listed building which occupies the site and its setting (Former Office to Turnbull's Finishing Works) must be retained. Any development on this site must be designed sympathetically to this setting • Use should be compatible with adjacent residential properties to the north and east • Mitigation measures are required to prevent any impact on the River Tweed SAC/SSSI • Site investigation of any potential contamination and appropriate mitigation measures to be carried out thereafter • Demolition or alteration would require a Historic Building Survey to be undertaken and possibly further mitigation of impacts • Protected species interests may be present within the structures and further assessment on nature conservation will be required • Vehicular access off Carnarvon Street, provided the use is not intense and does not involve any undue use by HGV traffic. Connectivity with the road to the south may be desirable although the creation of a rat-run would be objectionable. 			
RHAWI017	Former Peter Scott Building	0.6	N/A
Site Requirements			
<ul style="list-style-type: none"> • The submission of a Flood Risk Assessment would be required • Any development must be sympathetic to the character and setting of this C listed building and Hawick Conservation Area • Protected species may be present within the structures and further assessment/mitigation on nature conservation may be required • Potential archaeology within the site, mitigation may be required • Site investigation of any potential contamination and appropriate mitigation measures to be carried out thereafter • The need for a Sustainable Urban Drainage System within the site to deal with surface water. 			
RHAWI018	Buccluch Mill	0.1	N/A
Site Requirements			
<ul style="list-style-type: none"> • The submission of a Flood Risk Assessment would be required • Any development must be sympathetic to the character of the Hawick Conservation Area • Protected species may be present within the structures and further assessment/mitigation on nature conservation may be required • Potential archaeology within the site, mitigation may be required • Site investigation of any potential contamination and appropriate mitigation measures to be carried out thereafter • The need for a Sustainable Urban Drainage System within the site to deal with surface water. 			

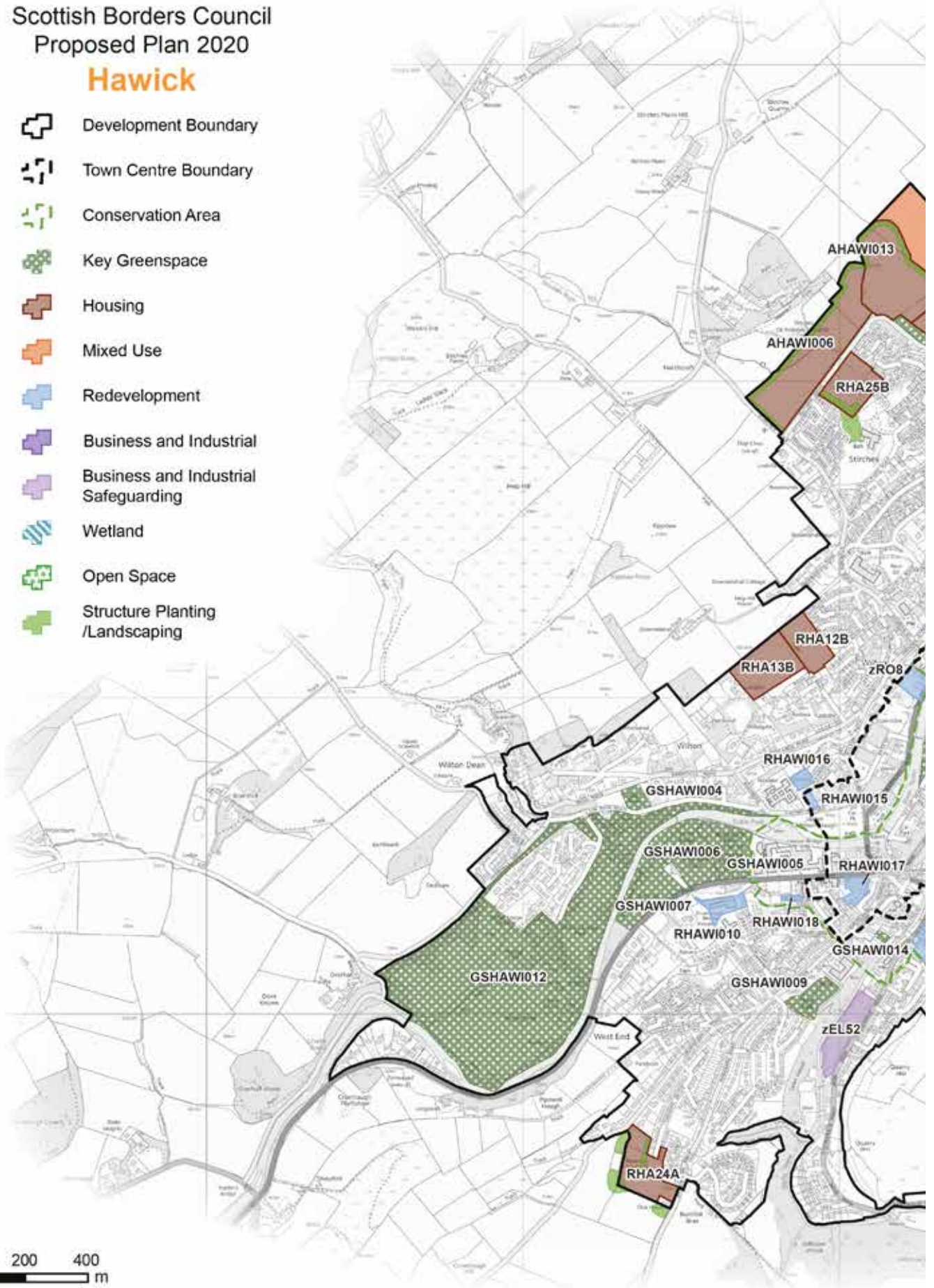
KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSHAWI001	Twirlees Terrace Allotments	0.3
GSHAWI002	Braid Road Allotment	1.1
GSHAWI003	Fisher Avenue Allotment	1.7
GSHAWI004	Dean Road Allotments	0.6
GSHAWI005	Hawick & Wilton CC	2.2
GSHAWI006	Volunteer Park	2.8
GSHAWI007	Volunteer Park ATP	2.6
GSHAWI008	Allotments at Guthrie Drive	0.7
GSHAWI009	Moat Site	1.1
GSHAWI010	Mansfield & Albert Park	3.6
GSHAWI011	Park in Burnfoot	2.8
GSHAWI012	Wilton Lodge Park	33.3
GSHAWI013	Little Haugh	0.6
GSHAWI014	The Village Allotments	0.1
GSHAWI015	Weensland Allotments	0.3

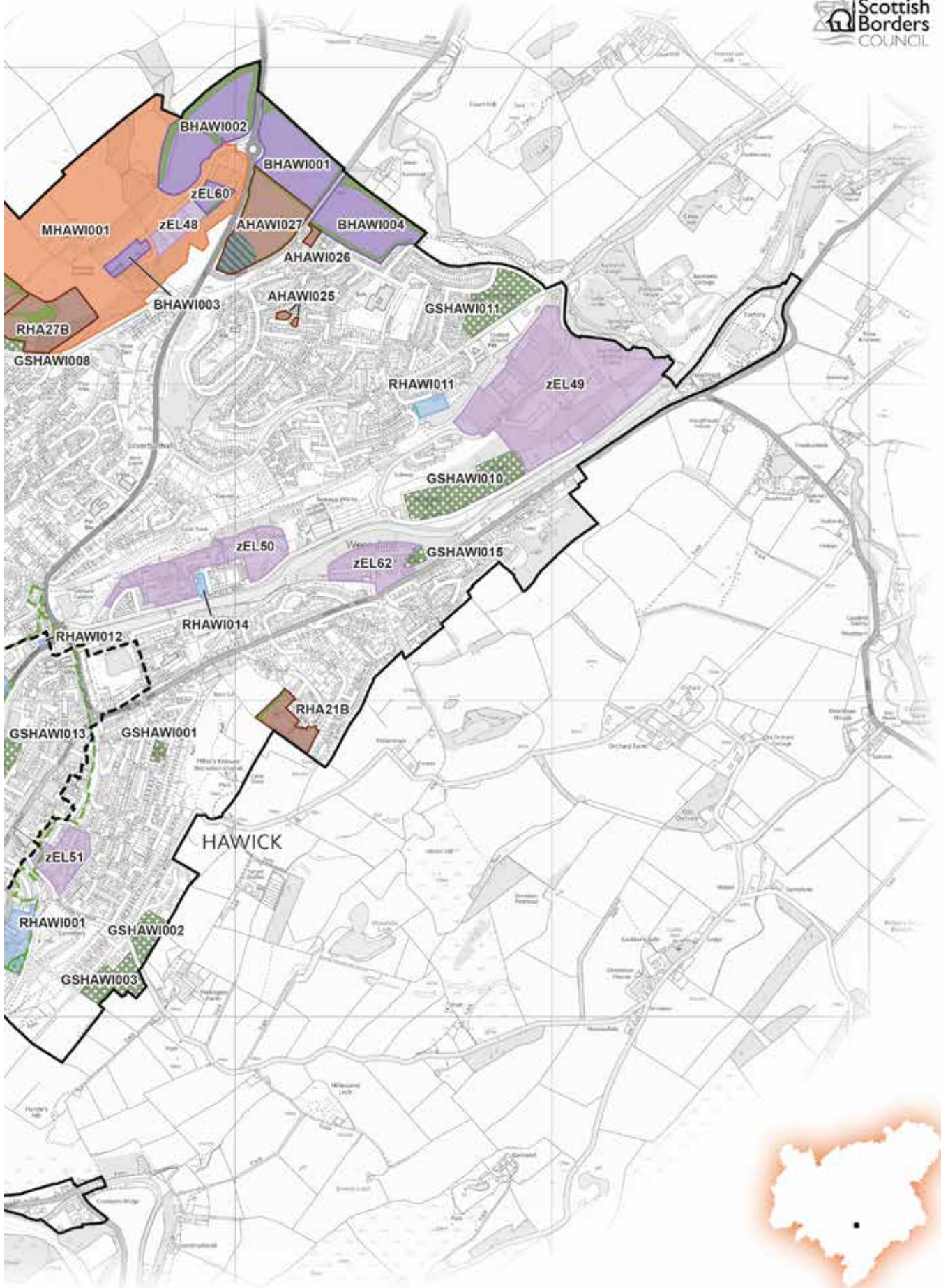
Scottish Borders Council
Proposed Plan 2020

Hawick

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



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SETTLEMENT PROFILE

HEITON

HOUSING MARKET AREA
Central



LOCALITY
Cheviot



POPULATION
122



PLACEMAKING CONSIDERATIONS

Heiton is a linear settlement formed along the A698, the main road from Kelso to Hawick. There is a wide mix of house types within Heiton, including traditional terraced housing to the north of the village and larger detached units with some back-land development in the southern part.

The Plan identifies two housing sites within Heiton along the eastern side of the Main Street at both the north and south of the village. The Plan also identifies one greenspace for protection at Heiton Recreational Park.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
RHE2B	Heiton Mains	0.9	15
Site Requirements			
<ul style="list-style-type: none"> The main vehicular access to the site will be directly from the A698 with respect for the urban form of the village Structure planting will be required to the eastern boundary to reinforce the settlement edge and contain the site The design and layout of the site should be in character with the existing linear form of the village. 			
RHE3B	Ladyrig	1.1	20
Site Requirements			
<ul style="list-style-type: none"> The main vehicular access to the site should be from the A698 with respect for the urban form of the village Structure planting will be required to the southern and eastern boundaries to reinforce the settlement edge and contain the site The design and layout of the site should be in character with the existing linear form of the village. 			

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSHEIT001	Heiton Recreational Park	0.4

Heiton

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



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SETTLEMENT PROFILE

HERIOT STATION

HOUSING MARKET AREA
Northern



LOCALITY
Eildon



POPULATION
148



PLACEMAKING CONSIDERATIONS

Heriot Station is located in the valley of the Gala Water, and is associated with a series of small building groups in the lower end of the valley of the Heriot Water.

The settlement is set within the pastoral upland valley of the Gala Water. Services such as the school and church are located further up the valley of the Heriot Water to the west.

The character of Heriot Station is established by single sided development along Heriot Way facing south down the valley of the Gala Water, with a cluster of residential areas to the rear. Properties are generally single to a storey and a half in height; those that front onto Heriot Way are generally of traditional character, detached and constructed of traditional materials such as harl and slate. A few semi detached properties however, do exist within the settlement.

The Plan identifies the play area as an area of greenspace to be protected.



PREFERRED AREAS FOR FUTURE EXPANSION

The Plan does not provide any housing allocations or areas for longer term development in Heriot Station.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSHERI001	Play Area	0.3

-  Development Boundary
-  Key Greenspace



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SETTLEMENT PROFILE

HUTTON

HOUSING MARKET AREA
Berwickshire



LOCALITY
Berwickshire



POPULATION
126



PLACEMAKING CONSIDERATIONS

Hutton is located on the lowlands associated with the River Tweed. The settlement is flat and surrounded by arable fields, which are designated as prime agricultural land.

There is one housing allocation within Hutton which is yet to be developed and a protected greenspace immediately to the north of the housing allocation.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

HOUSING

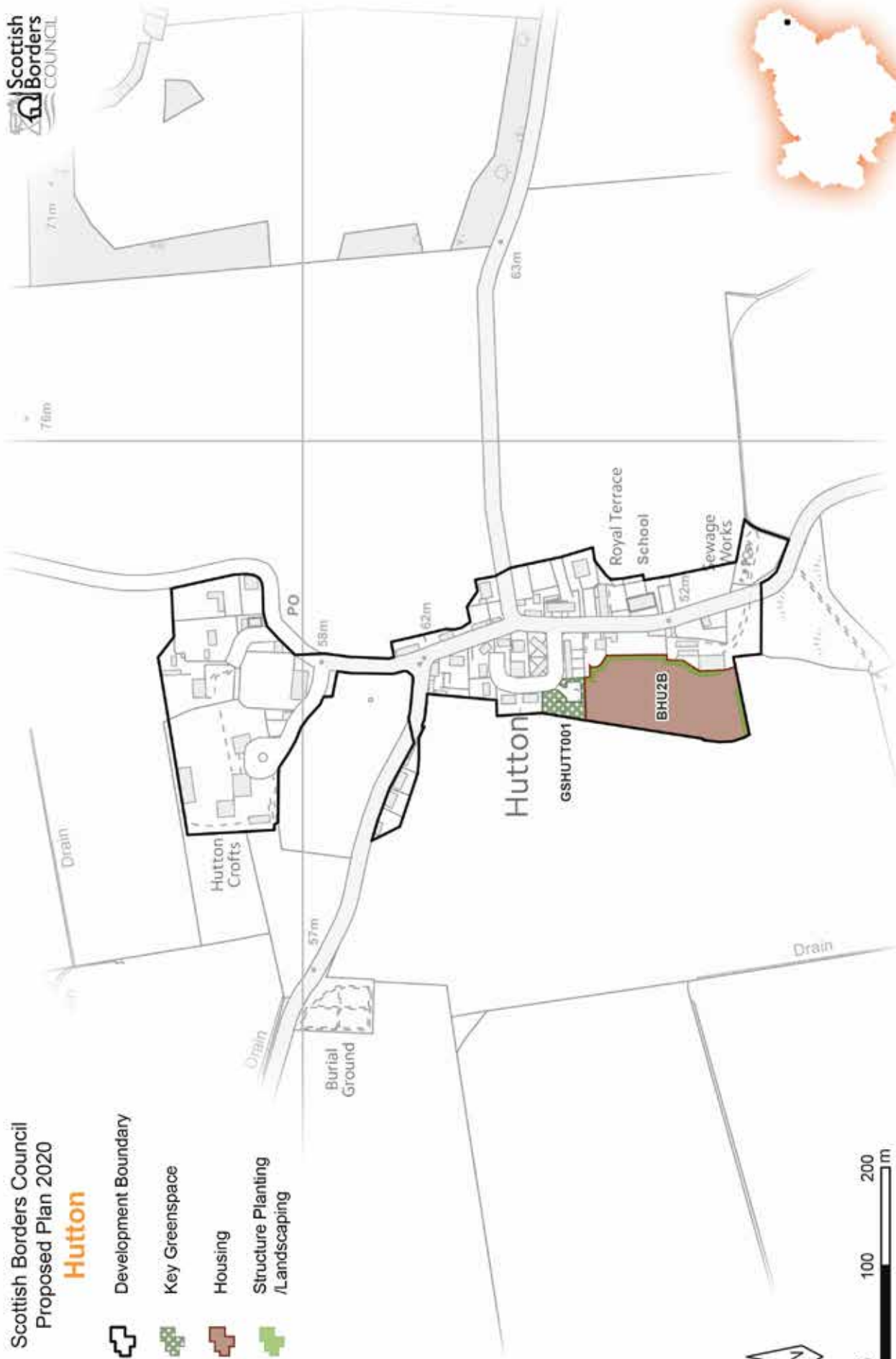
SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
BHU2B	Rosebank	1.1	11
Site Requirements			
<ul style="list-style-type: none"> • Provide structure planting at southern edge to provide enclosure to the site and to define a settlement boundary • Retain existing hedge planting on the western edge to define a settlement boundary • Provide satisfactory planting to safeguard the amenity of neighbouring properties • Property orientation should take advantage of the southerly aspect and long views • Work will be required to establish a vehicular access from Royal Terrace or Knowepark, this should be done in line with advice from the Council's Roads Planning Team • Pedestrian links through the site to Royal Terrace and to Knowes Close and the play park should be provided • Investigation of possible archaeological links to the north west of the site. 			

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSHUTT001	Recreation and Play Area	0.1

Hutton

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



SETTLEMENT PROFILE

INNERLEITHEN

HOUSING MARKET AREA
Northern



LOCALITY
Tweeddale



POPULATION
3,031



PLACEMAKING CONSIDERATIONS

Innerleithen sits on a significant bend in the River Tweed at a point where the valley floor opens out into wide haughland, and the majority of the built up area of the town lies on this haughland. The entrances into the town are generally quite pleasing and there is a good integration with the adjoining landscape to the north due to the mature landscape framework. The River Tweed and the flood plain dominate the southern side of the village.

The town developed in the late 18th century on the development of the textile industry and the publication in the early 19th century of Sir Walter Scott's St Ronan's Wells, which extolled the restorative qualities of the spring waters. At this time the High Street was developed but it was not until the end of that century that the major expansion of the settlement occurred extending behind the High Street to the south and to the south east beyond the Leithen Water. Another major expansion also occurred after the 2nd World War with a major public housing scheme in the east towards the former Pirn House.

The character of Innerleithen owes much to the Leithen Water that runs through the town to the Tweed. A lade to the west of the river supplied several woollen mills (one of them was the first in the Borders, established in 1788), a sawmill and Smail's Printing Works (now run by the National Trust for Scotland). Innerleithen was an ideal location for the woollen industry. Its fast flowing river offered waterpower to the mills and wool was produced in the surrounding pastoral countryside. The development of the woollen industry did not begin as a gradual process, but on a large scale with the building of Brodie's Mill.

The Conservation Area of Innerleithen includes much of the High Street, Leithen Road, and part of Traquair Road, Waverley Road, Horsbrugh Street, and Pirn Road. The majority of properties within the Conservation Area are 19th century and residential and follow a fairly general pattern. Architecturally they are quite plain as individual units but rely for their interest and integrity on their proportioning, detailing and uniformity as a group of buildings. Snecked whin stone, sandstone, harling, stone quoins, and slate are the main building materials. Most properties have timber sash and case windows and solid timber doors, and dormers. They are characteristically of a small scale either single, one and a half or two storeys in height.

The main central area focuses on the High Street, with a diverse range of services and facilities to serve the local community including a bank and a post office. The town benefits from a supermarket which is situated just outwith the town centre along the Peebles Road. The town centre itself is considered to be one of the healthier town centres within the Scottish Borders with generally a low vacancy rate.

The Plan provides three housing allocations, two of which are located to the north of the settlement off Leithen Road, and the third is off the Peebles Road. Two Business and Industrial sites are identified off Traquair Road, of which site zEL200 (Traquair Road) is safeguarded. As part of the Housing SG the mixed use site MINNE001 (Caerlee Mill) was allocated and MINNE003, located on the western edge of the settlement, has been brought forward within this Plan. Both of these mixed use sites will require an element of business and industrial land.

The Plan identifies two greenspace areas for protection within Innerleithen, the Innerleithen Recreation Ground and the outdoor space at St Ronan's Primary School. These spaces provide the village community with important recreation opportunities.

KEY INFRASTRUCTURE CONSIDERATIONS

This settlement is identified within the Council's Local Flood Risk Management Plans as being at risk of flooding. Any development proposals should therefore be subject to early consultation with the Council's Flood and Coastal Management Officer, and SEPA, having regard to SEPA's Indicative River and Coastal Flood Map (Scotland) and any other relevant flood risk information. A flood risk assessment may be required and may influence the scale and layout of any development at a particular location.

PREFERRED AREAS FOR FUTURE EXPANSION

Once the allocated sites are fully developed the preferred area for future expansion beyond the period of this Local Development Plan will be the area at Kirklands/Willowbank (SINNE001). This site will be subject to further assessment and review as part of any future Local Development Plan and will require a Masterplan to ensure a coherent and holistic approach.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
TI200	Kirklands/Willowbank	5.2	55
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief. 			
TI3B	Peebles Road	0.2	5
Site Requirements			
<ul style="list-style-type: none"> A vehicular link with Tweed View will be required along with a pedestrian link to the health centre as well as through to the supermarket Retention of the stone boundary wall along the Peebles Road New landscape planting is required to provide enclosure and setting for housing development. Buffer areas alongside new and existing landscaping will be required. The long term maintenance of landscaped areas must be addressed Further assessment on archaeology will also be required and mitigation put in place. 			

AINNE004	Kirklands/Willowbank II	7.8	150
Site Requirements			
<ul style="list-style-type: none"> • It is intended that a Planning Brief in the form of Supplementary Planning Guidance will be produced for this site • The vehicular access will be via the allocated housing site T1200 and although this entails only one point of access from the existing road network, the possibility of a second junction with the B709 (Leithen Road) further south should not be completely ruled out. Improvements are required to the B709 towards the A72 – High Street in terms of carriageway width, footway provision/width and parking provision. Access routes through to site for long term development should be established • New woodland structure planting is required to provide a setting and shelter for housing development, as well as to reinforce the settlement edge. The use of mixed broadleaved woodland including forest trees such as oak, ash, Scots pine and beech along with the establishment of a shrub layer will be required. These areas are also useful for informal recreation and should be made accessible through appropriate access routes to the neighbourhood and countryside more generally. Buffer areas alongside new and existing landscaping will be required. The long term maintenance of landscaped areas must be addressed • Existing stone walls to be maintained and possibly incorporated into access routes • Provision of amenity access within the development for pedestrians and cyclists will be required. An adoptable pedestrian link through to Well's Brae is strongly desirable • Mitigation measures are required to prevent any impact on the River Tweed Special Area of Conservation (Leithen Water) • Further assessment on nature conservation interest along with archaeology will also be required and mitigation put in place • A flood risk assessment is required to inform the site layout, design and mitigation. 			

POTENTIAL LONGER TERM HOUSING (SUBJECT TO REVIEW)

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
SINNE001	Kirklands II	7.6	TBC
Site Requirements			
<ul style="list-style-type: none"> • It is intended that a Masterplan in the form of Supplementary Planning Guidance will be produced for this site • A vehicular link will be required through the adjacent housing site AINNE004 Kirklands/ Willowbank • Enhancement of existing woodland and provision of preplanned and implemented structural landscaping. The long term maintenance of landscaped areas must be addressed • Provision of amenity access to the wider countryside for pedestrians and cyclists • Mitigation measures are required to prevent any impact on the River Tweed Special Area of Conservation (Leithen Water) • Further assessment on nature conservation interest along with archaeology will also be required and mitigation put in place • A flood risk assessment is required to inform the site layout, design and mitigation. 			

BUSINESS AND INDUSTRIAL

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zEL16	Traquair Road East	0.6	N/A
Site Requirements			
<ul style="list-style-type: none"> • This is a business and industrial site as defined in Policy ED1 • A flood risk assessment is required to inform the site layout, design and mitigation, and consideration should be given to the potential for channel restoration. 			

BUSINESS AND INDUSTRIAL SAFEGUARDING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zEL200	Traquair Road	3.0	N/A
Site Requirements			
<ul style="list-style-type: none"> • This is a business and industrial safeguarded site as defined in Policy ED1 • In the event of further proposed development or redevelopment, a flood risk assessment is required to inform the site layout, design and mitigation. 			

MIXED USE

MINNE001	Caerlee Mill	1.5	35
Site Requirements			
<ul style="list-style-type: none"> • A planning brief has been undertaken for the site • The site must provide a mix of uses including housing, employment and/or commercial • A Flood Risk Assessment may be required. No building should take place over any existing drain/lade that is to remain active. Where watercourses may be culverted through the site, opportunity should be taken to de-culvert • A water impact assessment will be required • The main vehicular access into the site will be via Chapel Street. Maxwell Street is currently not adopted and whilst a vehicular link with Maxwell Street is desirable it will require the entire length of Maxwell Street to be upgraded to an adoptable standard • A Transport Statement will be required • Provision of amenity access within the development for pedestrians and cyclists. Links to the footpath network to be created and amenity maintained and enhanced • Further assessment of archaeological interest will be required and mitigation put in place • Assessment of ecology impacts and provision of mitigation, as appropriate • The site is located within the Innerleithen Conservation Area, and the category 'B' listed Brodie's Mill is also located on the site. As a result any new development on the site must incorporate the conversion and retention of the listed building and enhance its setting. The development must also incorporate the retention of the stone boundary walls • In advance of the development being occupied, connection of waste water (foul) drainage to the public sewer will be required • Potential contamination on the site should be investigated and mitigated. 			

MINNE003	Land West of Innerleithen	6.8	50
Site Requirements			
<ul style="list-style-type: none"> • A Planning Brief in the form of Supplementary Planning Guidance to be produced for this site • Flood Risk Assessment required, to assess any potential flood risk from the River Tweed • 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 Special Area of Conservation/Sites of Special Scientific Interest • Landscaping/structure planting to mitigate any visual impact. The long term maintenance of landscaped areas must be addressed • Pedestrian and cycle connectivity with Tweed View, Health Centre and the multi use path will be required • A new vehicular access off the A72 Peebles Road will be required with connection to Angle Park • Transport Assessment, or at least Transport Statement required • Early discussions with Scottish Water in respect of Waste Water Treatment Works and Water Treatment Work capacities and the possibility for a Drainage Impact Assessment and Water Impact Assessment • Archaeology evaluation/mitigation required. Preference for in-situ protection, full investigation would be required for the area with the Roman Camp • This is a mixed use site which will incorporate a mixture of uses including housing and employment. This will be established in more detail with a Planning Brief. A minimum of 1ha of high amenity business land to be provided in line with Policy ED1: Protection of Business and Industrial Land which may include Class 6 (storage and distribution) uses. • Area of land in north east corner to be safeguarded for potential future expansion of health centre. 			

KEY GREENSPACE

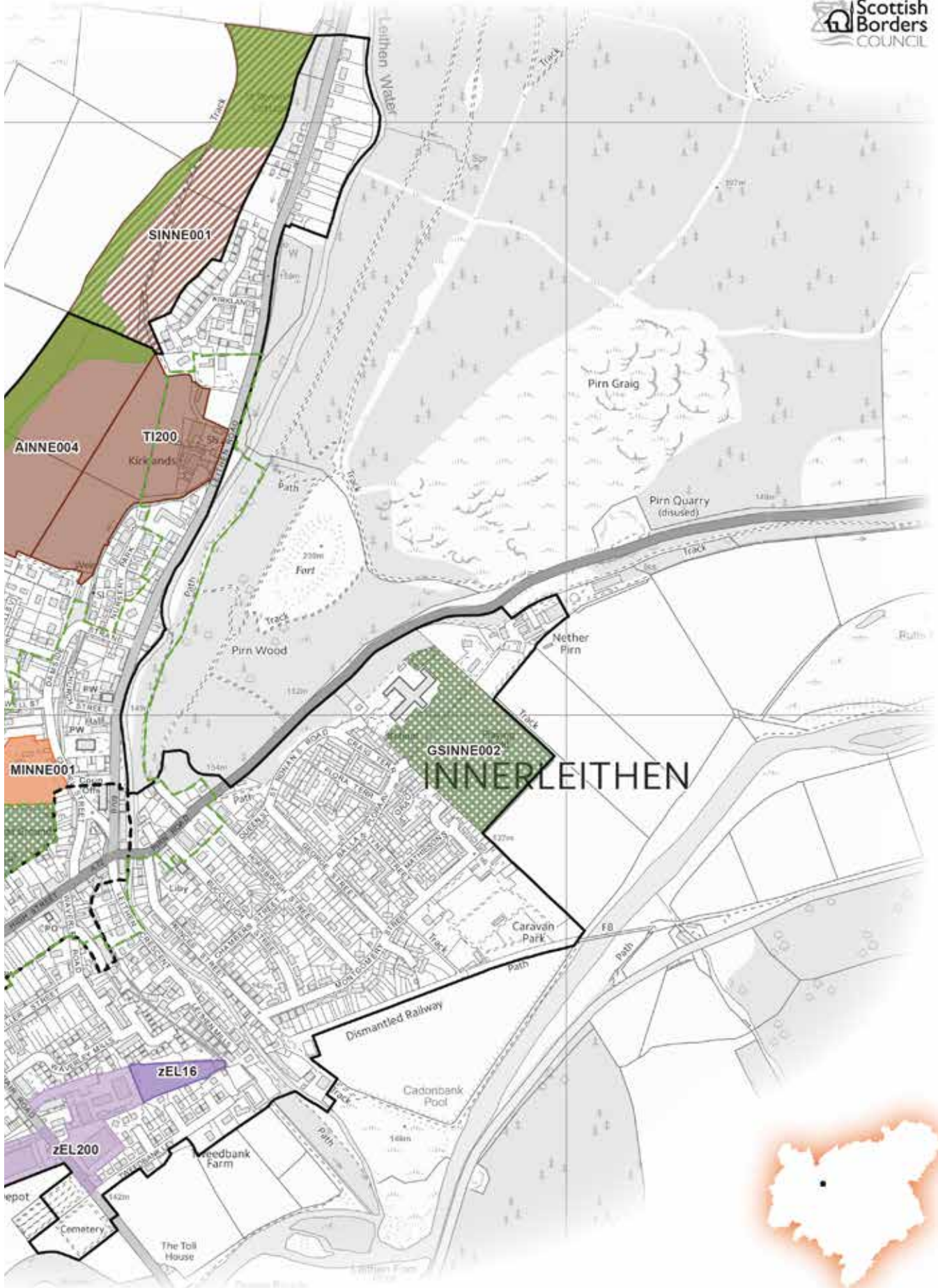
SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSINNE001	Innerleithen Recreation Ground	3.5
GSINNE002	Grounds of St Ronan's Primary School	4.2

Scottish Borders Council
 Proposed Plan 2020
Innerleithen

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



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SETTLEMENT PROFILE

JEDBURGH

HOUSING MARKET AREA
Central



LOCALITY
Cheviot



POPULATION
4,030



PLACEMAKING CONSIDERATIONS

The historic settlement of Jedburgh was built either side of the Jed Water which runs on a north-south axis, and is framed by Lanton Hill (280 metres) and Black Law (338 metres) to the west and south west and by lower more undulating hills to the east.

The Conservation Area of Jedburgh includes much of the historic core of the town including the Abbey and the Castle Gaol. Similar to Edinburgh Old Town in its layout, Jedburgh has a long street that rises terminating with the castle at the highest point. The High Street is characterised by a mix of commercial, residential and social facilities, the central area is focused around where the Mercat Cross once sat with roads leading off in various directions.

Properties within the Conservation Area are built in rows with some detached properties particularly along Friarsgate. Ranging from two to three and a half storeys in height, properties vary in styles. Although the elements highlighted above are important and contribute greatly to the character of Jedburgh they do not do so in isolation. Building materials and architectural details are also just as important. Sandstone, some whinstone, harling, and slate all help to form the character. Architectural details such as sash and case windows (though there are some unfortunate uPVC replacements), rybats, margins, detailed door heads above some entrances and in some instances pilasters all add to the sense of place. Any new development must therefore aim to contribute to the existing character of the Conservation Area.

The views within the valley floor are more limited by the topography and vegetation of the settlement. Nevertheless, the views from the south to the Abbey are particularly important and require protection. From the higher parts of Jedburgh there are more extensive views over the town to the east and west.

Jedburgh has a healthy housing land supply of allocated sites and only one new housing site has been added to the Plan making a total of nine allocated housing sites within the town. A business and industrial site at Wildcat Wood, six safeguarded business and industrial sites and four redevelopment opportunities have also been identified.

Several greenspaces within Jedburgh are protected due to their value within the community these include Jedforest Bandstand, Allerley Well Park and Howden Park.

CHANGING CONTEXT

Jedburgh has also benefited from a Conservation Area Regeneration Scheme which focuses on a range of heritage and conservation based regeneration projects within the town. This will support the repair of traditional buildings within the town centre and enhance the Jedburgh Conservation Area.

A new Intergenerational Community Campus has been developed at Hartrigge Park. This replaces Jedburgh Grammar, Howdenburn and Parkside Primary Schools within the town. The new campus also provides a variety of community facilities for the residents of Jedburgh.

KEY INFRASTRUCTURE CONSIDERATIONS

Development land in Jedburgh is severely restricted by the topography and road network. Once the allocated sites have been developed, without serious investment in the road network, there is no identifiable preferred area of expansion for Jedburgh.

This settlement is also identified within the Council's Local Flood Risk Management Plans as being at risk of flooding. Any development proposals should therefore be subject to early consultation with the Council's Flood and Coastal Management Officer, and SEPA, having regard to SEPA's Indicative River and Coastal Flood Map (Scotland) and any other relevant flood risk information. A flood risk assessment may be required and may influence the scale and layout of any development at a particular location.

PREFERRED AREAS FOR FUTURE EXPANSION

As previously stated, future areas of expansion within Jedburgh will be looked at in more detail in subsequent plans. Serious considerations must be made regarding the road network and where best to locate future development which impacts least on the character and setting of Jedburgh. Under the present circumstances, any development outwith the allocated sites proposed during this local development plan period will be resisted. There may be potential in the long term future for development to the north if the road network issues can be resolved. However, further development on Sharplaw Road will be resisted due to the severe road network restrictions.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
RJ7B	Annefield	2.0	40
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief. 			
RJ30B	Howden Drive	4.2	80
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief. 			
RJ2B	Lochend	3.1	43
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief. 			

RJ14B	Oxnam Road	8.3	67
Site Requirements			
<ul style="list-style-type: none"> • Access to be taken directly from existing access off Oakieknowe Road • Site to include village green and play area as shown in the approved Planning Brief for Lochend and Annefield • Design and layout to be in character with existing on-site development. 			
RJ27D	Wildcat Cleuch	1.7	6
Site Requirements			
<ul style="list-style-type: none"> • Site is to be accessed off Wildcat Cleuch not Lanton Road • Structural planting required on the northern boundary to provide a definitive settlement edge. A management scheme for planting is also required • Existing hedgerows and trees to be retained where possible • Consider the potential for culvert removal and channel restoration. 			
AJEDB005	Wildcat Gate South	2.1	20
Site Requirements			
<ul style="list-style-type: none"> • Refer to approved Planning Brief. 			
AJEDB010	Queen Mary Building	0.3	25
Site Requirements			
<ul style="list-style-type: none"> • Refer to approved Planning Brief. 			
AJEDB012	Howden Drive South	0.2	5
Site Requirements			
<ul style="list-style-type: none"> • Structural planting required on the southern boundary to reinforce settlement edge and protect existing woodland. A management scheme for planting is also required • Scale of the development must be in keeping with surrounding residential properties • Mitigation measures are required to prevent any impact on the River Tweed Special Area of Conservation • Mitigation measures should be carried out to address drainage into the nearby burn. 			
AJEDB018	Land East of Howdenburn Court II	1.2	20
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, Howdenburn Court and Lochend (RJ2B) • 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. 			

BUSINESS AND INDUSTRIAL

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
BJEDB001	Wildcat Wood and extension	7.6	N/A
Site Requirements			
<ul style="list-style-type: none"> This is a business and industrial site as defined in Policy ED1 Existing woodland should be excluded from the developable area. 			

BUSINESS AND INDUSTRIAL SAFEGUARDING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zEL31	Wildcat Gate	2.0	N/A
Site Requirements			
<ul style="list-style-type: none"> This is a business and industrial safeguarded site as defined in Policy ED1. 			
zEL32	Hartrigge Park	9.8	N/A
Site Requirements			
<ul style="list-style-type: none"> This is a business and industrial safeguarded site as defined in Policy ED1. 			
zEL33	Edinburgh Road	2.3	N/A
Site Requirements			
<ul style="list-style-type: none"> This is a business and industrial safeguarded site as defined in Policy ED1. 			
zEL34	Bankend South Industrial Estate	3.2	N/A
Site Requirements			
<ul style="list-style-type: none"> This is a business and industrial safeguarded site as defined in Policy ED1. 			
zEL35	Bongate South	0.9	N/A
Site Requirements			
<ul style="list-style-type: none"> This is a business and industrial safeguarded site as defined in Policy ED1. 			
zEL37	Bongate North	1.1	N/A
Site Requirements			
<ul style="list-style-type: none"> This is a business and industrial safeguarded site as defined in Policy ED1. 			

REDEVELOPMENT

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
RJEDB001	The Anna	0.4	N/A
Site Requirements			
<ul style="list-style-type: none"> • A flood risk assessment is required to inform the design along with possible mitigation and resilience measures • Commercial and retail uses will be viewed more favourably than residential and development of the ground floor for residential purposes will be unacceptable • Any land-raising will need to be linked to compensatory storage. If this is not possible an element of commercial risk will need to be accepted • Site suitable for redevelopment for community use. 			
RJEDB002	Riverside Mill	0.2	N/A
Site Requirements			
<ul style="list-style-type: none"> • A flood risk assessment is required to inform development of the site along with possible mitigation and resilience measures • Suitable access to the site would be determined by the proposed use and would require discussion with the Council's Roads Planning Team • Depending on the type of use developed on the site, screening may be required along the northern boundary to protect the residential amenity of the properties at Malestroit Court • Mitigation measures would be required to ensure no significant impacts on the River Tweed Special Area of Conservation • Excavations in this area may require archaeological monitoring. 			
RJEDB003	Howdenburn Primary School	2.2	N/A
Site Requirements			
<ul style="list-style-type: none"> • Consideration must be given to surface runoff, early discussions with Flood Officer are recommended • Protected species may be present within the site and further assessment on nature conservation will be required • Archaeological evaluation is required for the site and necessary mitigation measures should be implemented • There is an existing outdoor sports facility within this site, and any development must take this into account in line with Scottish Planning Policy • Existing trees within the site should be retained where possible • Due to the prominence of the site, consideration must be given to scale and massing to respect the residential amenity of neighbouring properties • Appropriate structure planting/ screening should be provided to assist with site integration, wind protection and landscape mitigation • The site design should include a strong street frontage onto Howdenburn Drive, good internal street connectivity will also be required • A pedestrian link between the north western corner of the site and Grieve Avenue should be explored to help integrate the development site with the existing street network. Existing pedestrian links through the site should be maintained and enhanced where possible • A Transport Statement will be required to address accessibility and sustainable travel • Any potential contamination on site to be investigated and mitigated • A Drainage Impact Assessment may be required to establish water impact • A Water Impact Assessment may be required depending on the flow demand • Potential flood risk to be investigated. 			

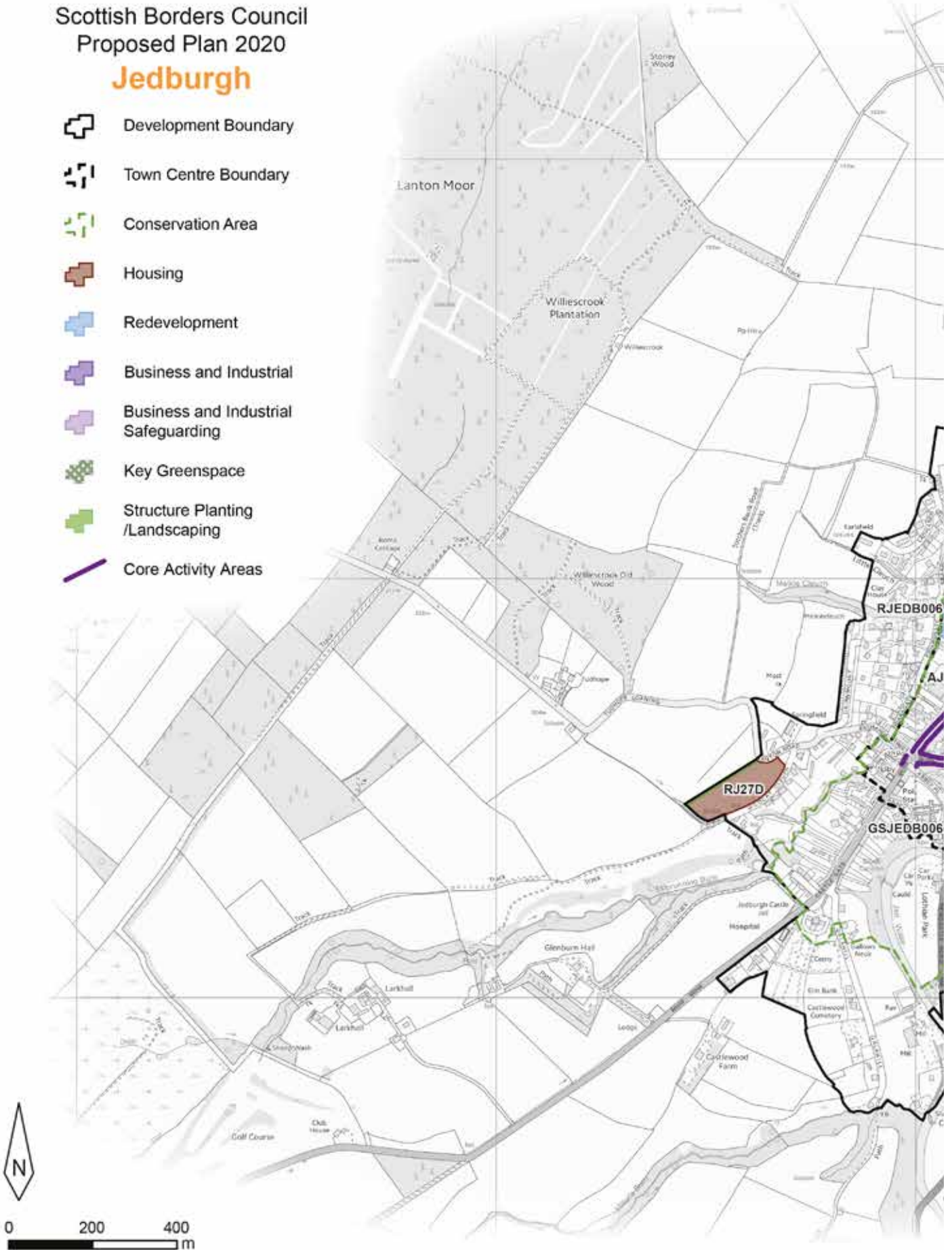
RJEDB006	Jedburgh Grammar School	0.8	N/A
Site Requirements			
<ul style="list-style-type: none"> • A flood risk assessment is required and consideration must be given to surface runoff, early discussions with Flood Officer recommended • Opportunities should be taken to de-culvert Meikle Cleugh as part of any development • Mitigation required to ensure no significant effect on River Tweed Special Area of Conservation • Protected species may be present within the site and further assessment on nature conservation will be required • The pedestrian link between High Street and Friarsgate should be retained and enhanced • Consideration must be given to the scale and massing of the buildings and the edge treatment of the site • Retention and conversion of the category 'C' Listed school building will be required • The layout and design of the site should be sympathetic to and integrate well with the character of the Conservation Area • Archaeological evaluation is required for the site and necessary mitigation measures should be implemented • Any potential contamination on site to be investigated and mitigated • A Drainage Impact Assessment may be required to establish water impact • A Water Impact Assessment may be required depending on the flow demand. 			

KEY GREENSPACE

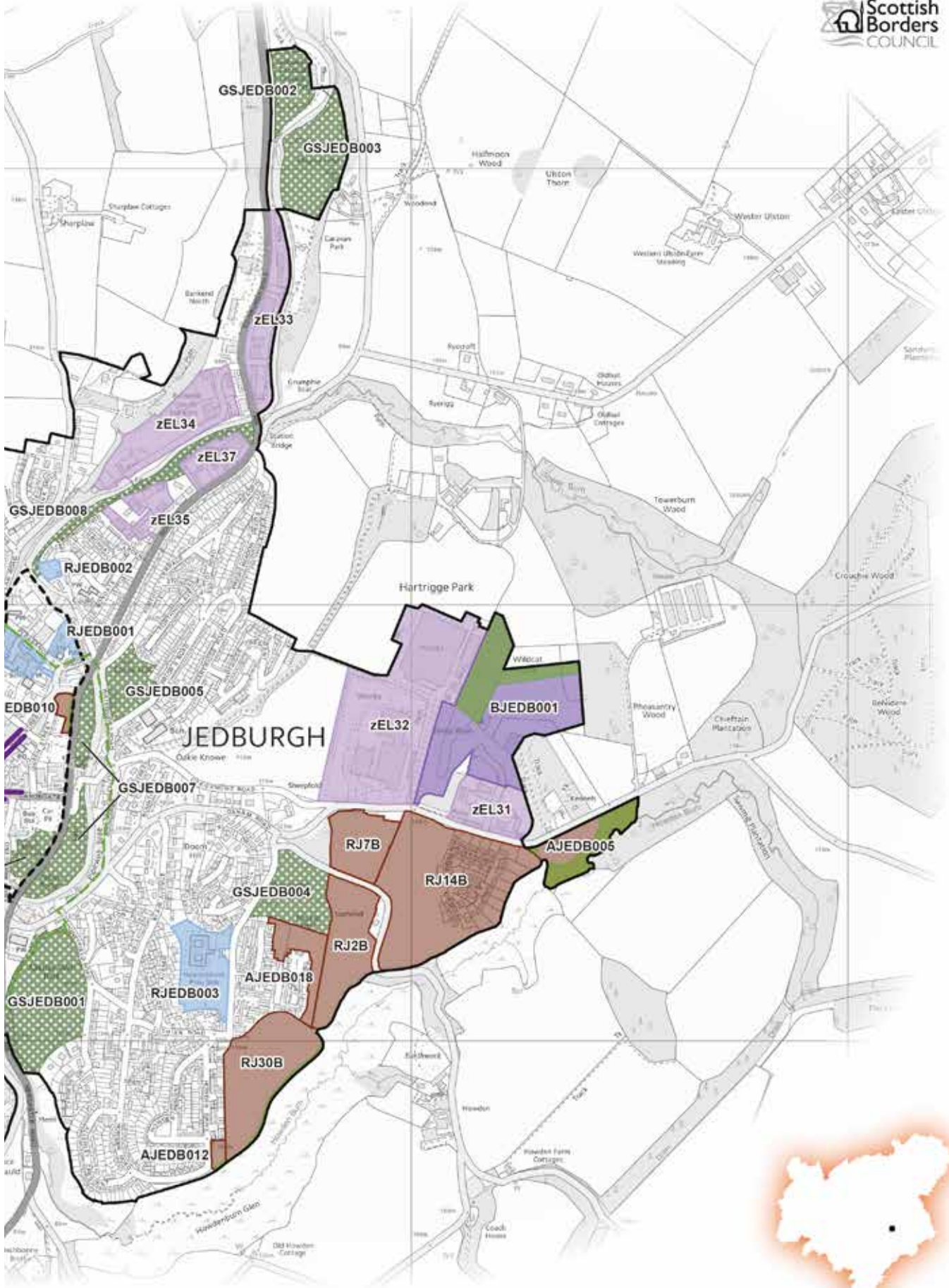
SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSJEDB001	Allerley Well Park	4.6
GSJEDB002	Jed Forest RFC	1.4
GSJEDB003	Jed Legion Club	3.0
GSJEDB004	Howden Park	2.2
GSJEDB005	Stone Hill	1.4
GSJEDB006	Jedforest Bandstand	0.7
GSJEDB007	A68/Jedwater	2.1
GSJEDB008	Jedburgh Water	1.3

Scottish Borders Council
 Proposed Plan 2020
Jedburgh

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



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SETTLEMENT PROFILE

KELSO

HOUSING MARKET AREA
Central



LOCALITY
Cheviot



POPULATION
6,859



PLACEMAKING CONSIDERATIONS

The character of Kelso is established from its setting along an attractive meander in the River Tweed. It takes considerable benefit of its open riverside with many walkways alongside. Within the centre, the Square forms a significant part of the character of the Market Town. Within the town centre a one-way Traffic Management Scheme has been established to provide safer and more accessible routes for pedestrians and less vehicular congestion whilst aiming to retain, and indeed enhance, the character of the historic main square and surrounding street surfaces.

Residents and visitors of Kelso enjoy many scenic views that look out and into the settlement. From the south the historic Kelso Abbey can be seen. The River Tweed separates the town in a north-south divide and therefore allows for many attractive views, the most attractive being from the west on the A699 route past Floors Castle. The views from other approaches to the town are less dramatic and are shortened by the topography and landscape features that exist in the area.

The town lies within the Tweed Lowlands Regional Landscape Area and the River Tweed is designated as a Site of Special Scientific Interest and Special Area of Conservation reflecting its importance to the biodiversity of the Borders. The Floors Castle estate which lies to the west of the town is listed within the Inventory of Gardens and Designed Landscapes.

The Conservation Area of Kelso includes the historic core of the town, including the ruins of the 12th century Abbey, the 18th century Market Square and the Kelso Bridge, as well as the surrounding 19th century buildings and the main approaches into the town. Built in 1800, Kelso Bridge was the first bridge in the world to have elliptical arches.

The Kelso Conservation Area retains many of the distinctive townscape characteristics that can only be found in this Roxburghshire market town. Main streets within the Town run in a radial pattern and centre on the Market Square. This Square is the largest formal square in Scotland and is still complete with setts. Around the Market Square, buildings are made-up of a rich assortment of commercial properties while a large part of Roxburgh Street is residential. A variety of different building styles and types are present throughout the Conservation Area and these all add to the uniqueness of the place. Both Shedden Park and the Abbey provide a significant contribution not only to the amenity of the Town but also to its attractiveness. Architectural details such as the traditional shop fronts, the classical proportions and details like the frieze, cornices and other highly ornamental carved stonework, sash and case windows, panel doors, and brick chimney stacks all add greatly to the Conservation Area. Any new development must therefore aim to contribute to the existing character of the Conservation Area.

The Plan identifies nine housing allocations, three business and industrial sites; two safeguarded business and industrial sites, as well as two redevelopment opportunities.

Kelso is also an important employment hub within the Scottish Borders; a new site has been identified south east of the existing Pinnaclehill Industrial Estate. Part A of the site at Wooden Linn II (5ha) has been allocated as a high amenity business site and Part B (12ha) is a business and industrial site as defined in Policy ED1. Policy ED1 provides rigorous protection of high amenity business sites which are protected for Class 4 use. Sites at Wooden Linn and the Extension to Pinnaclehill Industrial Estate are allocated within the Plan for business and industrial land which allows for the development of Class 4, 5 and 6 uses. Allocated sites at Pinnaclehill Industrial Estate and Spylaw Road/ Station Road have also been safeguarded for these uses.

Within Kelso, several greenspaces have been identified for protection within the Plan due to their high amenity and community value; these include Shedden Park, Kelso Rugby Club and Mayfield Riverside Walk.

CHANGING CONTEXT

There have been two new schools recently built in Kelso, a new High School along Angraflat Road and a replacement Primary School at Broomlands. The former Kelso High School site has been allocated as a redevelopment opportunity and a Development Guidance Brief has been produced for the site.

Kelso has also benefitted from a Townscape Heritage Initiative (THI) which regenerated the historic centre of Kelso and upgraded the streetscape throughout the town centre. Whilst it is fully acknowledged that the role of town centres are changing Kelso town centre is continuing to perform very well in terms of low vacancy rates and high footfall in comparison with other town centres in the Scottish Borders.

Kelso Town Centre is performing well and as such it is considered that the town's Core Activity Area should remain unchanged however the town centre performance will continue to be monitored as part of the Council's Retail Survey.

KEY INFRASTRUCTURE CONSIDERATIONS

This settlement is identified within the Council's Local Flood Risk Management Plans as being at risk of flooding. Any development proposals should therefore be subject to early consultation with the Council's Flood and Coastal Management Officer, and SEPA, having regard to SEPA's Indicative River and Coastal Flood Map (Scotland) and any other relevant flood risk information. A flood risk assessment may be required and may influence the scale and layout of any development at a particular location.

PREFERRED AREAS FOR FUTURE EXPANSION

The areas of Longer Term Development on the settlement map are indicative only and will require further detailed assessment as part of the next Local Development Plan Review. The preferred areas are, the area to the north west of Kelso (SKELS004) and there is also potential for further longer term development in the area to the north east of Kelso at Hendersyde North Lodge (SKELS005). Any development to the east of Broomlands and west of Wallacenick will be resisted.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
RKE1B	Broomlands East	10.0	80
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief. 			
AKELS009	Broomlands North	6.0	80
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief. 			
RKE15F	Wallacenick 2	5.5	150
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief. 			
AKELS008	Wallacenick 3	5.1	150
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief. 			
RKE12B	Rosebank 2	1.4	20
Site Requirements			
<ul style="list-style-type: none"> Vehicular access to the site should be discussed with the Council's Roads Planning Team Pedestrian link to the town centre would be required Structure planting required to the western site boundary to provide setting for the development and screen the development from Hunter's Bridge. A management scheme for planting is also required The existing hedges and trees within the site should be conserved and enhanced wherever possible A flood risk assessment will be required to inform the development of the site Mitigation measures to be considered regarding the overhead power lines through part of the site and electricity sub station to the west. 			
AKELS021	Nethershot (Phase 1)	4.1	100
Site Requirements			
<ul style="list-style-type: none"> Vehicular access to the site is to be taken from Angraflat Road Existing hedgerows are to be retained and enhanced where possible Structure planting required to provide setting for development and provide screening from the adjacent High School. A management scheme for planting is required Housing development should orientate habitable rooms to the south east/ south west to maximise solar gain Red-listed bird species on the site and further assessment of nature conservation is required The development should limit the height of houses to two storeys A Water Impact Assessment would be required Pedestrian links from the site to the new adjoining High School site are required. 			

AKELS022	Hendersyde (Phase 1)	5.4	120
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief. 			
AKELS025	Tweed Court	0.3	15
Site Requirements			
<ul style="list-style-type: none"> A tree survey is required to influence the design and layout of site. The existing trees within the site are to be retained wherever possible, subject to the outcome of the survey to confirm condition It would be desirable to retain Abbeyfield House as part of the site layout If the site layout is to be significantly changed a stopping up order for the public roads within the site may be required Where possible the development should have a strong street frontage onto the existing streets Assessment of ecology impacts and provision of mitigation, as appropriate A Water Impact Assessment will be required to be undertaken An off-site contribution for play may be required Residential amenity of neighbouring residential areas must also be considered. 			
AKELS026	Nethershot (Phase 2)	6.3	100
Site Requirements			
<ul style="list-style-type: none"> It is intended a Planning Brief in the form of Supplementary Planning Guidance be produced for this site along with future development phases at Nethershot Assessment of ecology impacts and provision of mitigation, as appropriate Archaeology investigation/mitigation is required Landscaping along the north east and north west boundaries Boundary hedges to be retained where possible Housing development should orientate habitable rooms to the south east/south west to maximise solar gain Access to the site is to be taken through the adjoining site AKELS021 to the south east. Access to longer term housing site to the south west is to be retained. The merits of a secondary vehicular access from the minor public road, on the north western boundary of the site, needs to be assessed. If considered necessary the road will require to be upgraded Transport Assessment is required A Water Impact Assessment may be required along with associated mitigation Investigation and mitigation measures may be required in relation to surface water run-off within the site Pedestrian and cycle links from the site to the new adjoining High School site are required. The National Cycle Network Route 1 runs along the northern boundary of the site and appropriately designed active travel connections to the network should be incorporated into the site design. 			

POTENTIAL LONGER TERM HOUSING SITES (SUBJECT TO REVIEW)

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
SKELS004	Nethershot (Longer Term)	6.7	TBC
Site Requirements			
<ul style="list-style-type: none"> • It is intended a Planning Brief in the form of Supplementary Planning Guidance be produced for this site along with earlier development phases at Nethershot • Existing and new woodland needs to be retained and enhanced and included in a management scheme • Structure planting required to provide setting for development and to reinforce settlement edge. A management scheme for planting is also required • Archaeological evaluation for the south western part of the site, near Angraflat Plantation, to examine if there are remains of cultivation terraces. Associated mitigation measures should be implemented • A buffer area is required for additional woodland on southern and western boundary after archaeological valuation is carried out • Woodland planting is required on the western boundary to reduce any impact on Floors Castle Designed Landscape and to reduce visual impact from the countryside • Red-listed bird species on the site and further assessment of nature conservation is required • Housing development should orientate habitable rooms to the south east/ south west to maximise solar gain • The development should limit the height of houses to two storeys • Access to the site is to be taken through the adjoining site AKELS021 • A Water Impact Assessment would be required • Pedestrian links from the site to the new adjoining High School site are required. 			
SKELS005	Hendersyde (Longer Term)	9.5	TBC
Site Requirements			
<ul style="list-style-type: none"> • It is intended a Planning Brief in the form of Supplementary Planning Guidance be produced for this site • Access to the site is to be taken through the adjoining site AKELS022 • The effect of pipelines through the site must be considered, including consultation with the Health and Safety Executive and Scottish Gas Networks • Strategic improvements to the foul drainage system will be required • Archaeological evaluation/mitigation required • Ecological assessment required • Assessment of the impact on the River Tweed Special Area of Conservation and any consequent mitigation measures • Links required to the settlement including the Eildon housing site and Broomlands Primary School • Structure planting is required to provide setting for development and reinforce the settlement edge • Structure planting is to integrate with existing woodland and walled area, a management scheme for planting is required • A Transport Assessment will be required • A Water Impact Assessment would be required • Any negative impact on the Garden and Designed Landscape at Hendersyde Park should be avoided. 			

BUSINESS AND INDUSTRIAL

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zEL206	Extension to Pinnaclehill Industrial Estate	5.9	N/A
Site Requirements			
<ul style="list-style-type: none"> • This is a business and industrial site as defined in Policy ED1 • Access to be taken directly from internal road within Industrial Estate • Consider the potential for culvert removal and channel restoration • Appropriate structure planting/landscaping is required to create a setting for employment uses and provide shelter the site. 			
BKELS003	Wooden Linn	3.2	N/A
Site Requirements			
<ul style="list-style-type: none"> • This is a business and industrial site as defined in Policy ED1 • Sustainable Urban Drainage System is required for the development along with consideration of the potential for culvert removal and channel restoration • A flood risk assessment will be required to inform site layout and mitigation • Existing hedges and woodlands to the east should be reinforced and included in a management scheme • Pedestrian link is required to the existing employment development • Road links available from the existing industrial estate. 			
BKELS006	Wooden Linn II	17.0	N/A
Site Requirements			
<ul style="list-style-type: none"> • Part A of the site (5ha) is a high amenity business site and Part B (12ha) is a business and industrial site defined in Policy ED1 • A flood risk assessment will be required to inform site layout and any necessary mitigation • Consideration must be given to surface run-off and any culverts/ bridges which may exacerbate flood risk • Foul water must be suitably planned before any proposal is approved • Access is achievable off the end of the new Pinnaclehill Industrial Estate road network. A further access onto the B6352 is desirable, however the only potential suitable location for this would be by way of a roundabout at the southermost point of the site, to tie in with where the B6436 meets the B6352. This will require the existing private access opposite this junction to be rerouted onto the new industrial estate access road • A Transport Assessment will be required which will address suitable transport matters including public transport provision • Archaeological evaluation/mitigation required • Appropriate structure planting/landscaping is required to create a setting for employment uses, shelter the site and create a defined settlement boundary. Boundary treatment, especially to the south will be important to help make the transition between open countryside and the new development • Existing hedges and woodlands should be reinforced and included in a management scheme • There are two water mains along the road on the western boundary and caution must be exercised. 			

BUSINESS AND INDUSTRIAL SAFEGUARDING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
BKELS005	Pinnaclehill Industrial Estate	14.8	N/A
Site Requirements			
<ul style="list-style-type: none"> This is a business and industrial safeguarded site as defined in Policy ED1. 			
zEL205	Spylaw Road/ Station Road	8.5	N/A
Site Requirements			
<ul style="list-style-type: none"> This is a business and industrial safeguarded site as defined in Policy ED1. 			

REDEVELOPMENT

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
RKELS001	Former Foundry	0.6	12
Site Requirements			
<ul style="list-style-type: none"> Access to the site is to be taken from Station Road Existing trees along the northern site boundary are to be retained to protect the amenity of nearby residential properties Potential contamination on the site to be investigated and mitigated Archaeological evaluation and mitigation may be required. 			
RKELS002	Former Kelso High School	2.5	50
Site Requirements			
<ul style="list-style-type: none"> A Transport Statement is required to address sustainable travel and street connectivity A variety of uses may be appropriate for the site but, in all cases the established amenity of neighbouring land and property must be protected The design and layout of the site must respect the significance of the existing structures and their setting The presumption is for retention of the B-listed building. The removal of less significant parts of the complex will likely be acceptable. Any proposals for substantial or total demolition of the listed building will need to be in line with Historic Environment Policy for Scotland The gates to the north-west and southwest site boundaries should be restored and conserved where possible Archaeological evaluation/mitigation is required Assessment of ecology impacts and provision of mitigation, as appropriate Investigation and mitigation of potential contamination on site A tree survey is required to influence the design and layout of the site. The existing trees within the site are to be retained wherever possible, subject to the outcome of the survey to confirm condition Structure planting may be required to enhance the setting of the development and protect the residential amenity of neighbouring properties Investigation and mitigation measures may be required in relation to surface water run-off within the site. 			

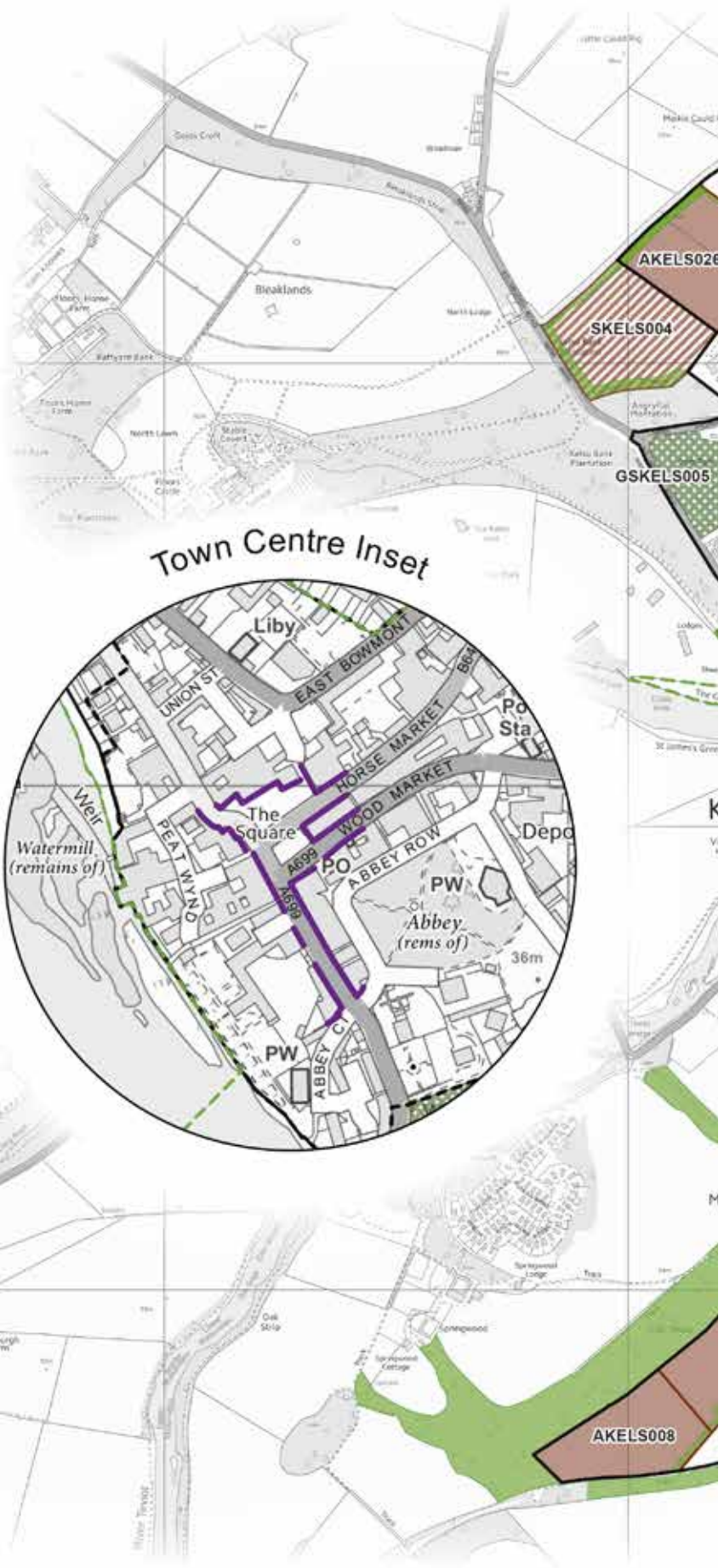
KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSKELS001	Bridgend Park	1.7
GSKELS002	Mayfield Riverside Walk	3.5
GSKELS003	Shedden Park	3.2
GSKELS004	Woodside Park	5.2
GSKELS005	Edinburgh Road	3.5
GSKELS006	Kelso Rugby Club	1.8
GSKELS007	Inchmead Crescent	1.7
GSKELS008	Golfcourse Road	1.7

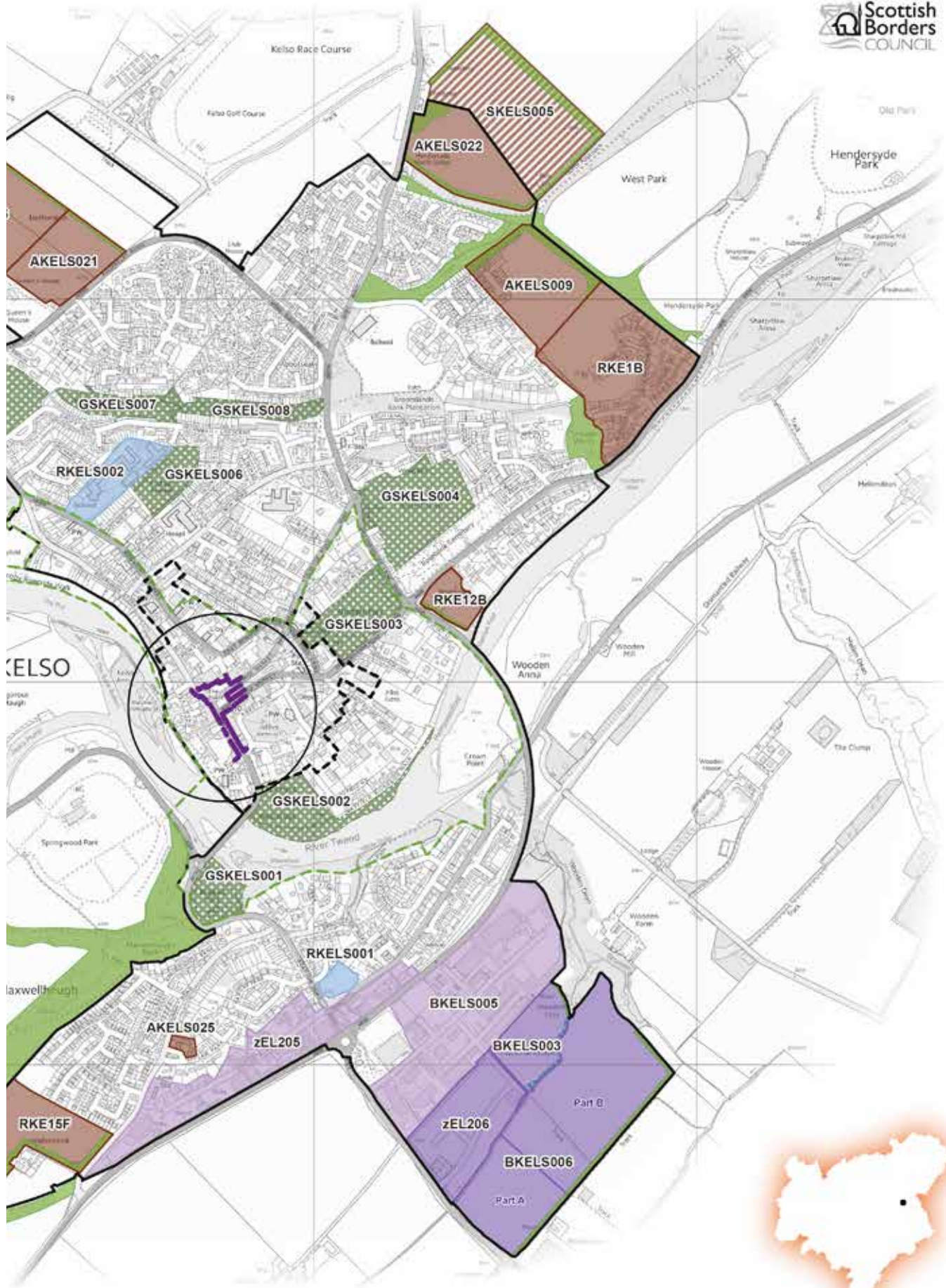
Scottish Borders Council
Proposed Plan 2020

Kelso

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



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SETTLEMENT PROFILE

LANTON

HOUSING MARKET AREA
Central



LOCALITY
Cheviot



POPULATION
128



PLACEMAKING CONSIDERATIONS

Lanton is situated on the northern slopes of the Lanton Hill and is surrounded by the Teviot Valleys Special Landscape Area. The village was originally formed in two main groupings, the first around Lanton Tower, the former Inn and smithy to the South West; and the second around the former school and Lanton Farm in the north east. The remainder of the village comprises detached houses and bungalows set in well landscaped gardens, including several mature trees that contribute significantly to the landscape quality of the settlement.

The most recent development has been small scale infill at the north eastern end of the village. The absence of local services and public transport means that significant levels of development should not be encouraged. Development beyond the plan period should be kept to a minimum and be limited to small scale infill. Development which would negatively impact on the character and setting of the village will be resisted.

There is one area, Lanton Community Garden, identified as key greenspace.

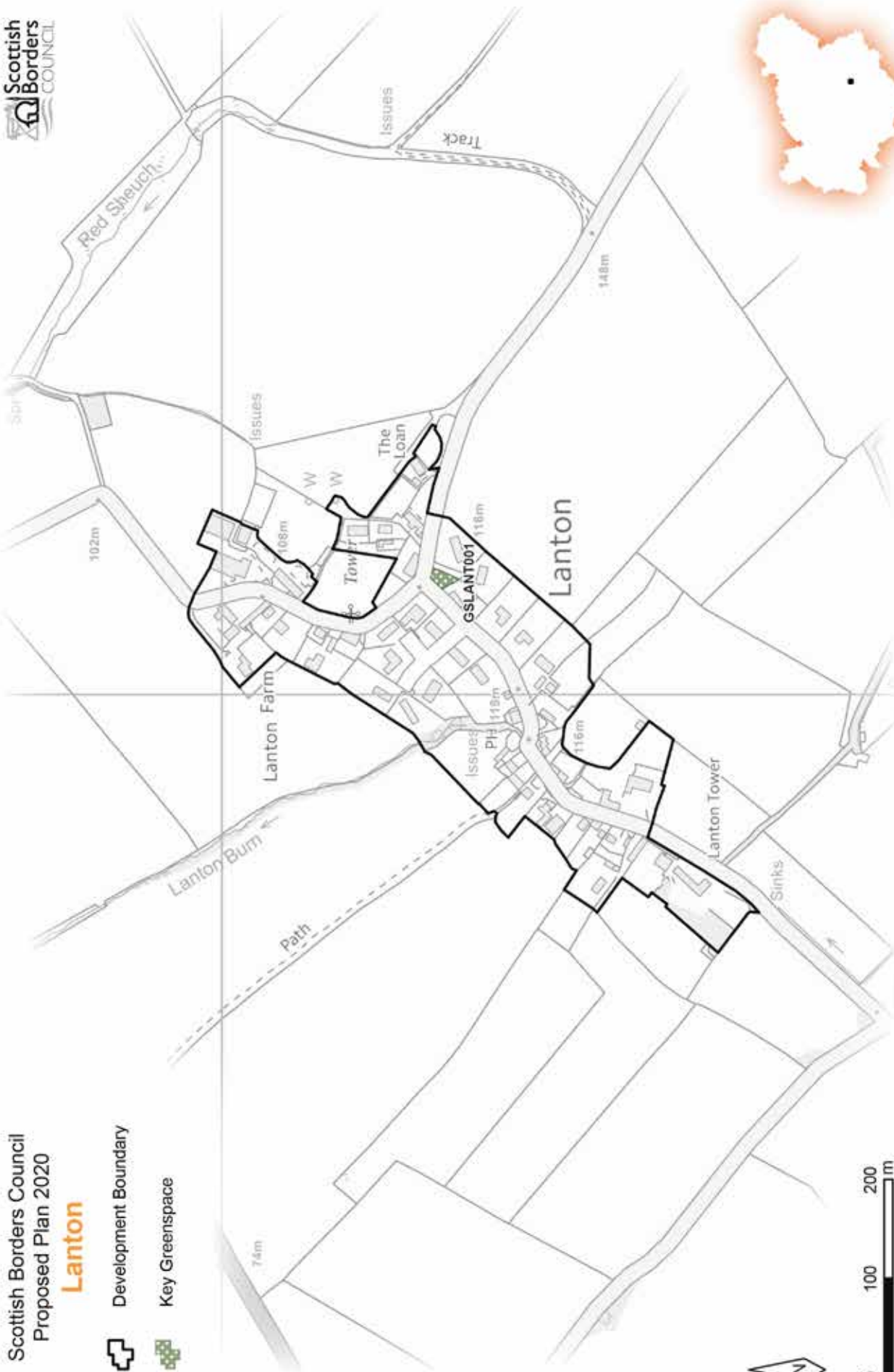
DEVELOPMENT AND SAFEGUARDING PROPOSALS

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSLANT001	Lanton Community Garden	0.04

Lanton

-  Development Boundary
-  Key Greenspace



SETTLEMENT PROFILE

LAUDER

HOUSING MARKET AREA
Northern



LOCALITY
Eildon



POPULATION
1,699



PLACEMAKING CONSIDERATIONS

The settlement is located in the upland valley of the Upper Leader. The Leader Water to the east, is part of the River Tweed Special Area of Conservation, a wildlife site of international importance. The character of Lauder is established by its wide High Street and countryside setting. The focal points of the town are the Town Hall and Parish Church. Thirlestane Castle and its Garden and Designed Landscape to the east are important tourist attractions and contribute to the setting of the settlement.

Lauder Conservation Area includes all of the central part of the settlement and is one of the best preserved examples of an historic burgh in Scotland. Despite the expansion of the town in the 19th and 20th centuries, Lauder has retained its historic street pattern of a main street with back lanes to the east and west and this defines the extent of the Conservation Area. Only limited development within the historic core has taken place and this has respected the original character. The majority of traditional buildings are two storey though there are many single, storey and a half, and two and a half storeys. Buildings line both sides of the High Street, including a number of gable end houses. Historic building materials range from whin and sand stone, harling, slate and brick chimneys. The high boundary walls, in particular those along Castle Wynd, are an important feature within Lauder and the Conservation Area and these should be retained.

The Town Hall is the major visual focal point within the town and dominates the town centre by both its physical height and isolated position at the end of the Market Place. It is also mainly along the Market Place where a diverse range of services and facilities to serve the local community can be found including a post office. The town also benefits from a supermarket which is situated near the northern edge of the settlement along the Edinburgh Road. The town itself is considered to be one of the healthier towns within the Scottish Borders with generally a low retail vacancy rate.

The Plan identifies the Old Castleriggs Recreational Ground for protection; this space provides the village community with important recreation opportunities.

The Plan also provides two housing allocations one at Wyndhead and a further at West Allanbank. A redevelopment opportunity is also identified at the Burnmill site. Furthermore the Plan identifies two business and industrial sites to the north of the settlement.

PREFERRED AREAS FOR FUTURE EXPANSION

It is recognised that Lauder has been subject to significant development in recent years. The Local Development Plan does not identify any areas for longer term development in Lauder for residential development. There may be limited opportunities for expansion to the west beyond the period of this Local Development Plan. However, should further land for business use be required, it is envisaged that this will take place within the north/north west of the settlement.

Development to the east of the settlement in the Thirlestane Castle Garden and Designed Landscape will be resisted if it would adversely affect it.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
ELA12B	Wyndhead II	1.2	30
Site Requirements			
<ul style="list-style-type: none"> • Main vehicular access to be achieved via Thirlestane Drive with a potential vehicular and pedestrian minor access link onto Factors Park. The extension of the footway would need to be carried out with pedestrian linkages through to Millburn Park • Provision of amenity access within the development for pedestrians and cyclists will be required. Links to the Core Paths to be created and amenity maintained and enhanced • Landscape enhancement particularly along the western, north-eastern and south-eastern boundaries will be required and their long term maintenance to be addressed • Mitigation measures are required to prevent any impact on the River Tweed Special Area of Conservation (Lauder Burn) • Further assessment on nature conservation interest along with archaeology will also be required and mitigation put in place. 			
ALAUD001	West Allanbank	8.7	100
Site Requirements			
<ul style="list-style-type: none"> • One or two access points possible from B6362 Stow Road and a minor road link into the housing development to the east. The extension of the footway/ cycleway on the south east side of Stow Road would need to be carried out • Evaluation and mitigation of moderate biodiversity interest. Enhancement of existing tree planting along the north of the site, retention of parkland trees • Establishment of woodland structure planting on the southern and western parts of the site. Retention/ replacement of the wall to the north where possible as this contains the site • Long term maintenance of landscaped areas to be addressed • Protect existing paths and creation of new footpath linkages along the north and western edge of the site, linking into existing countryside access routes • Careful consideration to be given to site layout to ensure there is no adverse effect on the setting of the category 'C' Listed Allanbank House, stables cottage and stables area • Hazard pipeline exclusion zones in the west of the site to be evaluated and mitigated • Flood risk from a watercourse on the west end of the site should be evaluated and mitigated • The development layout and design should take into account the potential risk of nuisance from the adjacent poultry unit. 			

BUSINESS AND INDUSTRIAL

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
BLAUD002	North Lauder Industrial Estate	2.0	N/A
Site Requirements			
<ul style="list-style-type: none"> This is a business and industrial site as defined in Policy ED1 Refer to approved Planning Brief. 			

BUSINESS AND INDUSTRIAL SAFEGUARDING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zEL61	Lauder Industrial Estate	3.6	N/A
Site Requirements			
<ul style="list-style-type: none"> This is a safeguarded business and industrial site as defined in Policy ED1. 			

REDEVELOPMENT









SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
RLAUD002	Burnmill	0.8	5
Site Requirements			
<ul style="list-style-type: none"> Vehicular access to the site from Mill Wynd, the junctions into the site and with Thirlestane Drive should be assessed further Provide for future road links to land to the west A flood risk assessment of the northern part of the site which is in a flood risk area Evaluation and mitigation of potentially contaminated land from the former gasworks and mill Conserve and enhance the nature conservation interest of the adjacent Lauder Burn to the north, which is part of the River Tweed Special Area of Conservation Evaluation and mitigation of major biodiversity interest from the River Tweed Special Area of Conservation, and habitats and species on and adjacent to the site Evaluation and mitigation of archaeological interest Site design should respect its position at an arrival point to the settlement Include landscaping to enhance the character of the glen and burn corridor Long term maintenance of landscaped areas to be addressed Protection of the route of the Right of Way/ Core Paths. 			

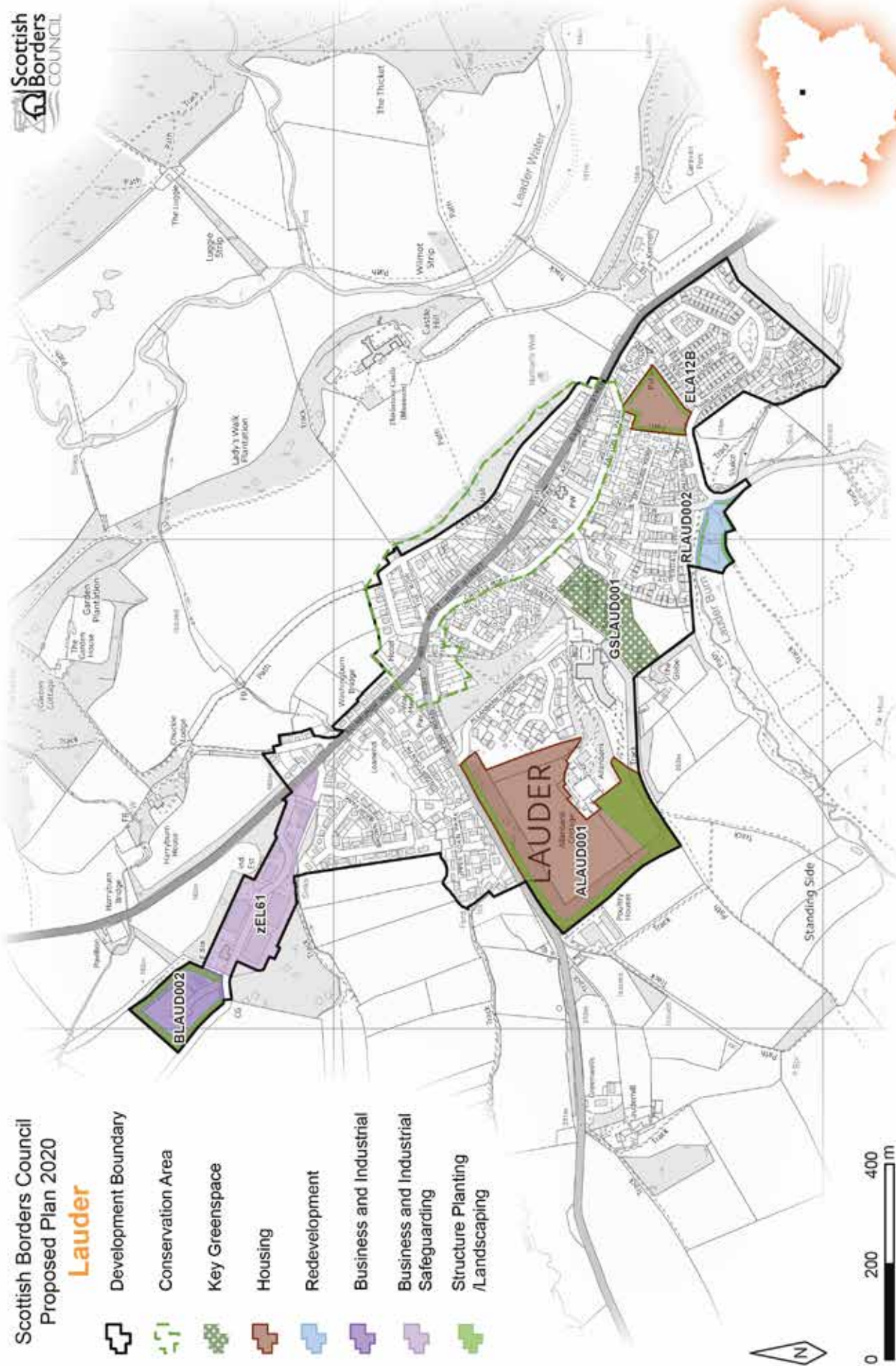
KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSLAUD001	Old Castleriggs Recreation Ground	1.8

Scottish Borders Council
Proposed Plan 2020

Lauder

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



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SETTLEMENT PROFILE

LEITHOLM

HOUSING MARKET AREA
Berwickshire



LOCALITY
Berwickshire



POPULATION
232



PLACEMAKING CONSIDERATIONS

Leitholm is a small linear settlement located on the lowlands associated with the River Tweed. It is surrounded by arable fields that are designated as prime agricultural land.

There is one allocated housing site within Leitholm, which is yet to be developed and a protected greenspace within the centre of the village.

PREFERRED AREAS FOR FUTURE EXPANSION

Any longer term development will be directed to the south of Leitholm.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

HOUSING

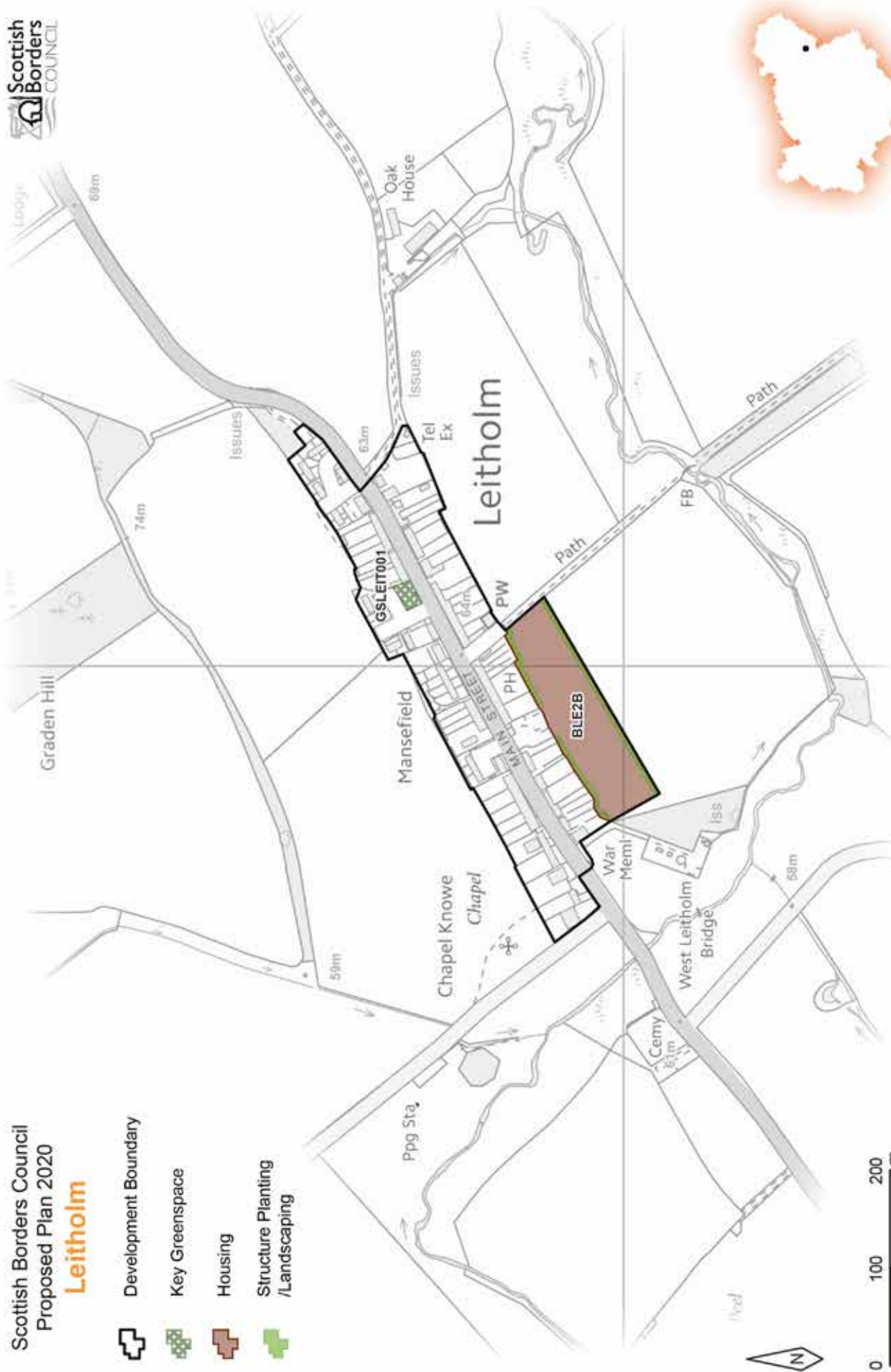
SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
BLE2B	Main Street	1.4	25
Site Requirements			
<ul style="list-style-type: none"> • Provide appropriate structure planting along the southern boundary to provide enclosure to the site and on the northern boundary to protect the existing residential amenity • Ensure vehicular and pedestrian access off the B6461 • Maintain potential for further vehicular access to the south east of the site • Ensure pedestrian/cycle links through the development to the Right of Way • Take advantage of the southerly aspect in terms of property orientation and long views. 			

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSLEIT001	Playground	0.1

Scottish Borders Council
Proposed Plan 2020
Leitholm

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



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SETTLEMENT PROFILE

LILLIESLEAF

HOUSING MARKET AREA
Central



LOCALITY
Eildon



POPULATION
347



PLACEMAKING CONSIDERATIONS

The village sits on a low ridge within the wooded upland fringe valley of the Ale Water with the rolling farmland of the Minto Hills to the south. The Ale Water, to the north, is part of the River Tweed Special Area of Conservation, a wildlife site of international importance.

Lilliesleaf is characterised by its linear layout either side of the Main Street (B6359). The isolated village church is a distinctive feature, set amongst fields to the east. The buildings along Main Street are mainly stone or rendered, one and half or two storey. Local facilities include a primary school, church, coffee shop and two public houses.

The most recent development in Lilliesleaf is taking place at St Dunstan at the western end of the village. Further expansion is planned at this end of the village through the allocated site West of St Dunstan. A former housing allocation within the centre of the village adjacent to Muselie Drive has been removed as this site has recently been taken over by the Community in order to form a village green. This will create a positive focal point and facility within the centre of the village.

One area of key greenspace is identified on the Main Street as well as the aforesaid newly formed village green within the centre of the village.

PREFERRED AREAS FOR FUTURE EXPANSION

Beyond the plan period, development will be limited to small scale expansion and infill. Development to the north of the settlement will be resisted if it impacts on the landscape setting of the settlement or has a significant effect on the natural heritage interest of the Ale Water. Future expansion is indicative only and will require further detailed assessment during the next Local Development Plan Review.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

HOUSING

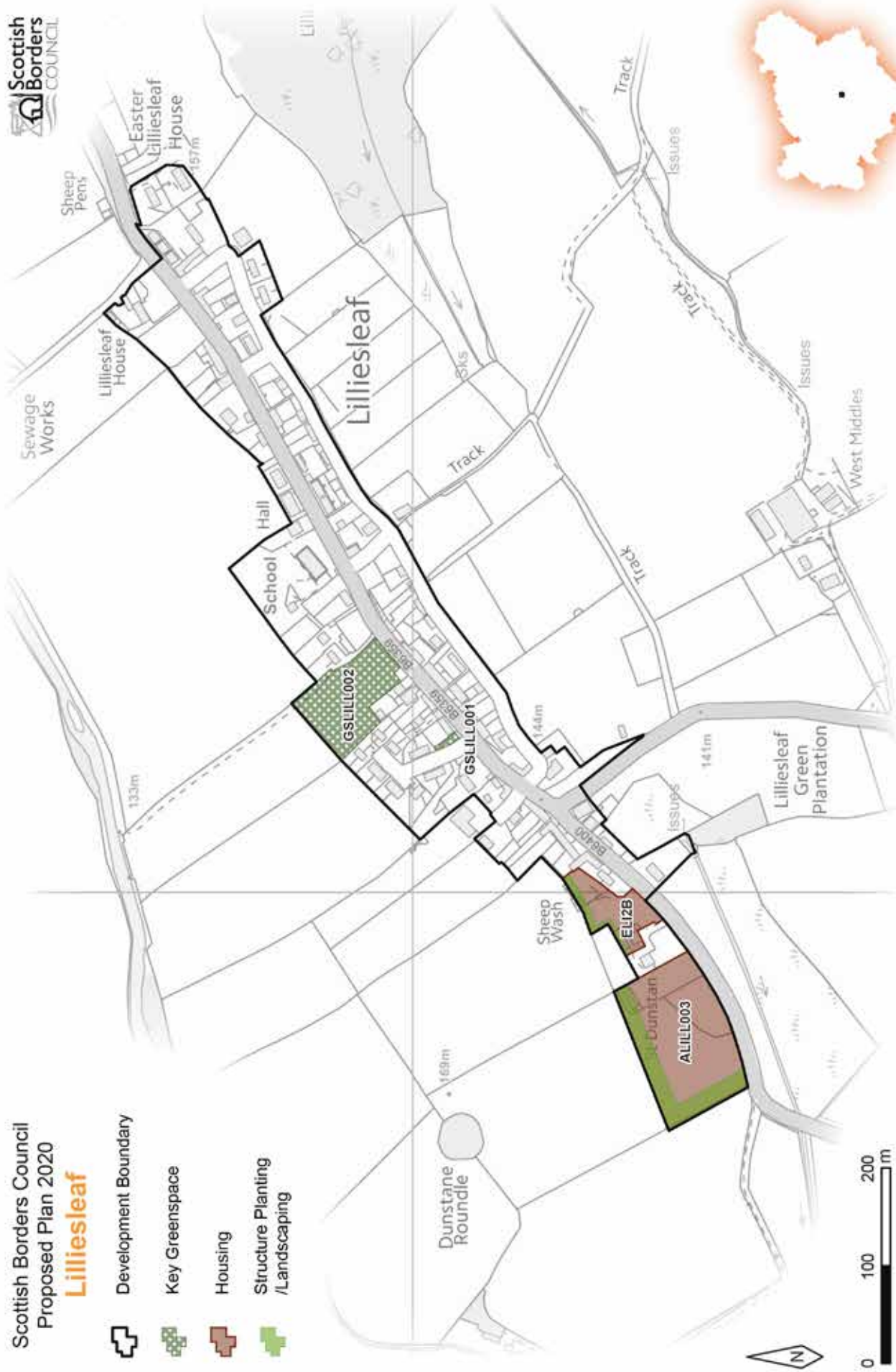
SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
ELI2B	St Dunstan	0.4	8
Site Requirements			
<ul style="list-style-type: none"> • Pedestrian footway to be provided from the site into the village • An appropriate landscape buffer should be provided to enhance the northern settlement boundary and to contain the site. The existing hedges, trees and shrubs within and around the site shall be retained and incorporated into the landscaping design for the site. A management scheme for planting is also required • The design and layout of the new buildings should exploit the southerly aspect of the site to make best use of the microclimate and reduce energy usage • Safeguard amenity of existing neighbouring residential properties. 			
ALILL003	West of St Dunstan	1.5	15
Site Requirements			
<ul style="list-style-type: none"> • Refer to approved Planning Brief. 			

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSLILL001	Main Street	0.03
GSLILL002	Muselie Drive	0.7

Scottish Borders Council
Proposed Plan 2020
Lilliesleaf

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



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SETTLEMENT PROFILE

LONGFORMACUS

HOUSING MARKET AREA
Berwickshire



LOCALITY
Berwickshire



POPULATION
192



PLACEMAKING CONSIDERATIONS

Longformacus is a small village located on upland fringe moorland in the shadow of the Lammermuir Hills. The Dye Water runs through the village with the majority of properties located on the northern side, generally on Duns Road or Gifford Road. There are examples of traditional row housing, with a variety of elevations and architectural features evident.

The Dye Water is identified as being at risk of flooding and is also designated as part of the River Tweed Special Area of Conservation. Any development proposed would need to be in line with the relevant LDP policy. There are pockets of trees surrounding the settlement which are protected by a Tree Preservation Order. The land to the south east is identified as prime agricultural land.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSLONG001	Recreation Ground	1.1

-  Development Boundary
-  Key Greenspace



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SETTLEMENT PROFILE

MAXTON

HOUSING MARKET AREA
Central



LOCALITY
Cheviot



POPULATION
113



PLACEMAKING CONSIDERATIONS

The character of Maxton is established by its predominantly linear layout and the focal point of the church, to the north-west. The settlement is set within the lowland valley of the Lower Tweed. The River Tweed, to the north, is part of the River Tweed Special Area of Conservation (SAC), a wildlife site of international importance.

The Plan allocates two housing sites within Maxton, one at Meadowbank and another to the east of the settlement.

The Village Green is an important amenity area within the centre of the village and continues to be safeguarded from development.

PREFERRED AREAS FOR FUTURE EXPANSION

The preferred areas for future expansion beyond the period of this Local Development Plan will be to the east. Development to the north and north-west of the settlement will be resisted where it has a significant effect on the River Tweed international wildlife site or impacts on the setting of the church.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
AMAXT001	East Maxton	0.6	10
Site Requirements			
<ul style="list-style-type: none"> • Refer to approved Planning Brief • Scale and style of development needs to be carefully considered paying heed to the existing settlement • Structure planting required on the southern and eastern boundary to provide setting for development and to reinforce settlement edge. A management scheme for planting is also required • Archaeology interests have been recorded in the surrounding area and archaeological assessment including archaeological evaluation along with associated mitigation measures is required • Mitigation measures are required to prevent any impact on the River Tweed Special Area of Conservation • Access to be via the C67 side road. The junction of C67 with the A699 will have to shift in a north eastern direction to improve visibility and the gradient • Part of C67 carriageway requires widening and provision of a footway. 			
AMAXT002	Meadowbank	0.5	5
Site Requirements			
<ul style="list-style-type: none"> • Scale and style of development needs to be carefully considered paying heed to the existing settlement • Structure planting required on the southern boundary to provide setting for development and to reinforce settlement edge and minimise visual impact. A management scheme for planting is also required • Planting on the eastern boundary is needed to prevent a conflict of uses • Archaeology interests have been recorded in the surrounding area and archaeological assessment including archaeological evaluation along with associated mitigation measures is required • Mitigation measures are required to prevent any impact on the River Tweed Special Area of Conservation • Access to be via the A699. 			

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSMAXT001	Village Green	0.2

Scottish Borders Council
Proposed Plan 2020

Maxton

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



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SETTLEMENT PROFILE

MELROSE

HOUSING MARKET AREA
Central



LOCALITY
Eildon



POPULATION
2,010



PLACEMAKING CONSIDERATIONS

Melrose is of key importance as a tourist centre and is located in an area of scenic beauty. The town is located within the Eildon and Leaderfoot National Scenic Area.

The Conservation Area of Melrose incorporates the historic core of the settlement, including the world-renowned Melrose Abbey and retains many of the historic features that provide the town with its distinctive identity. Melrose is an unplanned settlement with an organic nature, though many of the properties around the Abbey have been set out in an ordered fashion. The centre of Melrose is closely packed and intimate, while the periphery appears more sprawling and open.

Whilst individual elements of the built fabric may not appear significant, collectively their contribution to the Conservation Area is considerable. Any new development or alterations should seek to respect individual buildings and the wider Conservation Area by taking account of these important features.

Melrose has an attractive and vibrant town centre with impressive built heritage centred around Market Square. The town centre one-way system and associated townscape works have successfully contributed towards the appearance of the town, traffic movements and parking provision. The town centre is identified as a Core Activity Area.

There are five areas, south of the Abbey and around Gibson Park and the Greenyards, identified as key greenspaces.

The Plan provides a modest housing allocation at Harmony Hall Gardens as well as the longer standing housing allocations at Dingleton and The Croft.

The distinct character and setting of Melrose is recognised. The areas between Melrose, Darnick, Newstead and Gattonside are protected from development under policy EP6 Countryside Around Towns, primarily to avoid coalescence of the settlements, thereby retaining individual character. No further development in this area is anticipated.

KEY INFRASTRUCTURE CONSIDERATIONS

This settlement is identified within the Council's Local Flood Risk Management Plans as being at risk of flooding. Any development proposals should therefore be subject to early consultation with the Council's Flood and Coastal Management Officer, and SEPA, having regard to SEPA's Indicative River and Coastal Flood Map (Scotland) and any other relevant flood risk information. A flood risk assessment may be required and may influence the scale and layout of any development at a particular location.

PREFERRED AREAS FOR FUTURE EXPANSION

There has been significant recent development at Dingleton Hospital and owing to the sensitivity of the location, it has not been possible to define preferred areas for future expansion beyond the period of this Local Development Plan.

DEVELOPMENT AND SAFEGUARDING PROPOSALS








HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
AMELR013	Harmony Hall Gardens	0.8	5
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. The mill lade may be culverted through this site. Opportunities should be taken to de-culvert this as part of any development • 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. Early engagement with Historic Environment Scotland is required • 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 • The site has water environment considerations. 			
EM4B	The Croft	2.4	25
Site Requirements			
<ul style="list-style-type: none"> • Refer to approved Planning Brief • Consider the potential for culvert removal and channel restoration. 			
EM32B	Dingleton Hospital	23.6	230
Site Requirements			
<ul style="list-style-type: none"> • Consideration must be given to the landscape form of the site • Vehicular access from Dingleton Road with the possibility of a link to the wider development in the Dingleton area via Chiefswood Road • Disposal of surface water to comply with SUDS • Existing trees, many of which are protected by a Tree Preservation Order, should be retained and protected • Footpath links to wider area to be provided • Archaeological evaluation will be required along with associated mitigation • Due consideration to be given to Abbotsford Designed Garden located to the north and west of the site and the location of the site within a Special Landscape Area. 			

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSMELR001	Gibson Park	2.1
GSMELR002	Melrose RFC	1.8
GSMELR003	High Street, Weirhill	2.7
GSMELR004	Abbey Street	1.8
GSMELR005	Melrose Bowling Club	0.2

Meirose

-  Development Boundary
-  Town Centre Boundary
-  Conservation Area
-  Key Greenspace
-  Housing
-  Structure Planting / Landscaping
-  Core Activity Areas



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SETTLEMENT PROFILE

MIDLEM

HOUSING MARKET AREA
Central



LOCALITY
Eildon



POPULATION
166



PLACEMAKING CONSIDERATIONS

The character of Midlem stems from its historical and physical context. Dating back to the 12th century, Midlem was originally a centre for linen manufacture. The houses follow the medieval rig (burgage plot) layout, centred around a central village green, which is a Conservation Area. Traditional building materials prevail, with the use of sandstone often with whinstone mixed in, harling, and slate. Many of the buildings are whitewashed, giving the village a consistent appearance, which adds to its visual appeal. There are two Listed Buildings within the Conservation Area. Any new development must strongly reflect the layout and architectural character of the village.

Midlem is on a south-east facing slope, and is mainly surrounded by permanent pasture with arable land on the lower slopes. Within and around the village are individual and grouped broadleaved trees, which make a positive contribution to the appearance of the village.

The Village Green is identified as a key greenspace.

PREFERRED AREAS FOR FUTURE EXPANSION

The absence of local services, the topography of the settlement and its high conservation value mean that Midlem does not lend itself to significant levels of new development. Any development will be limited to small scale infill which must maintain the character and setting of the Conservation Area.

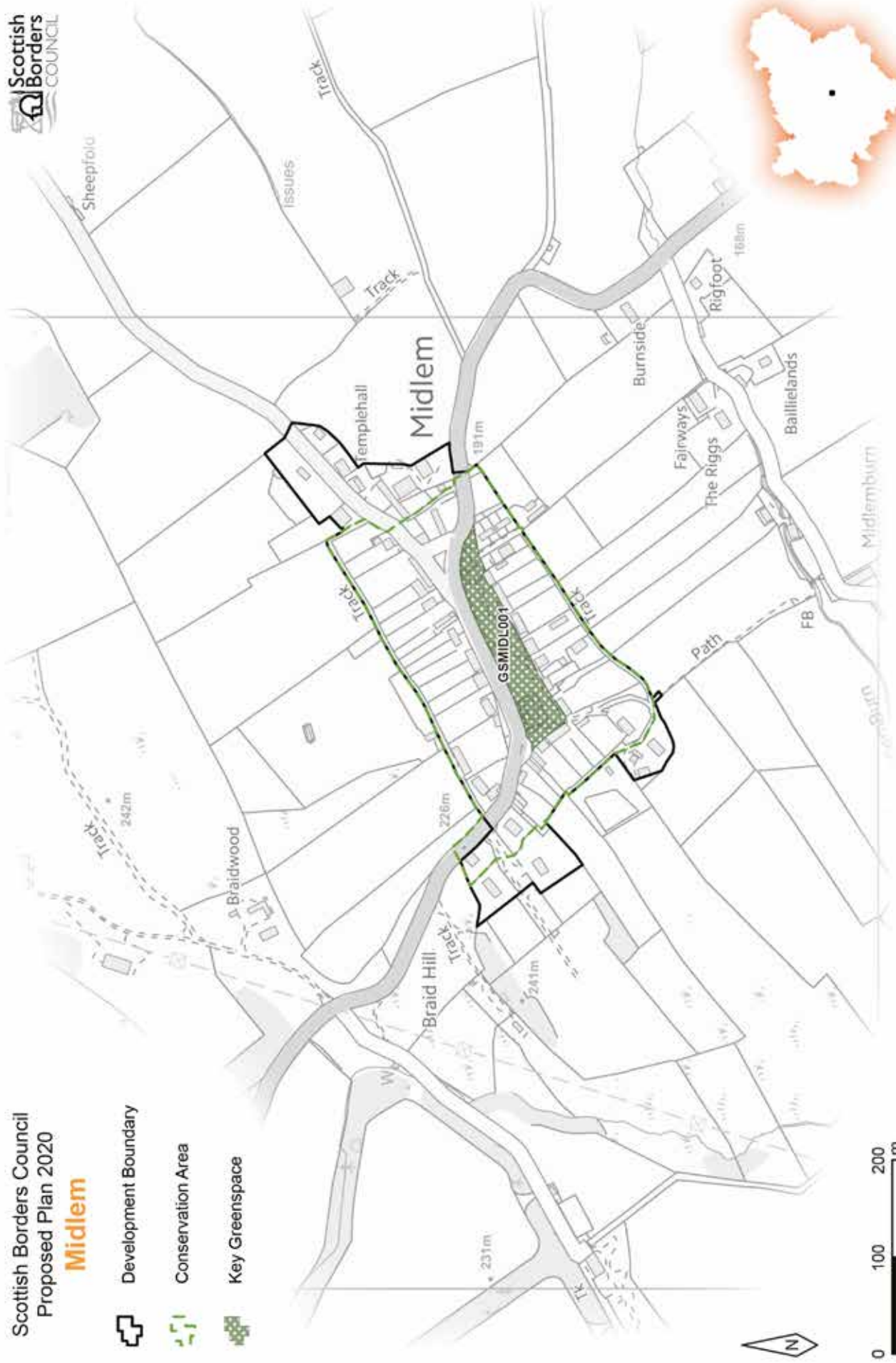
DEVELOPMENT AND SAFEGUARDING PROPOSALS

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSMIDL001	Midlem Village Green	0.8

Midlem

-  Development Boundary
-  Conservation Area
-  Key Greenspace



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SETTLEMENT PROFILE

MINTO

HOUSING MARKET AREA
Central



LOCALITY
Teviot and Liddesdale



POPULATION
92



PLACEMAKING CONSIDERATIONS

The village occupies an elevated ridge overlooking the River Teviot and commands good views along the river corridor and along the Dean Burn. To the south is Ruberslaw hill which, at 424m, is the most dominant feature in the landscape. The village lies just to the south of the Minto Hills and is surrounded by the Teviot Valleys Special Landscape Area.

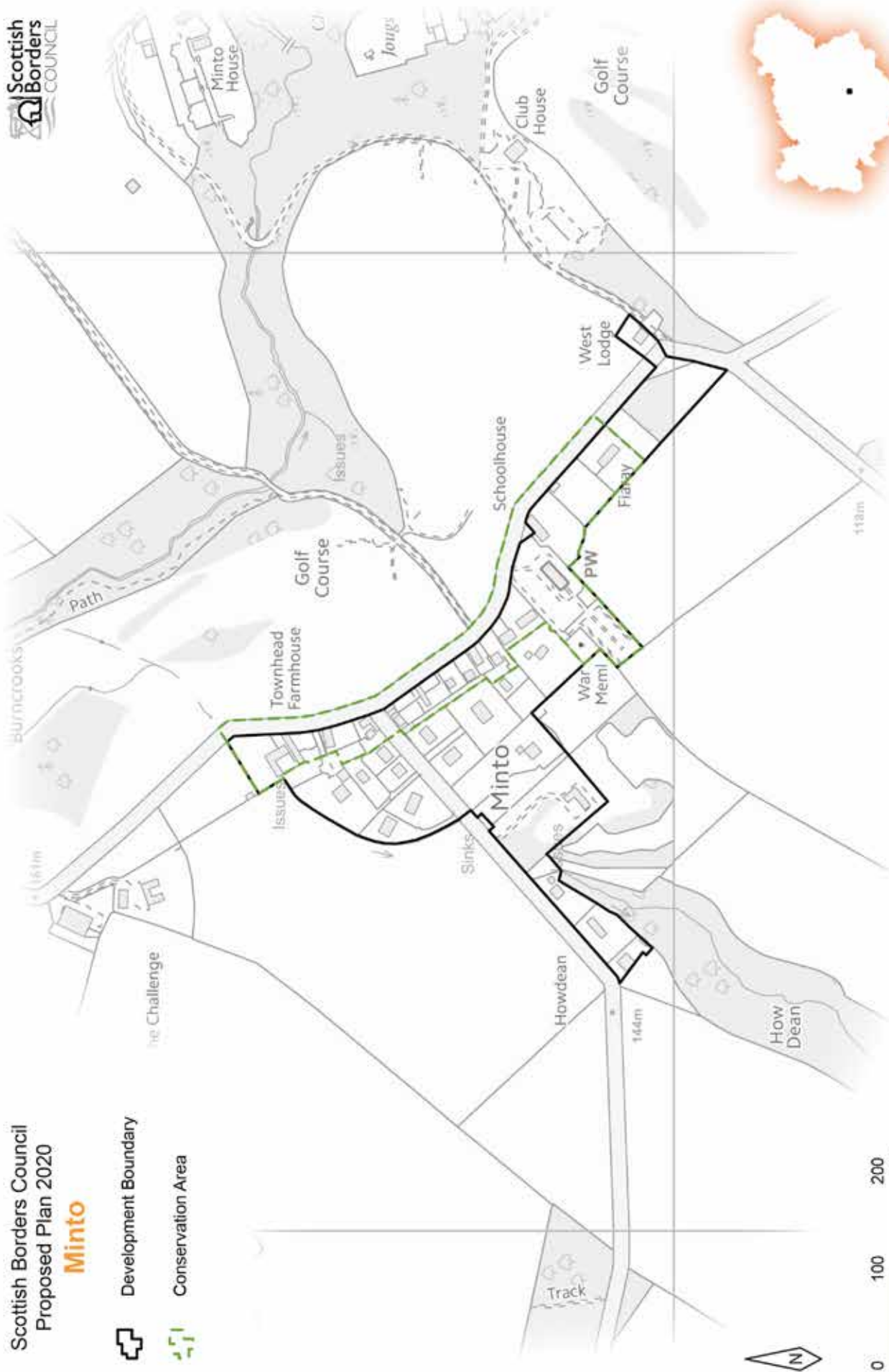
Minto Conservation Area covers the entire historic part of the village, which was laid out by the Earl of Minto. The village developed in a linear form with rows of cottages, a church and a school along the west side of the street. Land to the east is occupied by Minto golf course giving the village a formal landscaped setting with large numbers of mature trees lining the roadside.

Traditional building materials prevail (slate, sandstone and harling) together with a range of architectural details, which contribute to the character of the Conservation Area. There are two Listed Buildings within the Conservation Area.

The absence of local services, the topography of the settlement and its high conservation value mean that Minto does not lend itself to significant levels of new development. Any development will be limited to small scale infill which must maintain the character and setting of the Conservation Area.

Minto

-  Development Boundary
-  Conservation Area



SETTLEMENT PROFILE

MOREBATTLE

HOUSING MARKET AREA
Central



LOCALITY
Cheviot



POPULATION
395



PLACEMAKING CONSIDERATIONS

The historic settlement of Morebattle appears to have developed from the Parish Church, with the Main Street and Teapot Street being the oldest parts. Distinct in its layout the village was originally formed with a wide street and pavement with mature trees lined either side.

Morebattle is an attractive picturesque settlement, which has many significant features that contribute greatly to the character of the Conservation Area. The Conservation Area boundary extends to cover much of the village including the Main Street, Teapot Street, Mansfield Road and part of the road leading to Heughhead.

Although primarily a residential settlement other significant properties include the Parish Church and the Primary School. Morebattle benefits from many views within and out of the settlement. The surrounding landscape is gently rolling with large arable and occasional pasture fields.

The Plan provides two housing allocations; both are located to the west of the village at Renwick Gardens and West Renwick Gardens. The Plan also includes a business and industrial allocation to the east of Croft Industrial Park and safeguards an established business and industrial site which adjoins it.

The playing field to the north of the Primary School provides an important recreational area for the community and will be protected.

PREFERRED AREAS FOR FUTURE EXPANSION

Once the allocated sites are fully developed the preferred area for future expansion beyond the period of this Plan will be the area to the south west of the settlement. The area to the east of Mansfield Avenue and south of the Main Street should be protected from development.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
RM06B	Renwick Gardens	0.4	9
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief. 			
AMORE001	West Renwick Gardens	1.3	20
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief. 			

BUSINESS AND INDUSTRIAL

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
BMORE001	Extension to Croft Industrial Park	0.6	N/A
Site Requirements			
<ul style="list-style-type: none"> This is a business and industrial site as defined in Policy ED1 Structure planting required on the northern and eastern boundaries to provide setting for development. A management scheme for planting is also required Existing hedgerow to the west should be retained Retain separation between employment sites and settlement by not developing in the slope towards the Primary School Access is possible from/to the existing employment land site to the west and direct access is possible from/to the B6401 Mitigation measures are required to prevent any impact on the River Tweed Special Area of Conservation. 			

BUSINESS AND INDUSTRIAL SAFEGUARDING








SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
BMORE002	Croft Industrial Park	0.6	N/A
Site Requirements			
<ul style="list-style-type: none"> This is a business and industrial safeguarded site as defined in Policy ED1. 			

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSMORE001	Morebattle School Playing Field	0.4

Scottish Borders Council
Proposed Plan 2020

Morebattle

-  Development Boundary
-  Conservation Area
-  Key Greenspace
-  Housing
-  Business and Industrial
-  Business and Industrial Safeguarding
-  Structure Planting /Landscaping



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SETTLEMENT PROFILE

NETHER BLAINSLIE

HOUSING MARKET AREA
Northern



LOCALITY
Eildon



POPULATION
114



PLACEMAKING CONSIDERATIONS


The character of Nether Blainslie is established by the irregular cluster of cottages and houses located south of the village hall. It is associated with nearby small building groups such as Upper Blainslie and New Blainslie. The settlement is situated within the undulating grassland of East Gala.

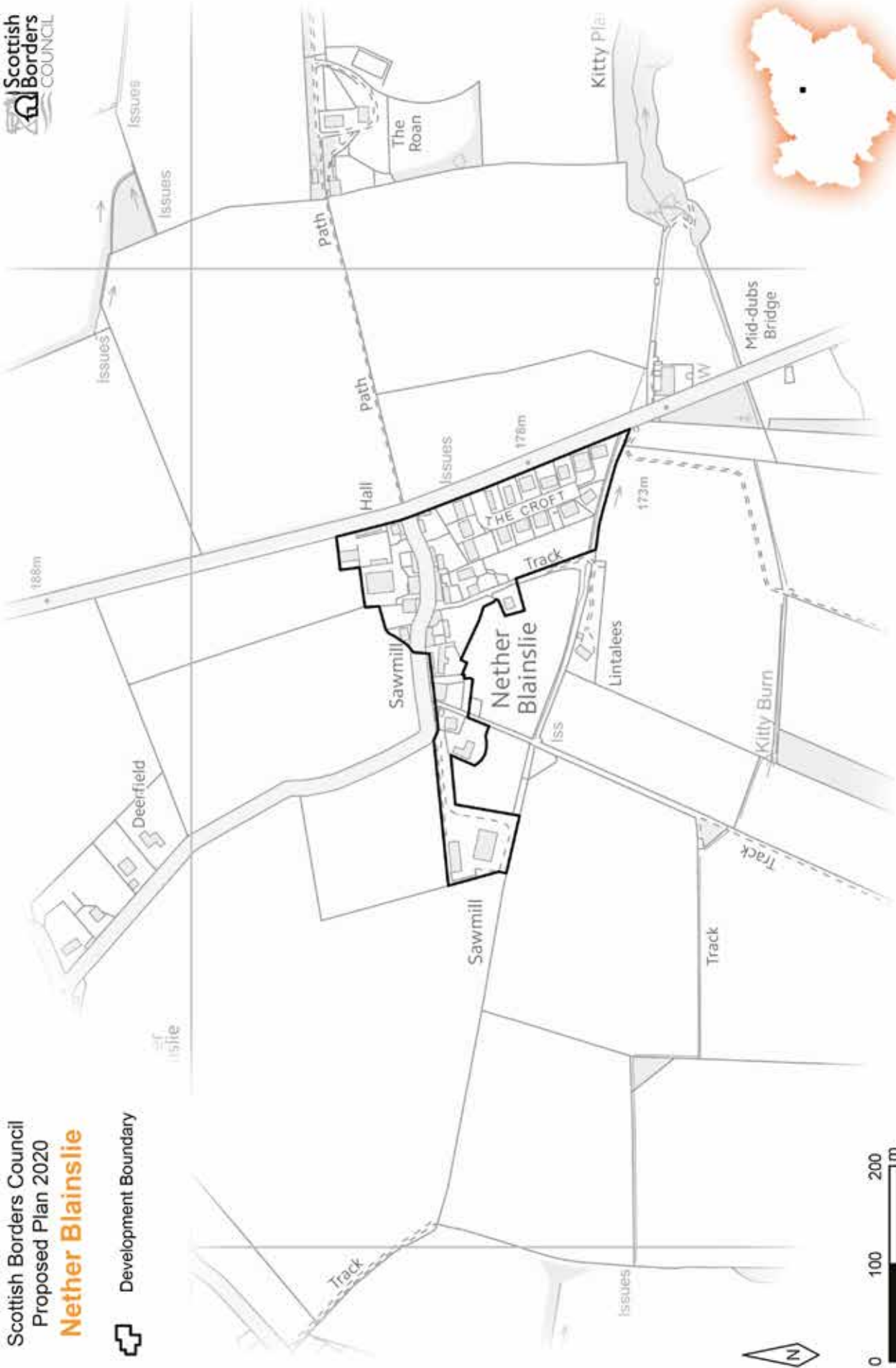
The centre of Nether Blainslie is formed by a series of close-knit cottages, built hard to the road edge and stepped into the landscape. Generally traditional local materials dominate such as slate, harl, sandstone and whin. Properties range in height from single to two storey.

To the south of the village recent housing development has taken place at The Croft. Here the housing is in the form of single to a storey and a half detached properties.

PREFERRED AREAS FOR FUTURE EXPANSION

The Plan does not provide any housing allocations or areas for longer term development for Nether Blainslie but rather any new development will be limited infill opportunities.

 Development Boundary



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SETTLEMENT PROFILE

NEWCASTLETON

HOUSING MARKET AREA
Southern



LOCALITY
Teviot and Liddesdale



POPULATION
768



PLACEMAKING CONSIDERATIONS

Newcastleton is relatively distant from the other settlements in the Scottish Borders and has links with England, particularly Carlisle. Its relative remoteness means that the community is concerned about its relationship to the wider regional land use and development strategies and this is a factor which must be carefully considered in its future planning.

The Council wishes to see the extension of the Borders Railway southwards from Galashiels to Carlisle. The indicative line is protected in the Local Development Plan and follows the line of the disused railway along the western edge of Newcastleton. Safeguarding of the route needs to be taken into account when development is proposed in the vicinity.

The unique character of Newcastleton is established by its formal street layout with a central square and two secondary squares. It is considered to be the best example of a late 18th century planned village in the Borders and the majority of the settlement is designated as a Conservation Area. Newcastleton has a distinct grid iron layout and displays distinct building styles and architectural details. The designs for any new development should seek to respect the character of individual buildings and the wider Conservation Area.

The village's conservation status should be preserved due to its unique layout. However, due to previous inappropriate replacement windows which have diluted the traditional design quality of some properties, the core frontage area has been removed from the centre of the village. In essence this means there would be a less stringent standard of design of replacement windows in that area.

As the main settlement in the southern Borders it has a short term housing allocation as well as a mixed use allocation to meet local development needs. Landscaping is indicated and would need to be incorporated into any development of the mixed use site.

Three areas of key greenspace are identified in Newcastleton at Union Street, Douglas Square and the Polysport Playing Field.

KEY INFRASTRUCTURE CONSIDERATIONS

This settlement is identified within the Solway Local Flood Risk Management Plan as being at risk of flooding. Any development proposals should therefore be subject to early consultation with the Council's Flood and Coastal Management Officer, and SEPA, having regard to SEPA's Indicative River and Coastal Flood Map (Scotland) and any other relevant flood risk information. A flood risk

assessment may be required and may influence the scale and layout of any development at a particular location. In 2019, a flood study was completed within Newcastleton, assessing the village's flood risk and highlighting mitigation options that may be taken forward to the prioritisation phase, to potentially gain funding for a Flood Protection Scheme within the 2022-28 flood risk management cycle.

PREFERRED AREAS FOR FUTURE EXPANSION

The preferred area for future expansion beyond the period of this Local Development Plan will be to the south of the settlement. Expansion in this direction will be dependant upon flood risk assessment. Development to the north of the settlement will be resisted where there is an adverse effect on the Liddel Water. The suggested area is indicative only, and will require further detailed assessment during the next Local Development Plan Review.

DEVELOPMENT SAFEGUARDING PROPOSALS

HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
RNE2B	South of Holmhead	0.3	5
Site Requirements			
<ul style="list-style-type: none"> • Vehicular access via Moss Road • Layout and design to consider the adjacent Conservation Area and the location on the edge of the village in order to retain the character of the settlement • Links to existing paths are required. A Right of Way runs to the north-east of the site linking the caravan site to the west with North Hermitage Street and needs to be considered at development stage • Existing trees to the north, south and west of the site to be retained and protected where possible. A tree protection plan will be required. • Flood risk assessment will be required. 			

BUSINESS AND INDUSTRIAL SAFEGUARDING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zEL44	Moss Road	0.5	N/A
Site Requirements			
<ul style="list-style-type: none"> • This is a safeguarded business and industrial site as defined in Policy ED1. 			


MIXED USE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
MNEWC001	Caravan site	1.1	20
Site Requirements			
<ul style="list-style-type: none"> • No development should take place on the line of the proposed extension to the Borders railway. This is expected to follow the former track bed of the disused railway, which runs through the whole length of the north western edge of the site. The land safeguarded for the railway should be landscaped and a management scheme for planting is also required • Links to existing paths are required. A Right of Way runs through the site and needs to be considered at development stage • Newcastleton ponds are located within the site and should preferably be used as features within the site • Consideration is required in terms of layout and design to consider the Conservation Area in the village and the location on the edge of the settlement to retain the character of the settlement • Protected species interests have been recorded in the area and further assessment on nature conservation will be required • Access via Moss Road • Appropriate SUDS are required • Flood risk assessment is recommended to inform site design and mitigation. 			

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSNEWC001	Playing Field / Polysport	1.3
GSNEWC002	Union Street Playing Field	0.9
GSNEWC003	Douglas Square	0.1

Scottish Borders Council
Proposed Plan 2020
Newcastleton

-  Development Boundary
-  Conservation Area
-  Key Greenspace
-  Housing
-  Mixed Use
-  Business and Industrial Safeguarding
-  Structure Planting /Landscaping



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SETTLEMENT PROFILE

NEWSTEAD

HOUSING MARKET AREA
Central



LOCALITY
Eildon



POPULATION
297



PLACEMAKING CONSIDERATIONS

Newstead is located within the Eildon and Leaderfoot National Scenic Area.

The original village has developed fundamentally in a linear form along either side of the Main Street. Properties range from single to two storeys in height. Most of the village centre properties are in groups of two with a number of detached properties. Some of the older properties have been built hard to the Main Street with no footpaths.

The Newstead Conservation Area incorporates almost all of the settlement. Lying on land steeply rising from the south banks of the River Tweed, the village of Newstead is reportedly the oldest village in Scotland. It is recommended that any alterations or new development within the Conservation Area should have regard to traditional building material and detailing to contribute to the retention of the settlements character.

The distinct character and setting of Newstead is recognised. Policy EP6 (Countryside Around Towns) seeks to protect the area between Newstead and Melrose from development in the longer term, primarily to avoid coalescence of the settlements, thereby retaining individual character.

One site, within the eastern boundary of the village, is allocated for residential development. There is one area, south of the Orchard, identified as a key greenspace.

PREFERRED AREAS FOR FUTURE EXPANSION

The settlement of Newstead experiences pressure for further development but due to its sensitive location it has not been possible to identify any land for development. The proximity of Newstead to the railway station at Tweedbank places additional pressure on the village for development. Therefore it is important that the areas of open space within the settlement and the area surrounding the Trimontium Fort should be protected from future development. The fields to the east of the Development Boundary should also be protected from future development, these are considered to form part of the character of the village.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
ANEWS005	The Orchard	0.3	6
Site Requirements			
<ul style="list-style-type: none"> • A flood risk assessment is required and should assess the risk from the small watercourse which is partially culverted through the site • Explore the potential for culvert removal and channel restoration • The historic wall to north and west of the site should be retained • Archaeological assessment (including archaeological evaluation) is required, with any associated mitigation as identified • Assessment of ecology impacts and provision of mitigation, as appropriate • Access to the site to be directly from Back Road. Back Road to be made up to adoptable standard from the junction with Main Street to the access point into the site • The design and layout of the site should take account of the Conservation Area, the setting of the nearby Scheduled Monument and trees onsite • No on-site trees to be removed without the prior agreement of the planning authority. 			

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSNEWS001	Community Playing Field	1.0

SETTLEMENT PROFILE

NEWTOWN ST BOSWELLS

HOUSING MARKET AREA
Central



LOCALITY
Eildon



POPULATION
1,182



PLACEMAKING CONSIDERATIONS

The settlement of Newtown St Boswells is dominated by views of the Eildon Hills. The village centre is clustered around the B6398 at Old Station Court and Tweedside Road. Other features of interest include the Auction Mart with its octagonal ring building, the former school and the nineteenth century terraces.

The semi natural/plantation wood along the Bowden Burn is included in Scotland's Semi-Natural Woodland Inventory (SSNWI). The River Tweed lies to the east, but tributaries – Sprouston Burn and Newtown Burn (further west known as Bowden Burn) – flow through Newtown St. Boswells itself and east of the main built up area, they both have SSSI status. The area to the north of the settlement, from Sprouston Burn to the junction of Earlston Road and the A68, is part of a National Scenic Area and is highly visible from the A68 trunk road and the attractive settlement of Eildon.

Newtown St Boswells is located within the heart of the Borders and is the Council's administrative centre. It has excellent road connections, is convenient for the Borders Railway and has good quality developable land in its vicinity. The planned expansion of the village is allocated as site ANEWT005 in the Plan.

It is expected that, aside from any future expansion, there will be a growth in pressure to develop within Newtown St Boswells. In addition to the expansion area, one housing site is allocated along Melrose Road along the former Bogle Burn road to Melrose.

The allocated redevelopment sites provide mixed use opportunities which will encourage regeneration of the village centre. There is community support to redevelop and regenerate Newtown St Boswells and it is hoped that these aspirations can be met through the redevelopment sites and the future expansion. The Council has developed a Development Framework to support and provide guidance for the redevelopment of the village centre.

Where possible, the relocation to more suitable sites of various existing uses in the village that generate heavy goods vehicles and other commercial vehicle movements will be supported, in the interests of road safety, local amenity and regeneration.

There are two areas, near the primary school, identified as key greenspaces.

PREFERRED AREAS FOR FUTURE EXPANSION

Areas to north and east of the A68 are considered to be unsuitable for residential expansion. If planned expansion does not take place, the preferred area for the longer term development of Newtown St Boswells is to the west. This would allow a more sensitive edge to be created to Newtown St Boswells. Although this land is within the Special Landscape Area, and further investigations must be carried out, the impact of development at this location would be significantly lower than to the north or east of the settlement.

The separation between the two communities of Newtown St Boswells and Eildon must be retained and further development along Earlston Road and Melrose Road will be resisted.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
ENT4B	Melrose Road	4.4	68
Site Requirements			
<ul style="list-style-type: none"> The layout and design of the site should be sympathetic to the local character and to the setting of the Eildon and Leaderfoot National Scenic Area and should take advantage of any solar gain, for energy efficiency Requirement for pedestrian link, with a footbridge over Sprouston Burn, to the south of the site providing a connection to Sprouston Road Appropriate landscape scheme with maintenance programme Archaeology interests have been recorded in the surrounding area, archaeological assessment including archaeological evaluation along with any associated mitigation measures is required Existing trees and hedgerows to be retained and protected where possible. 			
ENT15B	Sergeants Park II	2.0	30
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief. 			

ANEWT005	Newtown Expansion Area	58	900
Site Requirements			
<ul style="list-style-type: none"> • Outline of development will be determined in masterplanning exercise that will be undertaken in consultation with local communities and be submitted as supporting document to a planning application. Master plan should include consideration of the following (the list is not exhaustive): • Access from A68 (including considering new roundabout) and road/transport network within the settlement • Provision of cycle paths and footpaths • Full integration with existing street network in the village • Provision of areas for SUDS, public park, greenspace, open space and play equipment • Sustainable approach to construction and use of renewable energy for running of buildings • Provision of school and nursery to serve the local catchment area • Scale and design of the development needs to consider the sensitive landscape and settings • Use of landscaping and buffers to create strong boundary to the settlement • Management scheme for any planting is required • Incorporate outcome from community consultations in development and regeneration of the village centre • Provision of sports facilities • Design of development needs to conserve and enhance the landscape value of the National Scenic Area • Flood risk assessment is recommended to inform site layout. 			

BUSINESS AND INDUSTRIAL

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
BNEWT001	Tweed Horizons Expansion	13.9	N/A
Site Requirements			
<ul style="list-style-type: none"> • It is intended that a Planning Brief in the form of Supplementary Planning Guidance will be produced for this site • This is a strategic high amenity business and industrial site as defined in Policy ED1 • Woodland and hedges are required to screen from the A68 and to minimise visual impact from surrounding areas • Hedges and tree line required to reinforce and improve existing hedgerow along the southern part of the site to screen the site • A woodland buffer is required to screen the existing farm from the development if the farm continues to be used for agricultural use. Details at planning application stage needs to consider overshadowing of the farm • Management scheme for any planting is required • Development of the site should include a new access from the A68 and may require to be supported by a new roundabout on the A68 in conjunction with the Newtown expansion to the west of the A68 • Careful consideration is required relating to design, location and scale due to the proximity to Dryburgh Conservation Area, Dryburgh Abbey, Tweed Horizons and its landscaped setting • Woodland screening to be maintained and enhanced to minimise impact on Dryburgh Abbey and the area to the east • Flood risk assessment recommended to inform site layout. The assessment should include consideration of the potential for culvert removal and channel restoration • Provide a master plan to identify and respond to the landscape sensitivities of the site and the wider National Scenic Area • It should be noted that this site extends into the Dryburgh Conservation Area, refer to Dryburgh Settlement Map. 			

BUSINESS AND INDUSTRIAL SAFEGUARDING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zEL36	Waverley Place	0.3	N/A
Site Requirements			
<ul style="list-style-type: none"> This is a safeguarded business and industrial site as defined in Policy ED1. 			

MIXED USE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
MNEWT001	Auction Mart	9	220
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief. 			






REDEVELOPMENT

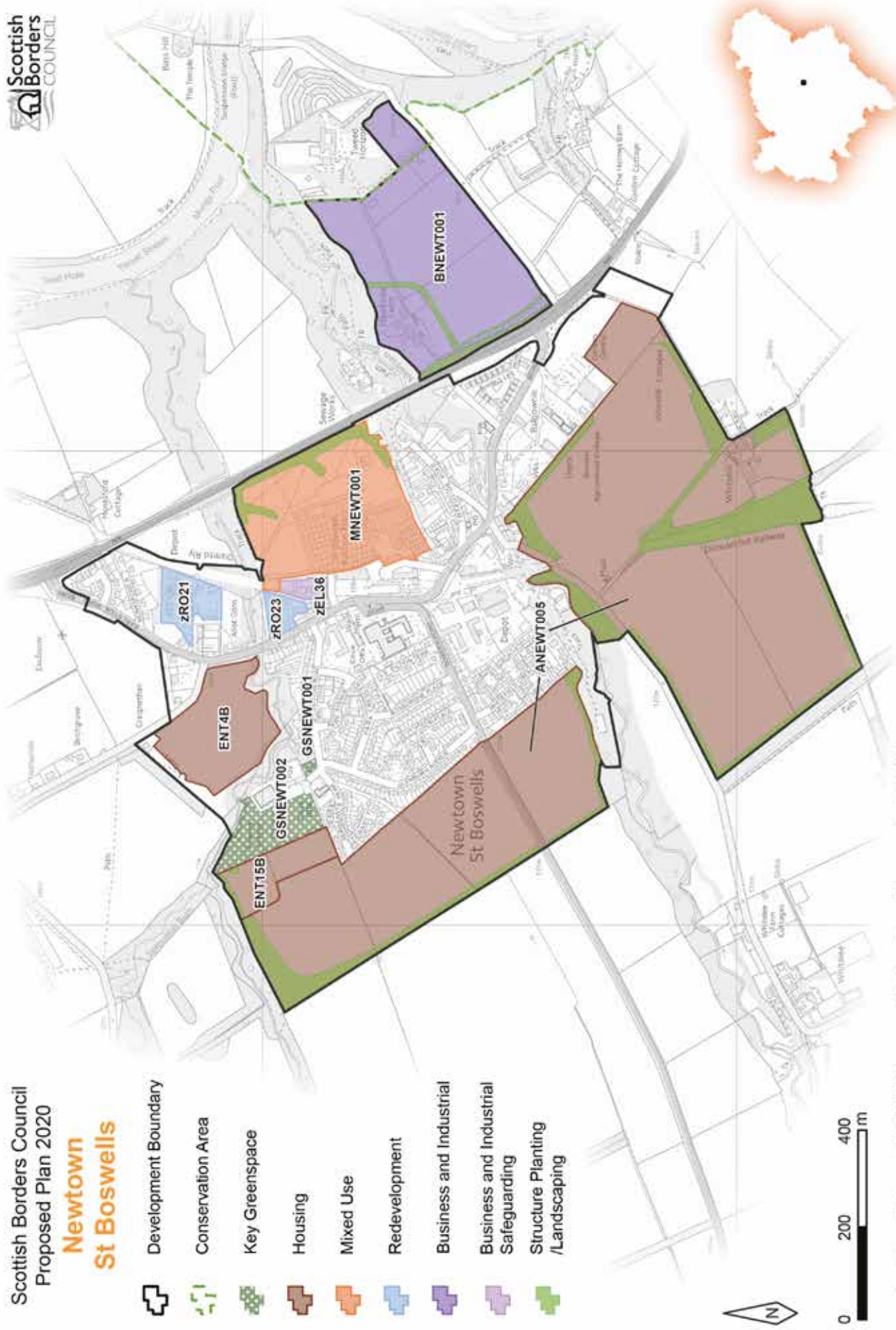
SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zR023	Mills	0.6	N/A
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Development Framework. 			
zR021	Depot	1.2	N/A
Site Requirements			
<ul style="list-style-type: none"> Contamination assessment would be required and appropriate mitigation measures thereafter. 			

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSNEWT001	Sergeants Park	0.1
GSNEWT002	King George V Playing Field	1.9

Scottish Borders Council
Proposed Plan 2020
**Newtown
St Boswells**

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



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SETTLEMENT PROFILE

NISBET

HOUSING MARKET AREA
Central



LOCALITY
Cheviot



POPULATION
140



PLACEMAKING CONSIDERATIONS

The estate village of Nisbet lies south-east of the Peniel Heugh which dominates the views from the south and also provides a dramatic backdrop for the village. While Nisbet was built for the workers of its two farms, it was arranged around two informal spaces – the Mill Pond and the burial ground to the west.

The settlement is situated within the Tweed Lowlands Regional Landscape Area within the River Valley Landscape that is described as 'Lowland Valley with Farmland'. Nisbet benefits from a number of established tree belts particularly around East Nisbet House and within small clusters in the village. It is these mature trees that provide a high degree of enclosure for the village and greatly enhances its character.

The Conservation Area of Nisbet includes most of the village. As an estate village, Nisbet has remained virtually unaltered since it was developed in the 19th century. The village was built for the workers of two farms – East Nisbet and West Nisbet. There are only two properties within the village that are independent of each of the farms and therefore are considered to be part of Nisbet and not East or West Nisbet – these properties are the School House and the Smiddy House.

The Plan does not identify any allocations within Nisbet. There has been recent housing development within the settlement at West Nisbet Farm, to the south of the village.



The Play Area within Nisbet is an important amenity area within the centre of the village and is therefore protected.

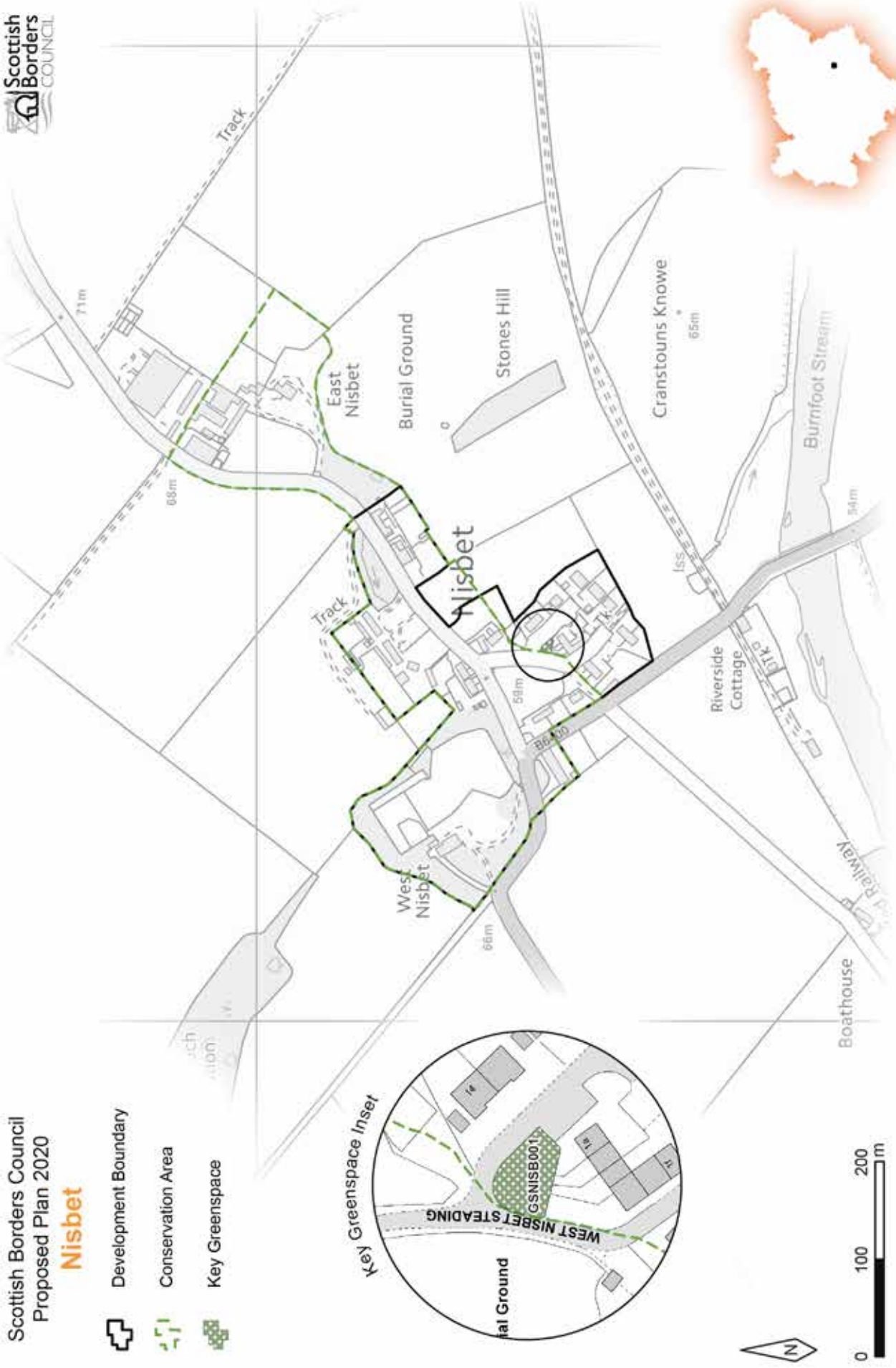
DEVELOPMENT AND SAFEGUARDING PROPOSALS

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSNISB001	Nisbet Play Area	0.03

Nisbet

-  Development Boundary
-  Conservation Area
-  Key Greenspace



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SETTLEMENT PROFILE

OXNAM

HOUSING MARKET AREA
Central



LOCALITY
Cheviot



POPULATION
196



PLACEMAKING CONSIDERATIONS

The Oxnam development boundary is a new addition to this Local Development Plan. The inclusion of a development boundary was proposed by the Oxnam Water Community Council primarily to control and guide future development proposals within the village.

Oxnam has a dispersed radial pattern with no central core or village centre. The village has developed along the two main roads through the village, the Oxnam Green road and the unclassified road north to Oxnam Kirk. More recent development has expanded the village to the east towards Oxnam Kirk and towards Oxnam Green to the south-west.

A key feature within the village is Oxnam Kirk, the present Kirk was built in 1738 on the site of a medieval kirk dating from before 1153 and was enlarged to form a T-plan in 1874. The building is a characteristic Scottish 18th-century kirk with plain glass and white-washed walls and is located to the north-east of the settlement.

The Oxnam Water runs through the village then onwards to the River Teviot at Crailing. In certain areas, the Oxnam development boundary is contiguous with the boundary of the River Tweed Special Area of Conservation and therefore any forthcoming development proposals would require a Habitats Regulation Appraisal.

Although the Plan does not identify any allocated sites within Oxnam, there are a number of small scale infill opportunities within the development boundary to accommodate future development.

There is one area, Oxnam Green identified as a key greenspace. The Green is a prominent open space within the central part of the village and has some amenity and visual value, it will therefore be protected.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSOXNA001	Oxnam Green	0.1

SETTLEMENT PROFILE

OXTON

HOUSING MARKET AREA
Northern



LOCALITY
Eildon



POPULATION
351



PLACEMAKING CONSIDERATIONS

The character of Oxton is established by its clustered form and countryside setting. It is situated in the upland valley of the Upper Leader. The Leader Water to the east is part of the River Tweed Special Area of Conservation, a wildlife site of international importance.

The centre of the village of Oxton is focused on the crossroads where The Loan, Station Road, Main Street, and the unclassified road that leads to the A68 all meet. Along Station Road on the north side, a stone wall separates the village from the fields to the fore of Justice Hall, which in themselves form an attractive outlook for the village. The village sits above the A68 with pleasant views outwards to the surrounding countryside and especially towards Addinston Hill.

Traditional properties within the village tend mainly to be terraced, built to the back of the footpath and step into the landscape. Two storey properties dominate on Station Road whilst on The Loan and the Main Street a mixture of single to two storeys exist. Sandstone, whin, harl and slate are the main building materials that feature within the centre of the village.

The Plan identifies the Heriot Field Play Park for protection as greenspace and provides a new housing allocation to the south east of the village.

PREFERRED AREAS FOR FUTURE EXPANSION

Development to the north of the settlement will be resisted where it would have significant effect on the international nature conservation value of the Leader Water or impact on the countryside setting of the settlement as viewed from the A68 trunk road. However, there may be potential for infill development to occur to the west of the C83 (Annfield Road) within the Development Boundary during the lifetime of the Local Development Plan.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

HOUSING

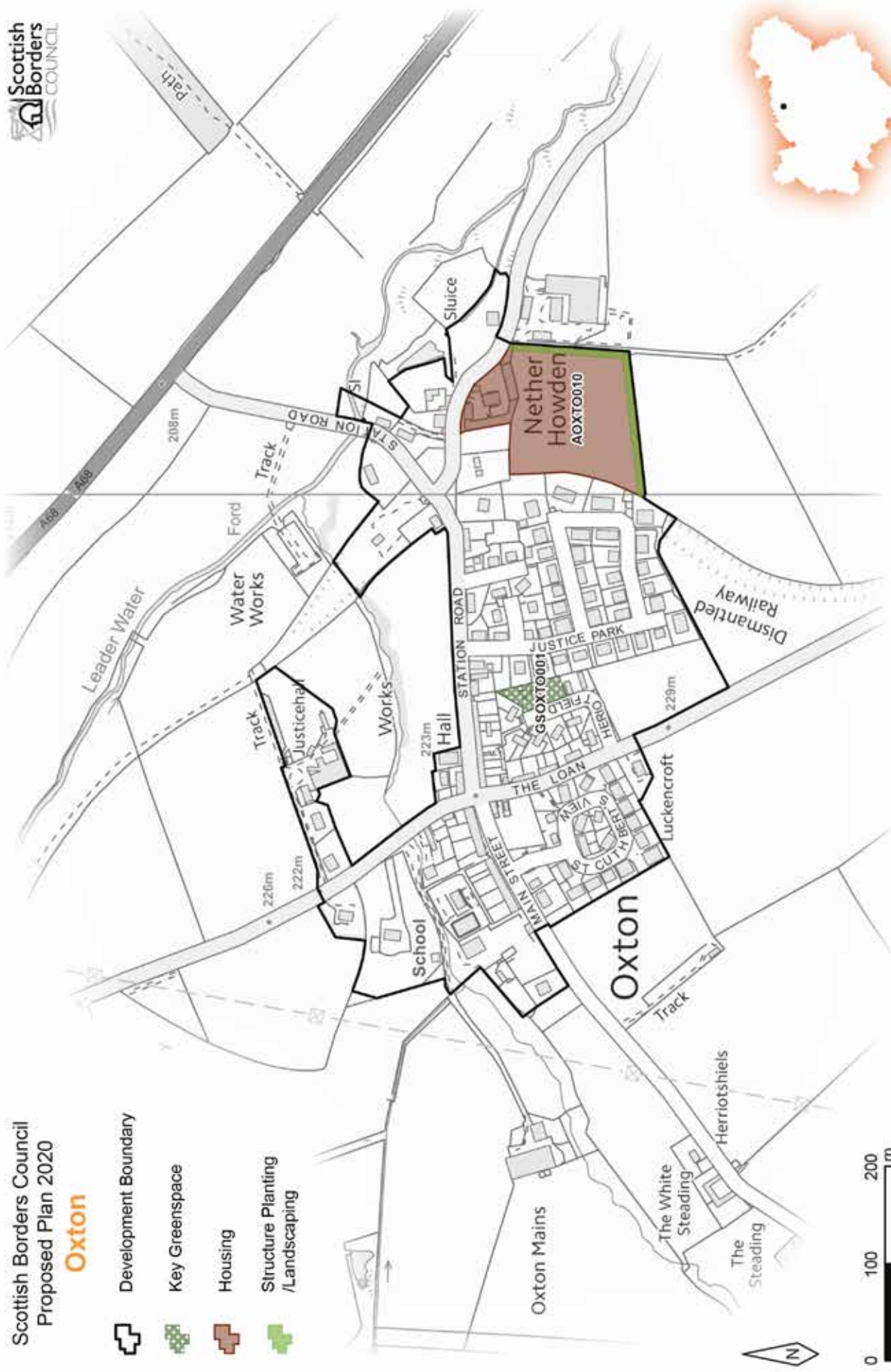
SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
AOXT0010	Deanfoot Road North	2.1	30
Site Requirements			
<ul style="list-style-type: none"> • Archaeology evaluation/mitigation may be required • In order to achieve a suitable access into the site, the existing farm buildings onsite may have to be redeveloped with some 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 Special Area of Conservation/Sites of Special Scientific Interest • Assessment of ecology impacts and provision of mitigation, as appropriate • Water Impact Assessment will be required in respect of Water Treatment Works, to investigate the water network capacity • Surface water to be managed through the use of Sustainable Urban Drainage Systems. 			

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSOXT0001	Heriot Field Play Park	0.2

Oxton

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



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SETTLEMENT PROFILE

PAXTON

HOUSING MARKET AREA
Berwickshire



LOCALITY
Berwickshire



POPULATION
292



PLACEMAKING CONSIDERATIONS

Paxton is located on the Merse in the lowlands associated with the River Tweed. The village is surrounded by arable fields which are designated as prime quality agricultural land. Paxton is predominantly residential and has expanded with the development of detached properties.

The Whiteadder Water lies to the east of Paxton and forms part of the River Tweed Special Area of Conservation. An Ancient Woodland Inventory sits to the east of the settlement, along the banks of the Whiteadder Water. No land for development is allocated within this Local Development Plan.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSPAXT001	Play Area	0.2
GSPAXT002	Amenity Space	0.1

SETTLEMENT PROFILE

PEEBLES

HOUSING MARKET AREA
Northern



LOCALITY
Tweeddale



POPULATION
8,376



PLACEMAKING CONSIDERATIONS

Peebles benefits from a dramatic setting at the convergence of the River Tweed and the Eddleston Water. The settlement is framed between high hills on all sides and has extensive views both into and out of the settlement. The settlement and its hinterland are of high amenity value with mature woodland and spacious parkland. There are attractive views of the town on particularly the south, eastern and western approaches and views out to the south to the adjoining hill ranges beyond Cademuir. The town has a strong landscape framework as already highlighted above; the northern portion of the town nestles into the slopes of Venlaw Hill and onto the flatter land to the west of the Eddleston Water towards Jedderfield. The southern portion of Peebles over the Tweed lies within the flatter haughland of the river valley and on the lower slopes of the Cademuir Hill.

The Conservation Area covers a large part of Peebles, including the entire town centre. The town centre takes in parts of both the Old Town and the New Town including the High Street with its rich assortment of commercial properties and churches. The Old Town is, as its name suggests the oldest part of Peebles and includes St Andrews Church Tower and cemetery. Many of the properties in the Biggiesknowe area and in the north side are one and two storey cottages of a vernacular design. In the south side of the Old Town properties tend to be tenements and commercial premises, with an urban character.

The three churches within the New Town dominate the skyline at both ends of the town centre. The Old Parish Church with its crown steeple sits high, on the site of the castle, at the west end. The tall steeple of the Leckie Memorial Church and the lesser steeple of the Eastgate Church terminate the east end of the centre. The Leckie Memorial Church also dominates the Tweed Green. Within the New Town the rig pattern is still evident. Behind the facades of both sides of the High Street and the west part of Eastgate the narrow passages have been built-up and lead to internal courts that serve a large number of small premises. Of particular interest is Parliament Square, at the west end of the south side of the High Street, which is said to have been a site of a meeting of the Scottish Parliament in 1346.

Within Peebles there are also a considerable number of residential properties on either side of the River Tweed. The older housing to the north consists mainly of terraces, semi-detached and villa style properties that were built in the 19th century. Along the south side of the Tweed, to the east and to the south, 19th century villas and mansion style properties are found; outwith those areas are more modern developments with the most recent area for the towns development taking place at Whitehaugh off the B7062. It is evident that within Peebles there is a wide range of building types, styles and periods. These all reflect the history, diversity and development of the town.

Throughout Peebles and particularly along the water courses of the River Tweed and Eddleston Water there are substantial areas of green open space. Tweed Green and Ninian's Haugh are the most significant areas but there are others.

The Plan provides four housing allocations, two safeguarded business and industrial sites, one business and industrial site located at South Parks, as well as two mixed use sites at Rosetta Road and at March Street Mill; there are also three redevelopment sites located at Dovecot Road, George Street and Tweedbridge Court.

The Plan also identifies a number of key greenspaces within the settlement; these spaces provide the Peebles community with many important recreation opportunities.

KEY INFRASTRUCTURE CONSIDERATIONS

This settlement is identified within the Council's Local Flood Risk Management Plans as being at risk of flooding. Any development proposals should therefore be subject to early consultation with the Council's Flood and Coastal Management Officer, and SEPA, having regard to SEPA's Indicative River and Coastal Flood Map (Scotland) and any other relevant flood risk information. A flood risk assessment may be required and may influence the scale and layout of any development at a particular location.

Without a second Tweed crossing in the town, to reduce traffic flow on the existing bridge and take intrusive traffic away from the town centre, the addition of development traffic to the network will have congestion and environmental issues for the High Street, as well as capacity issues for Tweed Bridge, and this could compromise road safety. The most recent traffic count on behalf of the Council for Tweed Bridge was undertaken in November 2018 and through this it was demonstrated that the bridge is getting close to capacity. It is the Council's opinion that Tweed Bridge does not have the capacity to serve any new development in the town, over and above the sites allocated in the Plan, with the exception of small infill proposals and other low traffic generating proposals which will be considered on a case by case basis. Longer term development in the town will be required to contribute towards a second river crossing based on projected costs. At this point in time there is no definitive date as to when the new bridge might be constructed and a feasibility study must be prepared in advance. In this interim period development sites need to contribute towards improving traffic management in and around the town centre and/or towards the funding of transport appraisal work for the town.

PREFERRED AREAS FOR FUTURE EXPANSION

Once the allocated sites are fully developed the preferred area for future expansion beyond the period of this Local Development Plan will be to the south east of Peebles.

The sites identified for longer term development will be subject to further assessment and review as part of the next Local Development Plan review, and will require a Masterplan to ensure a coherent and holistic approach.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
APEEB031	George Place	0.3	36
Site Requirements			
<ul style="list-style-type: none"> The main vehicular access to the site will be via George Place with a vehicular connection through to the site to the south – RPEEB002 Parking provision should be accommodated onsite Provision of Sustainable Urban Drainage feature onsite A flood risk assessment will be required to inform the development of the site Landscape enhancement to the east of the site between the proposed buildings and the Eddleston Water. Buffer areas for new and existing landscaping will be required. The long term maintenance of landscaped areas must be addressed Mitigation measures are required to prevent any impact on the River Tweed Special Area of Conservation via the Eddleston Water Potential contamination on site to be investigated and mitigated Provision of amenity access within the development for pedestrians and cyclists. Links to the footpath network to be created and amenity maintained and enhanced. 			
APEEB021	Housing south of South Park	2.4	50
Site Requirements			
<ul style="list-style-type: none"> A flood risk assessment is required to inform the site layout, design and potential mitigation A watercourse buffer strip will be required No built development should take place on the functional flood plain or over existing culverts The channel up-stream from grill will be required to be kept clear and maintained, and free from build-up of silt. Machine access to this overflow and channel must be maintained to allow for future cleaning and maintenance Provision of structure planting will be required Evaluation and associated mitigation of archaeology and impact on River Tweed will be required In advance of the development being occupied, connection of waste water (foul) drainage to the public sewer will be required. 			
APEEB044	Rosetta Road	5.7	100
Site Requirements			
<ul style="list-style-type: none"> Development of the site shall proceed in accordance with the requirements agreed by the Council in regard to its consideration of planning application 13/00444/PPP. Should that development not be implemented, a Planning Brief in the form of Supplementary Planning Guidance will require to be produced for this site. 			

APEEB056	Land South of Chapelhill Farm	7.0	150
Site Requirements			
<ul style="list-style-type: none"> • It is intended that a Planning Brief in the form of Supplementary Planning Guidance will be produced for this site • 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. Additional water quality buffer strips may also be required. The watercourse (tributary of the Eddleston Water) adjacent to the site should be protected and enhanced as part of any development. Consideration to be 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 • Provision of Sustainable Urban Drainage feature onsite • Protect and enhance existing boundary features, where possible. Boundary planting along the eastern boundary should be established to maintain the rural setting of views from the A703 • Assessment of ecology impacts and provision of mitigation, as appropriate • Mitigation to ensure no significant effect on River Tweed Special Area of Conservation/Sites of Special Scientific Interest • 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 Waste Water Treatment Works and Water Treatment Works. 			

POTENTIAL LONGER TERM HOUSING (SUBJECT TO REVIEW)

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
SPEEB003	South West of Whitehaugh	4.5	TBC
Site Requirements			
<ul style="list-style-type: none"> • It is intended that a Masterplan in the form of Supplementary Planning Guidance will be produced for this site. • Provision of a new bridge linking north and south of the River Tweed • A vehicular link will be required between the end of Glen Road and Kingsmeadows Road via the Whitehaugh land. The upgrading of Glen Road adjacent to Forest View will be required • Consideration should be given to the design of the overall site to take account of the Special Landscape Area • Enhancement of the woodland along the north east side of the site and landscape buffer around each side of the site. The long term maintenance of landscaped areas must be addressed • Assessment of the archaeological site on the Sites and Monuments Record should be undertaken and appropriate mitigation measures carried out • Careful consideration of the design and scale within the development to mitigate the potential impact on the nearby monument • Development should not take place within the setting of the nearby Scheduled Monument but rather that area should be left as open space • Provision of amenity access within the development for pedestrians and cyclists. Links to the footpath network to be created and amenity maintained and enhanced • Mitigation measures are required to prevent any impact on the River Tweed Special Area of Conservation/Sites of Special Scientific Interest • Further assessment on nature conservation interest will also be required and mitigation put in place • A flood risk assessment is required to assess the flood risk from the Haytoun Burn. 			
SPEEB004	North West of Hogbridge	2.9	TBC
Site Requirements			
<ul style="list-style-type: none"> • It is intended that a Masterplan in the form of Supplementary Planning Guidance will be produced for the site • Provision of a new bridge linking north and south of the River Tweed • A vehicular link will be required between the end of Glen Road and Kingsmeadows Road via the Whitehaugh land. The upgrading of Glen Road adjacent to Forest View will be required • Consideration should be given to the design of the overall site to take account of the Special Landscape Area • Enhancement of the woodland along the south west and the south east sides of the site. Buffer areas alongside new and existing landscaping will be required. The long term maintenance of landscaped areas must be addressed • Assessment of the archaeological site on the Sites and Monuments Record should be undertaken and appropriate mitigation measures carried out • Careful consideration of the design and scale within the development to mitigate the potential impact on the nearby monument • Provision of amenity access within the development for pedestrians and cyclists. Links to the footpath network to be created and amenity maintained and enhanced • Development should not take place within the setting of the nearby Scheduled Monument but rather that area should be left as open space • Mitigation measures are required to prevent any impact on the River Tweed Special Area of Conservation/Sites of Special Scientific Interest • Further assessment on nature conservation interest will also be required and mitigation put in place • A flood risk assessment will be required to inform the development of the site. 			

BUSINESS AND INDUSTRIAL

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zEL204	South Park	0.9	N/A
Site Requirements			
<ul style="list-style-type: none"> • This is a business and industrial site as defined in Policy ED1 • Access to be taken from the South Parks road • Retention of existing paths around the site • Existing landscape features to be retained and enhanced. Buffers alongside new and existing landscaping will be required. The long term maintenance of landscaped areas must be addressed • Mitigation measures are required to prevent any impact on the River Tweed. 			

BUSINESS AND INDUSTRIAL SAFEGUARDING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zEL2	Cavalry Park	6.3	N/A
Site Requirements			
<ul style="list-style-type: none"> • This is a safeguarded high amenity business site as defined in Policy ED1. 			
zEL46	South Park	1.9	N/A
Site Requirements			
<ul style="list-style-type: none"> • This is a safeguarded business and industrial site as defined in Policy ED1. 			

MIXED USE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
MPEEB006	Rosetta Road	6.4	30
Site Requirements			
<ul style="list-style-type: none"> • A Flood Risk Assessment will be required to inform the design and layout of the proposed development. Consideration will need to be given to bridge and culvert structures within and adjacent to the site which may exacerbate flood risk. There should be no culverting for land gain. In addition, investigation of the possibility for de-culverting should also be undertaken • A Water Impact Assessment may be required • The site must provide a mix of uses including housing and an enhanced tourism offering • The main vehicular access to the site will be at the existing lodge house, but the option of a second vehicular access to Rosetta Road needs to be investigated. The housing development is dependent on a vehicular bridge link over the Eddleston Water to connect Rosetta Road with Edinburgh Road via Kingsland Road/Kingsland Square and Dalatho Street • A Transport Assessment will be required • Provision of amenity access within the development for pedestrians and cyclists. A pedestrian/cycle link to be formed between the site and the minor public road on the southern boundary. Links to the footpath network to be created and amenity maintained and enhanced • Further assessment of archaeology will be required and mitigation put in place • Mitigation measures are required to prevent any impact on the River Tweed Special Area of Conservation via the Eddleston Water • Any new development must respect the setting of the Listed Buildings onsite and of the adjacent Special Landscape Area. Views from across the valley and from adjacent paths will require to be taken into account. Landscape enhancement will be required to protect the amenity of the area and link with existing landscaping within and outwith the site • Investigation and mitigation of potential contamination on site • In advance of the development being occupied, connection of waste water (foul) drainage to the public sewer will be required • Assessment of ecology impacts and provision of mitigation, as appropriate. 			

MPEEB007	March Street Mill	2.3	70
Site Requirements			
<ul style="list-style-type: none"> • Consideration must be given to surface water flooding, any new development will require to include associated mitigation. No building should take place over any existing drain/lade that is to remain active • A Water Impact Assessment may be required • Vehicular access will be from March Street and from Dovecot Road with two further optional vehicular links to Ballantyne Place to be explored • Provision of amenity access within the development for pedestrians and cyclists. Amenity access links will be required to Ballantyne Place and to Rosetta Road via the current allotment access route. Links to the footpath network to be created and amenity maintained and enhanced • A Transport Statement will be required • Landscape enhancement alongside associated buffers will be required. Open views towards the east of the site should also be retained • Further assessment of archaeological interest will be required and mitigation put in place • Assessment of ecology impacts and provision of mitigation, as appropriate • Potential contamination on site to be investigated and mitigated • In advance of the development being occupied, connection of waste water (foul) drainage to the public sewer will be required • The site must provide a mix of uses including housing, employment, and potentially commercial and community use. An area of employment use has been identified at the Boiler House and another preferable area at the Gate House. These high amenity business sites to be provided in line with Policy ED1: Protection of Business and Industrial Land • The allotments on the western side of the site, are identified within the LDP as Key Greenspace and require to be protected in line with Policy EP11 Protection of Greenspace • The site is located within the Peebles Conservation Area, and as a result retention of some of the historic buildings will be required. Therefore any new development must seek to ensure the retention and reuse of at least the Engine House and the Lodge House. The overall scale and height of any new build will require to respect the Conservation Area. Where any buildings are to be removed, as far as possible their materials should be reused within the site. 			

POTENTIAL LONGER TERM MIXED USE (SUBJECT TO REVIEW)

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
SPEEB005	Peebles East (South of the River)	32.3	TBC
Site Requirements			
<ul style="list-style-type: none"> • It is intended that a Masterplan in the form of Supplementary Planning Guidance be produced for this site • Provision of land for housing, employment, potential new school site and recreation ground. The site should also allow for the potential for tourism facilities • There is currently a shortfall of good quality business and industrial land in Peebles. This is a mixed use site and employment land could come forward early to meet this shortfall • Provision of a new bridge linking north and south of the River Tweed • A vehicular link and pedestrian links will be required to the adjacent Kittlegairy development. The upgrading of B7062 Kingsmeadows Road will be required • Enhancement of existing woodland and provision of additional landscaping. The long term maintenance of landscaped and open space areas must be addressed • Consideration should be given to the design of the overall site to take account of the Special Landscape Area • Provision of amenity access in the development for pedestrians and cyclists. Links to the footpath network to be created and amenity maintained and enhanced • Mitigation measures are required to prevent any impact on the River Tweed Special Area of Conservation/Sites of Special Scientific Interest • A watercourse buffer strip of six metres will be required • Further assessment on nature conservation will be required • As this site is at high risk of flooding, a flood risk assessment is required to inform site layout, design and mitigation • No built development should take place on the functional flood plain. The flood risk area in the northern half of the site (north of the B7062) should be safeguarded as open space, for structure planting and landscaping purposes only • In advance of the development being occupied, connection of waste water (foul) drainage to the public sewer will be required. 			

REDEVELOPMENT

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
RPEEB001	Dovecot Road	0.4	TBC
Site Requirements			
<ul style="list-style-type: none"> • Design and layout should conserve and enhance the character and amenity of the Peebles Conservation Area • Vehicular access will be from Dovecot Road • Street frontage to Dovecot Road • Provision of landscaping on site will be required. Buffers alongside new and existing landscaping will be required. The long term maintenance of landscaped areas must be addressed • A flood risk assessment will be required to inform the development of the site • Mitigation measures are required to prevent any impact on the River Tweed Special Area of Conservation via the Eddleston Water • Potential contamination on site to be investigated and mitigated • Provision of amenity access within the development for pedestrians and cyclists. Links to the footpath network to be created and amenity maintained and enhanced • Further assessment on nature conservation interest will also be required and mitigation put in place. 			

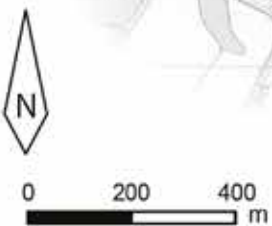
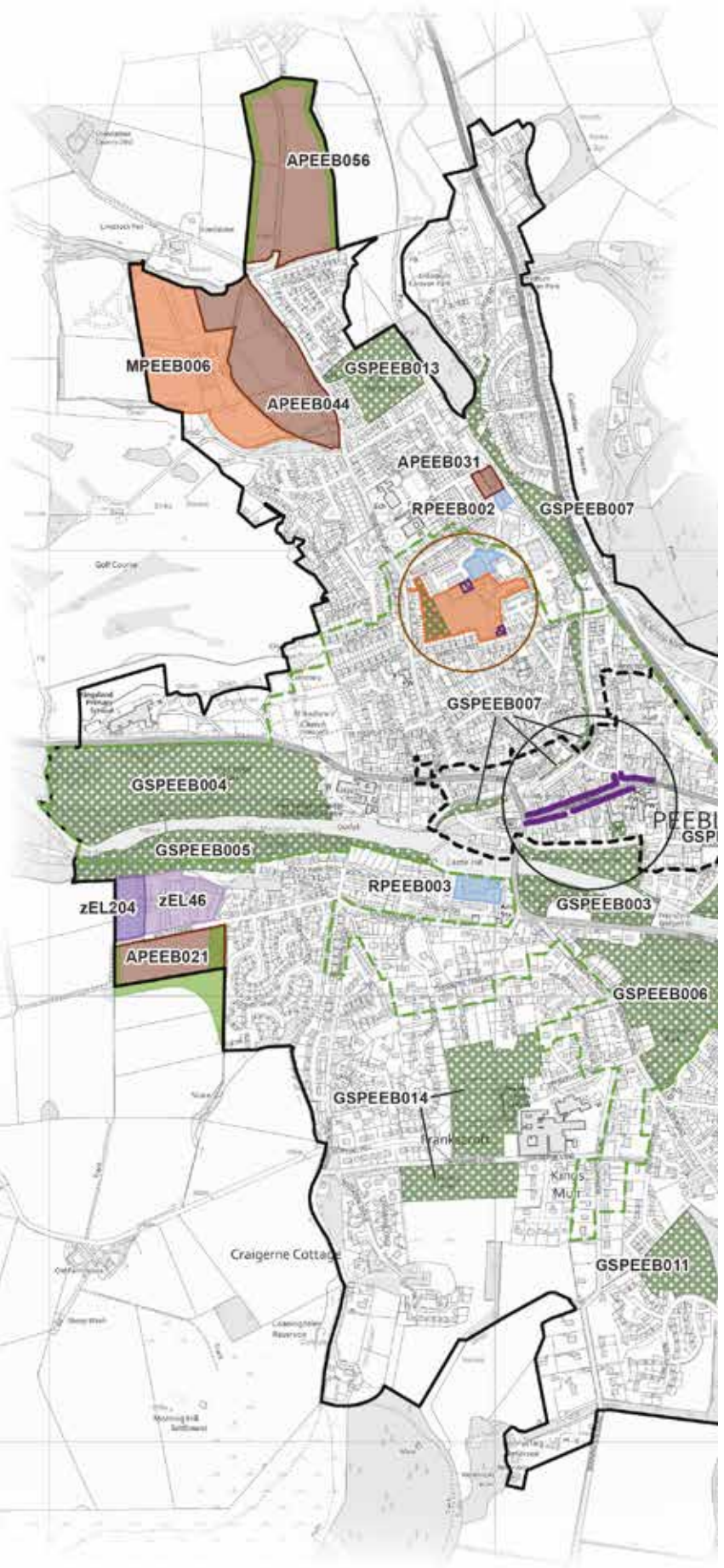
RPEEB002	George Street	0.1	TBC
Site Requirements			
<ul style="list-style-type: none"> • Landscape enhancement to the east of the site between the proposed buildings and the Eddleston Water. Buffer areas for new and existing landscaping will be required. The long term maintenance of landscaped areas must be addressed • Potential contamination on site to be investigated and mitigated • The main vehicular access to the site should be via George Street with a vehicular connection through to the site to the north – APEEB031 • Parking provision should be accommodated onsite • Provision of Sustainable Urban Drainage feature on site • Mitigation measures are required to prevent any impact on the River Tweed Special Area of Conservation via the Eddleston Water • Further assessment on nature conservation interest will also be required and mitigation put in place • A flood risk assessment will be required to inform the development of the site • Provision of amenity access within the development for pedestrians and cyclists. Links to the footpath network to be created and amenity maintained and enhanced. 			
RPEEB003	Tweedbridge Court	0.5	50
Site Requirements			
<ul style="list-style-type: none"> • Residential redevelopment will be required • Landscape enhancement to the north of the site between the proposed buildings and the River Tweed and retention of the existing landscaping on site. Buffer areas for new and existing landscaping will be required. The long term maintenance of landscaped areas must be addressed • The main vehicular access to the site will be via Dukehaugh • Parking provision should be accommodated onsite • Mitigation measures are required to prevent any impact on the River Tweed Special Area of Conservation/Sites of Special Scientific Interest • Further assessment on nature conservation interest will also be required and mitigation put in place • Provision of amenity access within the development for pedestrians and cyclists. Links to the footpath network to be created and amenity maintained and enhanced • A flood risk assessment will be required to inform the development of the site. 			

KEY GREENSPACE

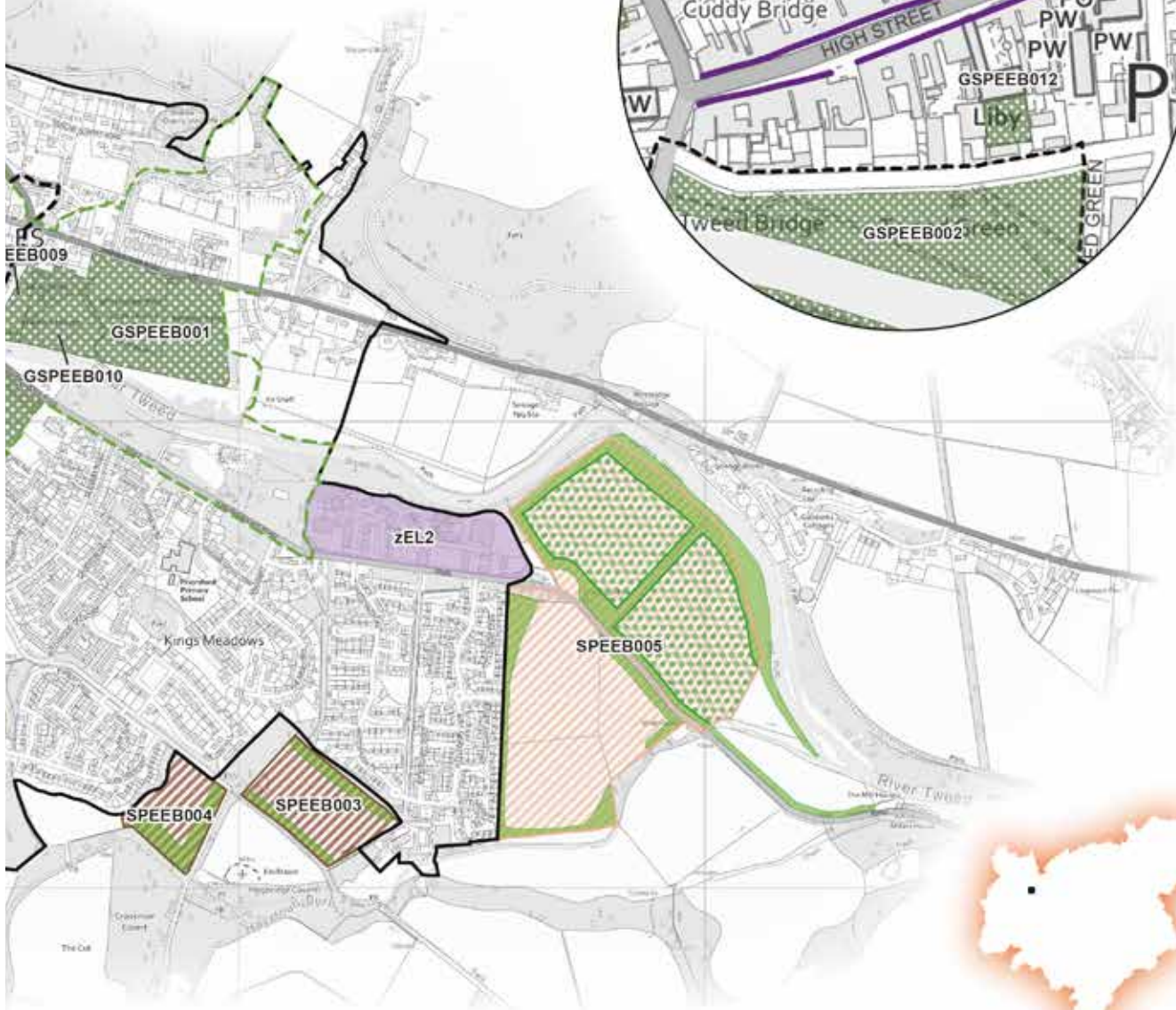
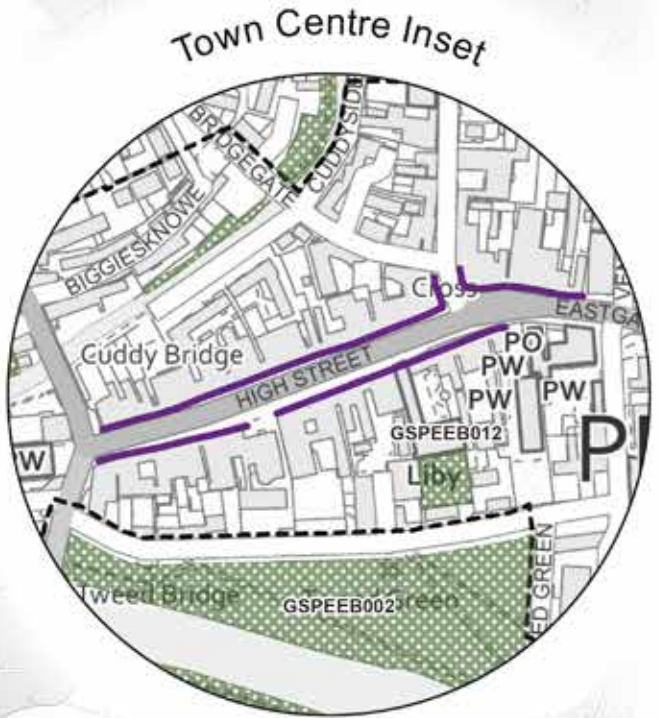
SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSPEEB001	Whitestone Park	6.2
GSPEEB002	Tweed Green (North)	1.6
GSPEEB003	Tweed Green (South)	1.6
GSPEEB004	Hay Lodge Park	10.6
GSPEEB005	Area adjacent to River Tweed	4.5
GSPEEB006	Victoria Park	6.7
GSPEEB007	Eddleston Water	2.6
GSPEEB008	Rosetta Road Allotments	0.5
GSPEEB009	Walker's Haugh	0.8
GSPEEB010	Area around Gytes Leisure Centre	2.5
GSPEEB011	Jubilee Park Field	2.3
GSPEEB012	Burgh Hall Allotments	0.1
GSPEEB013	Violet Bank Playing Field	2.5
GSPEEB014	High School Playing Fields	6.3

Scottish Borders Council
Proposed Plan 2020
Peebles

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



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SETTLEMENT PROFILE

PRESTON

HOUSING MARKET AREA
Berwickshire



LOCALITY
Berwickshire



POPULATION
183



PLACEMAKING CONSIDERATIONS


Preston is located on the rolling lowlands at the edge of the Lammermuirs and benefits from many attractive views within and out of the settlement. Preston takes a linear form along the A6112 and has experienced limited growth. The majority of properties are constructed of traditional materials such as stone and slate. The cottages are an example of traditional row housing, with various architectural features, set back from the road.

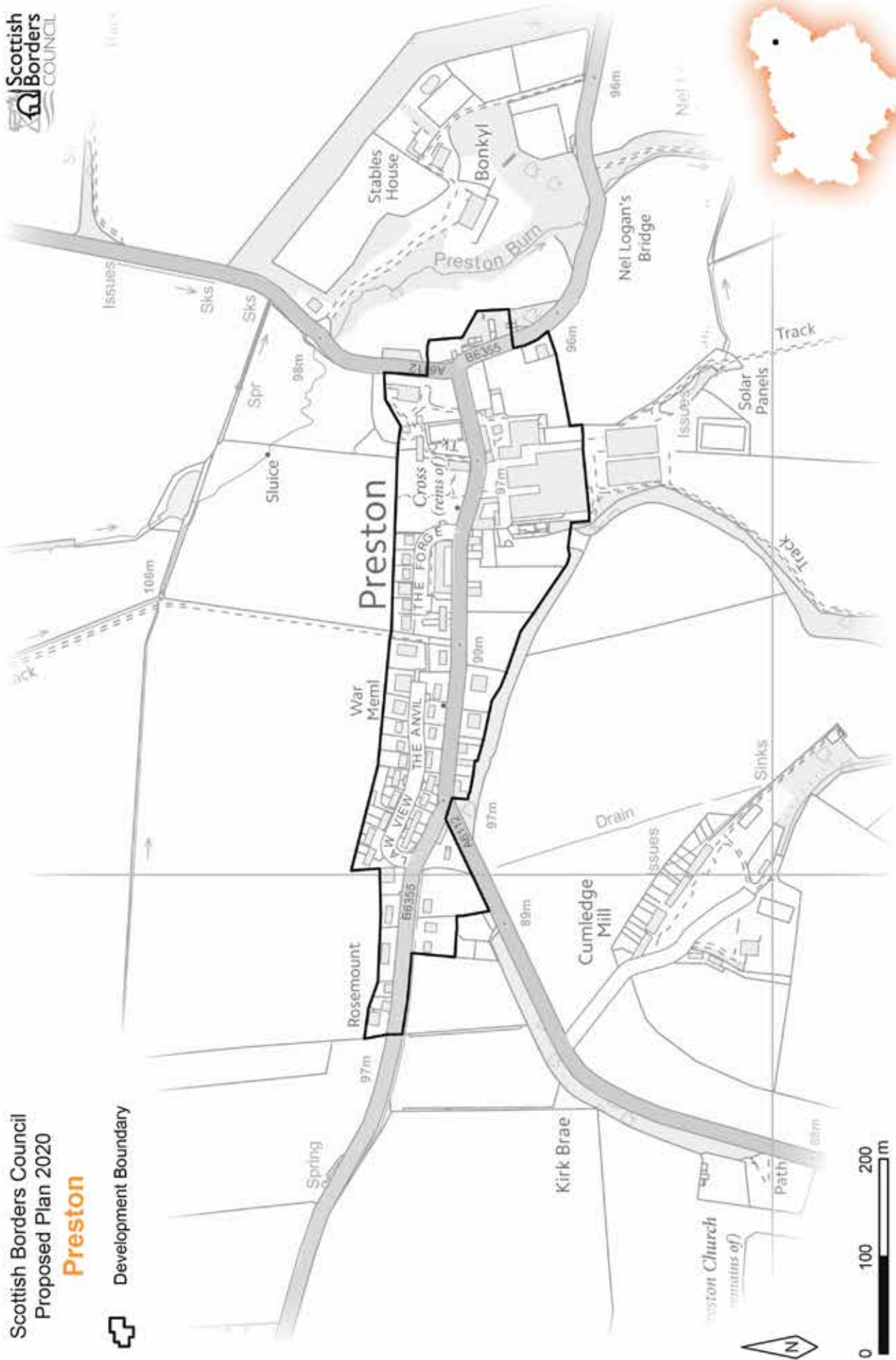
Due to a lack of development interest a longstanding redevelopment site (zR016) at Preston Farm has been removed from the Plan, as it is not considered that the site contributes to the effective housing land supply. However, the site remains within the development boundary and could therefore be developed at a future date under the infill planning policy.

PREFERRED AREAS FOR FUTURE EXPANSION

Any future development to the west of Preston will be resisted. Potential constraints to the expansion of the village are flood risk to the south west and surrounding prime agricultural land.

Preston

 Development Boundary



SETTLEMENT PROFILE

REDPATH

HOUSING MARKET AREA
Central



LOCALITY
Eildon



POPULATION
87



PLACEMAKING CONSIDERATIONS

The character of Redpath is established by its linear layout and its countryside setting. It is located on the edge of lowland hills around Black Hill, the pastoral upland fringe valley of the Lower Leader and the upland fringe valley with settlements of the River Tweed. The quality of this countryside is recognised by its inclusion within a National Scenic Area. Other distinct features are an ancient oak tree near the village hall, and the rows of cottages. The Leader Water, to the west, is part of the River Tweed Special Area of Conservation, a wildlife site of international importance.

The Conservation Area of Redpath incorporates most of the village and part of its surroundings. Redpath developed in a linear form between two farms, one located at the east and the other at the west of the village. Many of the small cottages within the centre of Redpath were once the homes of weavers where looms were spun.

The Redpath Conservation Area has a distinct appearance and setting, it is located on the south facing slopes above a wooded dean connected to the Leader Water. A track running along part of the village allows access to the rear of some of the properties. The layout of Redpath is one of the most important features of the Conservation Area; it is recommended that new development should respect this characteristic. Another distinct feature is the rows of cottages on either side of the road that lead into the centre of the village. Traditional building materials prevail, whin and sand stone, harl and slate are all to be found within the Redpath Conservation Area. Architectural details such as sash and case windows and margins feature greatly. Stone boundary walls also appear of which some are dry. While these collective details form the character of the Redpath Conservation Area they should all be protected and any alterations or new build should seek to respect the individual buildings and the wider Conservation Area.

Redpath

-  Development Boundary
-  Conservation Area



SETTLEMENT PROFILE

RESTON

HOUSING MARKET AREA
Berwickshire



LOCALITY
Berwickshire



POPULATION
442



PLACEMAKING CONSIDERATIONS

Reston lies to the south of the A1 and follows a linear form running east to west. The settlement sits within the rolling landscape associated with the Eye Water, which flows to the north. The area surrounding Reston is made up of arable and pasture fields.

Reston was formerly a stop on the East Coast Main Line and the line runs through the village. The settlement is predominantly residential in character with traditional row housing evident along Main Street, while there is more modern housing towards the eastern and western edges.

There are four housing allocations and one mixed use allocation within Reston, all of which are yet to be developed. A longer term housing allocation was brought forward and included as part of the Housing SG (AREST004). The housing allocation (AREST005) has been brought forward as part of the current LDP, which lies adjacent to the existing allocation (BR5).

The former Auction Mart occupies a large site to the south of Main Street and is allocated for mixed use development. An area of land is allocated for future transportation (zRS3), for the re-instatement of Reston Station along the East Coast Main Line. There is an adopted development brief for the Reston Auction Mart, which covers the Auction Mart site, housing to the south and the transportation allocation.

As a result of the forthcoming railway station within the village, it is likely that there will be subsequent development interest which in turn will create some future opportunities for development within the village. Given these changes it is considered an overall masterplan should be prepared which gives consideration to addressing potential issues, opportunities, constraints and identifies appropriate land uses.

KEY INFRASTRUCTURE CONSIDERATIONS

The provision of a new station facility at Reston has been agreed by the Scottish Government and will be provided in the current control period (2019-2024).

PREFERRED AREAS FOR FUTURE EXPANSION

There is likely to be longer term demand for housing in Reston, particularly when the railway station is re-instated. An area for potential longer term housing is allocated (SREST001) to the south of the Auction Mart site. The development brief for the Reston Auction Mart provides guidance on the mixed use allocation, as well as the housing to the south of Reston and the land allocated for transportation. The preferred option for future growth remains within this longer term housing site to the south. Development in other directions will be resisted. Potential constraints to the future growth of Reston is the flood risk to the north and the surrounding prime agricultural land.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
BR5	West Reston	1.0	20
Site Requirements			
<ul style="list-style-type: none"> Planting on the south west edge to protect amenity of neighbouring property Retain the hedge planting on the north west edge where appropriate Vehicular access off the B6438 in line with advice from the Council's Roads Planning team Pedestrian access from the B6438 Investigation of possible archaeological links on the south east boundary of the site Ensure connectivity to allocation AREST005. 			
BR6	Rear of Primary School	1.6	16
Site Requirements			
<ul style="list-style-type: none"> Planting on the western boundary to help provide a settlement edge and enclosure to the site Retain hedges on northern and southern edges where appropriate Cognisance of the amenity of the existing residential property on the site Provision for vehicular access from the B6438 in agreement with the advice of the Council's Roads Planning team Pedestrian access through the site from the B6438 and on to the unclassified road to the north Take advantage of the southerly aspect and views from the site A flood risk assessment is required to inform the site layout, design and mitigation. 			

AREST004	Reston Long Term 2	2.1	38
Site Requirements			
<ul style="list-style-type: none"> • Refer to approved Planning Brief (Reston Auction Mart) • A flood risk assessment is required to assess the risk from the small watercourse which potentially flows through the site. Consideration should be given to whether there are any culverted/bridges within or nearby which may exacerbate flood risk. In addition, investigation of the possibility for de-culverting should also be undertaken • Existing trees along the boundary should be retained where possible • Main vehicular access will be via the potential railway station site and/or The Orchard upgraded. A pedestrian/cycle link is likely to be required directly to the Main Street adjacent to the church • Enhancement of the local path network, access to the potential railway station and links to the village should be provided • A Transport Assessment will be required • Parking provision for the potential railway station • Protection should be given to the existing boundary features • Assessment of ecology impacts and provision of mitigation, as appropriate • Long term maintenance of landscaped areas to be addressed • Archaeology evaluation/mitigation is required • Potential contamination on the site to be investigated and mitigation, where required • Consideration should be given to open space provision within the site. 			
AREST005	Land East of West Reston	0.4	5
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 on the south western boundary to provide separation from the neighbouring properties and buildings • 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 			

POTENTIAL LONGER TERM HOUSING (SUBJECT TO REVIEW)

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
SREST001	Reston Long Term 1	3.9	N/A
Site Requirements			
<ul style="list-style-type: none"> • Refer to approved Planning Brief (Reston Auction Mart). 			

MIXED USE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
MREST001	Auction Mart	4.0	100
Site Requirements			
<ul style="list-style-type: none"> • Refer to approved Planning Brief (Reston Auction Mart). 			

TRANSPORTATION

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zRS3	Reston Station	1.1	N/A
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Planning Brief (Reston Auction Mart). 			

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSREST001	Sports Field	0.6
GSREST002	Play Area	0.1

Scottish Borders Council
Proposed Plan 2020

Reston

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



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SETTLEMENT PROFILE

ROBERTON

HOUSING MARKET AREA
Southern



LOCALITY
Teviot and Liddesdale



POPULATION
105



PLACEMAKING CONSIDERATIONS

The settlement is set above the Borthwick Water, a tributary of the River Teviot. It lies at the confluence of Borthwick Water with Glen Burn that runs off Watch Knowe – the hill to the north. It is clearly visible in the landscape from Easter Park Hill with mature trees and ancient woodland providing shelter and an attractive setting.

Roberton is made up of a number of detached houses focused around the B711 that runs through the village and a minor road that follows Roberton Cleuch. A church and village hall serve the wider community and provide a central focus in the area. There is no longer a school in the village.

Relatively recent expansion has taken place at the east end of the settlement, where four detached houses have been erected. Further small scale expansion is planned on the west side of the settlement, close to the church and village hall. Landscaping is indicated and would need to be incorporated into any development of the sites.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
AROB001	Roberton West	0.9	5
Site Requirements			
<ul style="list-style-type: none"> • The site is only acceptable for a small development • Tree and hedge planting is required on the northern, western and eastern boundaries to reduce visual impact from the countryside and to maintain the wooded character of the settlement. A management scheme for planting is required • Scale and design of development needs to have regard to the character of the existing settlement • Mitigation measures should be carried out to address drainage into the nearby burn • Mitigation measures are required to prevent any impact on the River Tweed Special Area of Conservation. 			

AROB003	Site adjacent to Kirk'oer	0.8	5
Site Requirements			
<ul style="list-style-type: none"> • The site is only acceptable for a small development • Tree and hedge planting is required on the northern and western boundaries to reduce visual impact from the countryside and protect the adjacent ancient woodland. A management scheme for planting is required • Scale and design of development needs to have regard to the character of the existing settlement • Archaeology interests have been recorded in the surrounding area and archaeological assessment including archaeological evaluation along with associated mitigation measures is required • Mitigation measures should be carried out to address drainage into the nearby burn • Consider the potential for culvert removal and channel restoration • Mitigation measures are required to prevent any impact on the River Tweed River Tweed Special Area of Conservation. 			

Scottish Borders Council
Proposed Plan 2020
Roberton

-  Development Boundary
-  Housing
-  Structure Planting /Landscaping



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SETTLEMENT PROFILE

ROMANNOBRIDGE

HOUSING MARKET AREA
Northern



LOCALITY
Tweeddale



POPULATION
220



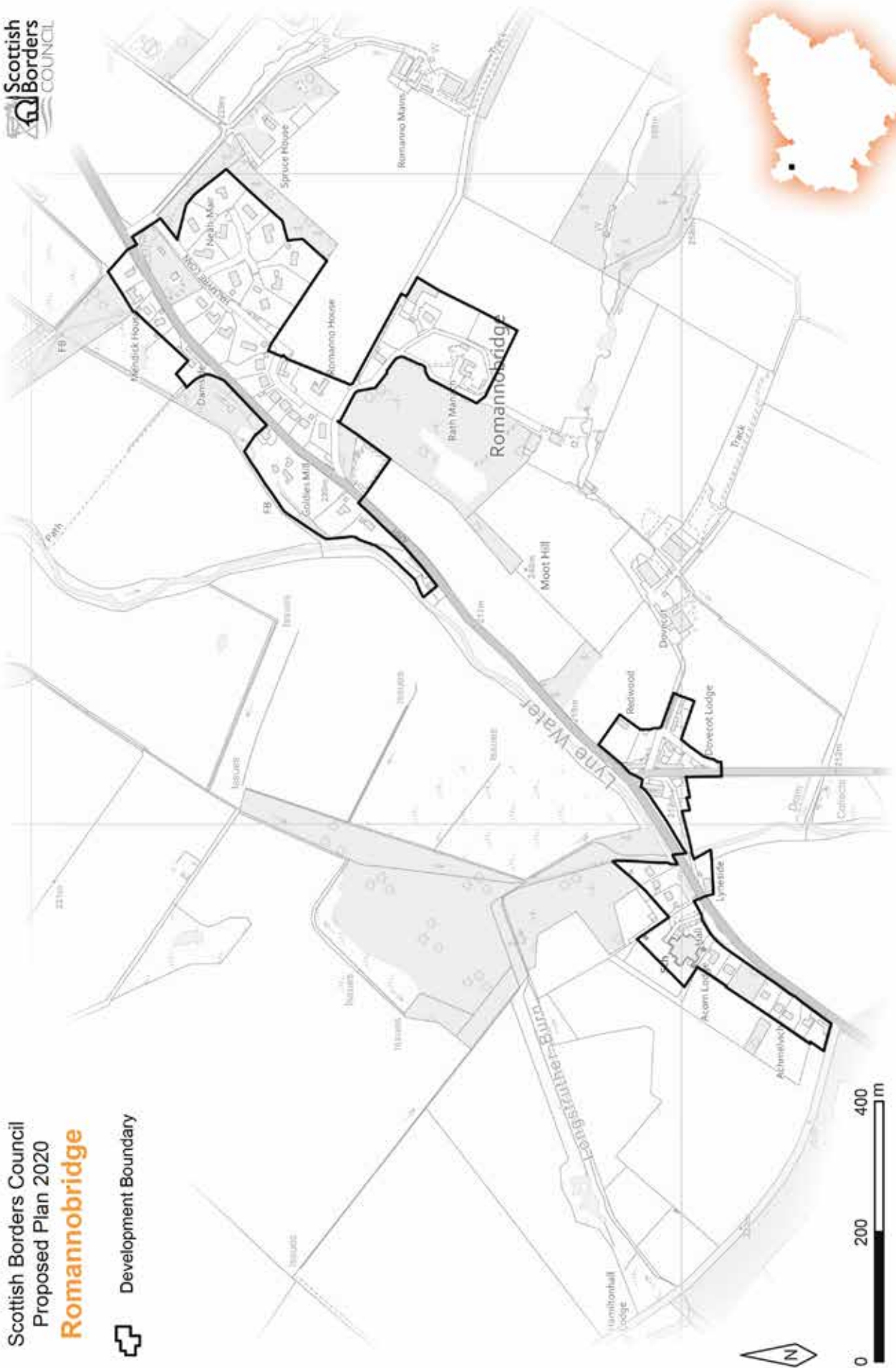
PLACEMAKING CONSIDERATIONS

The village is subdivided into two distinct parts. The southern portion of Romannobridge contains the original village focused around the Romanno Inn and the crossing point of the Lyne Water. This attractive compact group of buildings was later extended to the south west along the western side of the Edinburgh to Moffat road either side of the primary school.

The northern portion of the settlement developed in more recent years between Woodlands House, the cemetery, and Romanno House Farm. Development has been along either side of the A701 and more recently the cul-de-sac development at Halmyre Loan.

The Lyne Water which flows alongside and through part of the settlement is designated a Special Area of Conservation. The southern and original part of the settlement also contains a number of listed buildings which include the Old Bridge over the Lyne Water.

 Development Boundary



SETTLEMENT PROFILE

ROXBURGH

HOUSING MARKET AREA
Central



LOCALITY
Cheviot

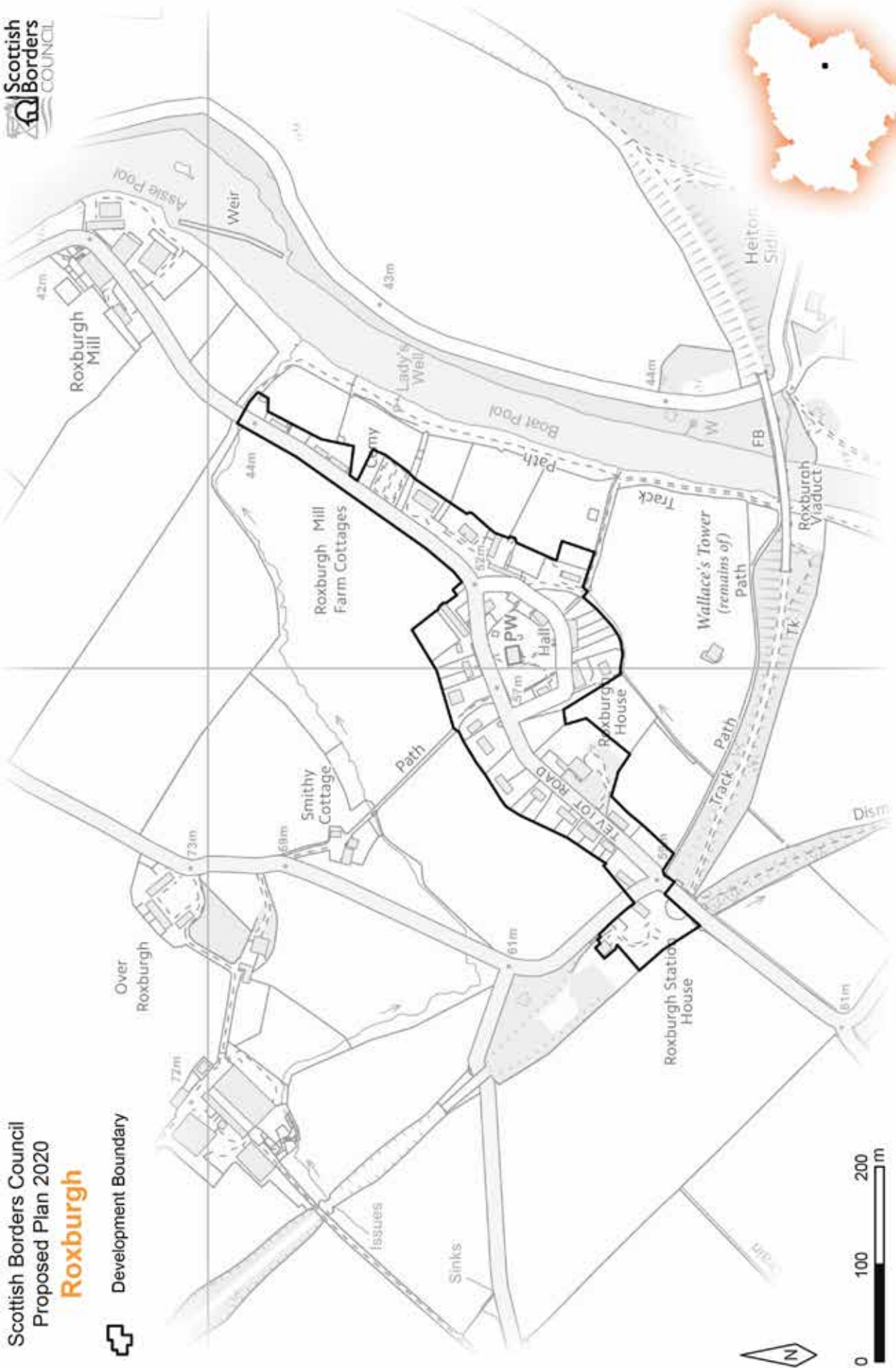


POPULATION
142



PLACEMAKING CONSIDERATIONS

Roxburgh sits on the banks of the River Teviot, four miles south-west of Kelso. The village has developed around the Parish Church, with more recent development expanding the village to the south-east. The settlement has a strong sense of enclosure due to the topography of the area which is reinforced by the old railway embankments, viaduct and River Teviot.



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SETTLEMENT PROFILE

SELKIRK

HOUSING MARKET AREA
Central



LOCALITY
Eildon



POPULATION
5,784



PLACEMAKING CONSIDERATIONS

The character of Selkirk is mainly established by its historic hilltop town centre and its countryside setting. The town is located in the valley of the Ettrick Water and on the rolling hills to the east of the river. The surrounding countryside is part of the designated Eildon and Leaderfoot Special Landscape Area. The Riverside area of the town, adjacent to the Ettrick Water, contains a number of Victorian mill buildings of architectural and historical interest. The Ettrick Water, which passes through the town, is part of the River Tweed Special Area of Conservation, a wildlife site of international importance. The Haining Garden and Designed Landscape lies to the south of the development boundary.

The Conservation Area of Selkirk includes the historic core of the town, including the ruins of the 18th century church where for centuries a church stood, the Market Place and Halliwell's Museum, as well as the many plaques, monuments and statues around the town. Selkirk was until the 19th Century only a small settlement when it then expanded extensively due to the introduction of the woollen mills.

A variety of different building styles and types are present throughout the Conservation Area and these all add to the uniqueness of the place. Both the statues and the monuments as well as the larger detailed properties, such as the Sheriff Court, all provide a significant contribution not only to the amenity of the town but also to its attractiveness. Many of the properties are built hard to the footpath but on the whole they all tend to follow the streetscape. The use of building materials and architectural details are important to form the character. Any new development must therefore aim to contribute to the existing character of the Conservation Area.

A Conservation Area Regeneration Scheme (CARS) was completed at the end of 2018. This was a partnership project developed with the local community and funded by Historic Environment Scotland and Scottish Borders Council which aimed to regenerate the medieval core of the Selkirk Conservation Area through the provision of grant funding to eligible properties for external fabric repairs using traditional materials and skills. Regeneration has continued in the town with the recent completion of a new development on the long term derelict former Coop building immediately adjacent to the Victoria Halls, improvements to town shopfronts and the successful Selkirk Business Improvement Districts Scheme (BIDS). These have all contributed sensitively to an enhanced physical environment.

The Riverside area of the town, which is a priority for employment related development, has seen the redevelopment of redundant buildings in recent years. Flood risk had been a significant constraint to growth within this area. This has, however, now been addressed through the completion of the Selkirk Flood Protection Scheme early in 2017. The Scheme provides protection to around 600 homes and businesses from major flood events including properties badly affected by flooding in 2003 and 2004

in the Riverside, Bannerfield and Philiphaugh areas of the town. The Scheme was the first major flood protection scheme with an environmental statement to be approved under the Flood Risk Management (Scotland) Act 2009, at a cost of £31.4million. Areas of land which form part of the Scheme are safeguarded from any physical development under the Flood Protection Scheme itself.

The Plan includes four redevelopment sites within Selkirk. In the western extremity of the Riverside area, a mixed use site is allocated to take account of the variety of uses within close proximity. The remainder of the Riverside area is safeguarded for business and industrial purposes. The Plan also includes the Core Activity Area protection in central Selkirk.

There are ten areas, including Victoria Park, Pringle Park, sports fields and more informal spaces, identified as key greenspaces.

KEY INFRASTRUCTURE CONSIDERATIONS

The road capacity within the centre of the town poses particular difficulties for traffic movement and parking. The line of the proposed Selkirk bypass is protected by Policy IS4 – Transport Development and Infrastructure. This would provide the opportunity to further improve the town centre environment, enhance road linkages within the Central Borders and speed up journey times from Hawick northwards. Whilst the bypass is safeguarded, there is currently no Scottish Government commitment and further studies would be required to identify the exact line and establish community and environmental impacts. If the bypass is built in the future, there are areas adjacent to it which could be identified for potential longer term development.

This settlement is identified within the Council's Local Flood Risk Management Plans as being at risk of flooding. Any development proposals should therefore be subject to early consultation with the Council's Flood and Coastal Management Officer, and SEPA, having regard to SEPA's Indicative River and Coastal Flood Map (Scotland) and any other relevant flood risk information. A flood risk assessment may be required and may influence the scale and layout of any development at a particular location.

PREFERRED AREAS FOR FUTURE EXPANSION

An area to the north of the bypass line could be a potential business park in the longer term. Areas at the southern end of the bypass could also be further investigated for potential longer term mixed use development. These areas will be subject to further assessment as part of the next Local Development Plan review and will require a Masterplan to ensure a coherent and holistic approach. Until this is progressed, the uncertainty is a significant constraint to the planning of long term development in Selkirk.

Land to the west of Philiphaugh Farm, currently outwith the development boundary, is also considered to have potential for Longer Term Mixed Use development. Part of this land has been identified as an opportunity for development in the Development and Landscape Capacity Study. The area will be subject to further assessment as part of the next Local Development Plan review and will also require a Masterplan to ensure a coherent and holistic approach.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
ESE2	Kerr's Land	1.0	24
Site Requirements			
<ul style="list-style-type: none"> The design and layout of the development should recognise the sensitivity of the Special Landscape Area and the need to provide an access that meets the standards of Transport Scotland in respect of the A7, a trunk road Evaluation and mitigation of potential archaeological interest Existing boundary wall to be retained where possible Existing boundary trees and hedgerows to be retained and protected where possible. 			
ESE10B	Linglie Road	2.3	30
Site Requirements			
<ul style="list-style-type: none"> Development is to be restricted to the area, about 0.75ha, at the west end of the site that is outwith the functional flood plain and not at risk from a 1 in 200 year event Remainder of the site is to be used for prevention of flood risk and a holistic consideration of site landscape Consider the potential for culvert removal and channel restoration Archaeological interests require to be investigated and mitigation measures may thereafter be required Amenity of neighbouring residential properties must be safeguarded Existing trees to be retained and protected Robust belt of woodland planting along the south and east boundaries in order to provide containment Vehicular access to be from Linglie Road and integration with the street network to the south west to be addressed. 			
ASELK042	Philiphaugh Steading	1.2	32
Site Requirements			
<ul style="list-style-type: none"> Vehicular access should be taken from the A708 and a vehicular link to site ASELK021 to the north to be provided. Pedestrian/cycle links should be improved between this site and Selkirk The natural heritage interest of Long Philip Burn and the Ettrick Water will require mitigation measures to prevent any impact on the River Tweed Special Area of Conservation A management scheme for planting is required The design and layout of the development should recognise the sensitivity of the Special Landscape Area Part of the site is at flood risk during the 1 in 200 year flood event. A flood risk assessment is required to inform site layout, design and mitigation. Potential developers should be aware of the provisions of the Selkirk Flood Protection Scheme (FPS). Any land raising would need to take the FPS into account. No built development should take place on the functional flood plain; this area should be safeguarded as open space. 			

ASELK021	Philiphaugh North	1.2	20
Site Requirements			
<ul style="list-style-type: none"> • New vehicular and pedestrian/cycle access to the site from site ASELK006 to the south • Creation of woodland structural planting along the northern boundary of the site to contain it. A management scheme for planting is required • The natural heritage interest of Long Philip Burn and the Ettrick Water will require mitigation measures to prevent any impact on the River Tweed Special Area of Conservation • The design and layout of the development should recognise the sensitivity of the Special Landscape Area • Consider the potential for culvert removal and channel restoration. 			
ASELK033	Angles Field	2.0	30
Site Requirements			
<ul style="list-style-type: none"> • The submission of a Flood Risk Assessment should address any risk to the site from the Long Philip Burn, the small drain, as well as the Ettrick Water and address interaction between them is required. The FRA will need to take into consideration the recent changes to the channel and the Flood Protection Scheme as well as blockages to structures • Development must not have a negative impact upon the key landscape characteristics, special qualities and setting of the historic battlefield (Battle of Philiphaugh) and the adjacent SBC Garden and Designed Landscape • Vehicular access will be via the two roads immediately adjacent to the site • Pedestrian/cycle links to be improved between the site and Selkirk and the existing path network within the vicinity • The submission of a Transport Statement will be required • Assessment of ecology impacts and provision of mitigation, as appropriate • Retain existing trees along the southern and eastern boundaries of the site • The natural heritage interest of the Long Philip Burn on the southern boundary will require mitigation measures to prevent any impact on the River Tweed Special Area of Conservation • Development to face outwards over the adjacent roads where possible in order to create an attractive place. 			
ASELK040	Philiphaugh Mill	1.7	19
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, key landscape characteristic and special qualities 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. 			

BUSINESS AND INDUSTRIAL

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zEL11	Riverside 2	0.6	N/A
Site Requirements			
<ul style="list-style-type: none"> This is a business and industrial site as defined in Policy ED1 Although it is likely that the approved flood protection scheme will reduce the risk posed by the Ettrick Water, a flood risk assessment is required. 			
zEL15	Riverside 6	0.8	N/A
Site Requirements			
<ul style="list-style-type: none"> This is a high amenity business site as defined in Policy ED1 Although it is likely that the approved flood protection scheme will reduce the risk posed by the Ettrick Water, a flood risk assessment is required Archaeological interests require to be investigated and mitigation measures may thereafter be required The A Listed Ettrick Mill and its setting must be retained. Any extension, alterations, new building and associated landscaping should be designed sympathetically to this setting. 			
BSELK002	Riverside 5	0.5	N/A
Site Requirements			
<ul style="list-style-type: none"> This is a business and industrial site as defined in Policy ED1. 			

BUSINESS AND INDUSTRIAL SAFEGUARDING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
BSELK001	Riverside 7	21.2	N/A
Site Requirements			
<ul style="list-style-type: none"> This is a safeguarded business and industrial site as defined in Policy ED1 Although it is likely that the approved flood protection scheme will reduce the risk posed by the Ettrick Water, a flood risk assessment is required for proposed development within this area. 			
BSELK003	Riverside 8	5.3	N/A
Site Requirements			
<ul style="list-style-type: none"> This is a safeguarded high amenity business site as defined in Policy ED1 Archaeological interests require to be investigated and mitigation measures may thereafter be required. 			

MIXED USE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
MSELK002	Heather Mill	1.4	75
Site Requirements			
<ul style="list-style-type: none"> • Potential contamination on the site should be investigated and mitigated • A Transport Assessment will be required • Assessment of ecology impacts and provision of mitigation, as appropriate • Pedestrian/cycle access through the site between Whinfield Road and Riverside Road should be provided • Potential for establishing roads access through the site between Whinfield Road and Riverside Road should be explored • Potential impact on SAC/SSSI Ettrick Water should be assessed and mitigated • A design vision is required which reflects the context of the site • Archaeological interests require to be investigated and mitigation measures may thereafter be required • Development should have attractive frontage to Ettrick Water • The design and layout should ensure no adverse impacts upon the adjacent Special Landscape Area • There will be a clear requirement to provide an element of employment land on part of the site to reflect its mixed use allocation • The site has been allocated for mixed use development following completion of the Selkirk Flood protection Scheme. Any development proposal coming forward on the site should address the risk of any potential surface water ponding behind flood defences • The setting of the Battle of Philiphaugh Battlefield should be considered as part of the site design to ensure that development is sensitive and appropriate to its location within the battlefield and does not have a negative impact on its key landscape characteristics and special qualities. 			

REDEVELOPMENT

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
RSELK001	Forest Mill	0.5	30
Site Requirements			
<ul style="list-style-type: none"> • Vehicular access to the site from the road to the west and the B7014 to the east • The redevelopment of the site should conserve and enhance the character of the category B Listed Forest Mill complex of single and multi-storey mill buildings and their setting. This includes machinery in the former wheel house and yarn store • The industrial archaeology of the site should be investigated and mitigated where possible • The site falls within a flood risk area so a flood risk assessment will be required. • A mix of residential, Class 4 business and community uses could be appropriate on this site. 			
RSELK002	St Marys Church	0.1	21
Site Requirements			
<ul style="list-style-type: none"> • The site has been granted consent for a mix of flats and offices • The design of the site should conserve and enhance the character of the Conservation Area and in particular respect the category B Listed Selkirk Sheriff Court building to the north. 			
RSELK003	Land at Kilncroft/Mill Street	0.1	N/A
Site Requirements			
<ul style="list-style-type: none"> • Amenity of existing residential properties must be safeguarded. 			

RSELK004	Souter Court	0.1	N/A
Site Requirements			
<ul style="list-style-type: none"> • Amenity of existing residential properties must be safeguarded • Layout and design should conserve and enhance the character of the conservation area. 			

KEY GREENSPACE

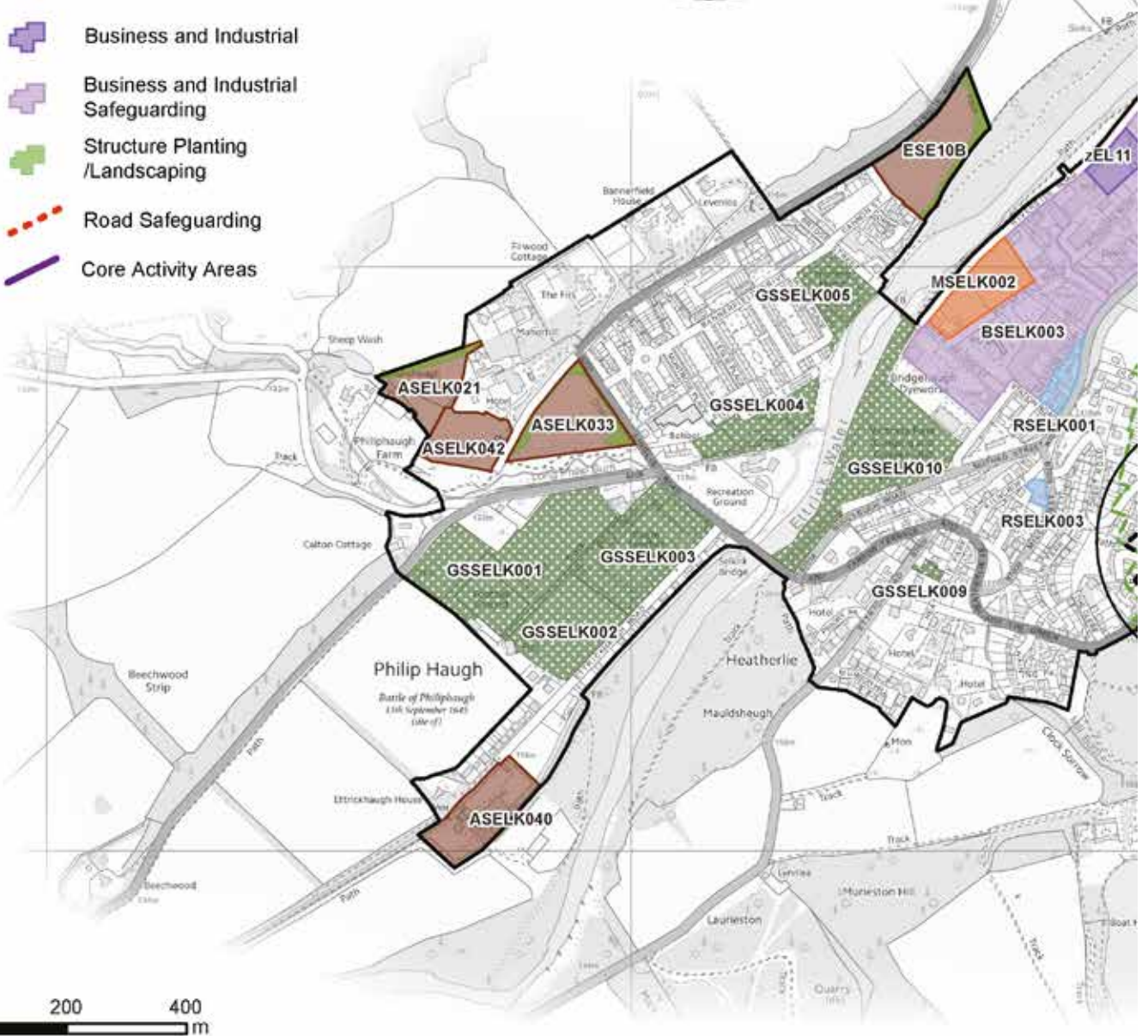
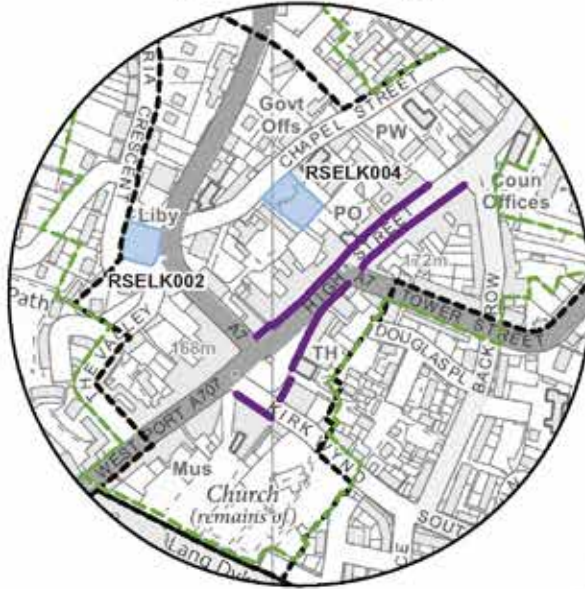
SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSSELK001	Selkirk Football Club	4.5
GSSELK002	Selkirk Cricket Club	2.2
GSSELK003	Selkirk Rugby FC	2.9
GSSELK004	Recreation Ground/Allotments	1.3
GSSELK005	Bannerfield Drive Open Space	1.2
GSSELK006	The Pringle Park/Scott Crescent Recreation Ground	5.0
GSSELK007	Selkirk Bowling Club	0.2
GSSELK008	South Port Recreation Area	0.8
GSSELK009	Heatherlie Park	0.1
GSSELK010	Victoria Park Camping & Caravan Site	3.7

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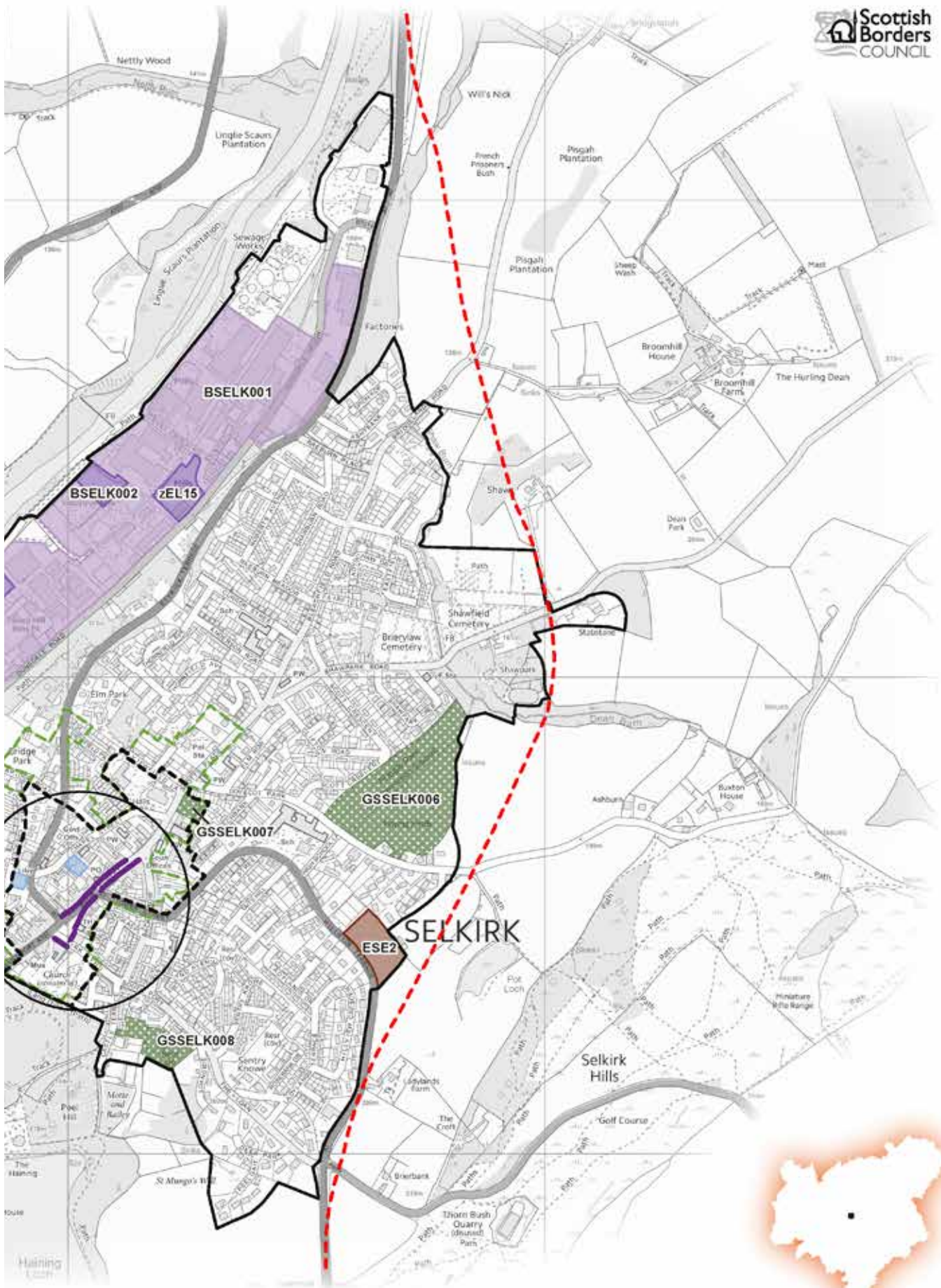
Selkirk

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

Town Centre Inset



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SETTLEMENT PROFILE

SKIRLING

HOUSING MARKET AREA
Northern



LOCALITY
Tweeddale



POPULATION
194



PLACEMAKING CONSIDERATIONS

The village sits at around 220m above sea level, elevated from the flood plain of the Biggar Water in a narrow upland valley below Gallow Law. This valley contains a tributary to the Spittal Burn which meets the Candy Burn at Skirling Mill to the west of the village. The predominant surrounding land use is agriculture.

The village of Skirling is linear in shape and originally comprised five small farms on the valley floor next to Skirling Burn. It consists of two distinct parts; the village green and war memorial to the east and the three farm steadings of Galafot, Galalaw and Burnside to the west.

Skirling has a distinct identity and benefits from Conservation Area status which extends beyond the Development Boundary. The importance of the water source to the development of the village can be seen in the pattern of building back from the road and above the level of the burn. This is reflected in both the northern and southern parts of the village. One of the most important properties of the Conservation Area is Skirling House, built by Lord Carmichael and designed in 1905 by Ramsay Traquair. Constructed around an existing farmhouse this property has a pleasant appearance, with a weather-boarded upper floor along with some attractive wrought iron work by Thomas Hadden of Edinburgh. The Arts and Crafts movement is evident throughout Skirling House – beautiful ornate wrought ironwork and decorative carvings.

Within the settlement, properties tend to range from single to two storeys in height. Traditional building materials prevail with ochre and red coloured sandstone, harl and slate. The houses also have a number of architectural details - sash and case windows, skews, rybats, margins and quoins.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSSKIR001	Skirling Green	0.4
GSSKIR002	Skirling Verges	0.2
GSSKIR003	Skirling Verges	0.1

SETTLEMENT PROFILE

SMAILHOLM

HOUSING MARKET AREA
Central



LOCALITY
Cheviot



POPULATION
119



PLACEMAKING CONSIDERATIONS

The character of Smailholm has been established particularly by its layout and setting - a small hill-top settlement that originally consisted of three detached parts: East Third, West Third and Overtown. Little remains of Overtown today, while the East Third and West Third are now the main foci. The village centre (East Third) is compact and attractive and is largely devoid of traffic allowing for a very quiet rural quality with little activity on the street.

Smailholm Conservation Area has a distinct identity. The importance of the category 'B' listed Church and graveyard to the layout of Smailholm is evident through its central positioning of it within the village. Properties tend to range from single to two storeys in height with chimneys mainly being situated at the gable-ends. Traditional building materials prevail, whinstone mixed with ochre coloured sandstone, harl, slate, and in some instances pantiles are all to be found within the Conservation Area. Architectural details such as sash and case windows, skews, rybats, margins and quoins also feature greatly. Stone boundary walls appear often and contribute significantly to the character of the place.

Within Smailholm, the Plan identifies two key greenspaces, the Play Area and the Memorial Green which are to be protected due to their community value.

PREFERRED AREAS FOR FUTURE EXPANSION

Given the sensitivity of the character and setting of Smailholm it has not been possible to identify an area for longer term expansion at this stage. The division of the village into two separate parts is a relatively distinctive feature. The area to the south of East Third should be protected from development.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSSMAI001	Play Area	0.04
GSSMAI002	Memorial Green	0.1

SETTLEMENT PROFILE

SPROUSTON

HOUSING MARKET AREA
Central



LOCALITY
Cheviot



POPULATION
191



PLACEMAKING CONSIDERATIONS

Sprouston is situated within the lowlands associated with the River Tweed, which flows to the north of the settlement. There are fields surrounding Sprouston, which benefit from being Prime Agricultural Land.

The B6350 runs through Sprouston and the settlement has developed from the crossroads in the centre with recent development along Dean Road. Within the settlement there is a Primary School, Church and Village Hall.

The Plan allocates two housing sites within Sprouston at Church Field and Teasel Bank. Sprouston Village Green is an important amenity area within the centre of the village and will therefore be protected from development.

KEY INFRASTRUCTURE CONSIDERATIONS

This settlement is identified within the Council's Local Flood Risk Management Plans as being at risk of flooding. Any development proposals should therefore be subject to early consultation with the Council's Flood and Coastal Management Officer, and SEPA, having regard to SEPA's Indicative River and Coastal Flood Map (Scotland) and any other relevant flood risk information. A flood risk assessment may be required and may influence the scale and layout of any development at a particular location.

PREFERRED AREAS FOR FUTURE EXPANSION

It is envisaged that future demand for housing in Sprouston will be met through current allocations and there is no requirement beyond the period of this plan for future expansion. Development to the West of Sprouston, aside from any potential Primary School expansion or car park for the Village Hall, will be resisted.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

HOUSING

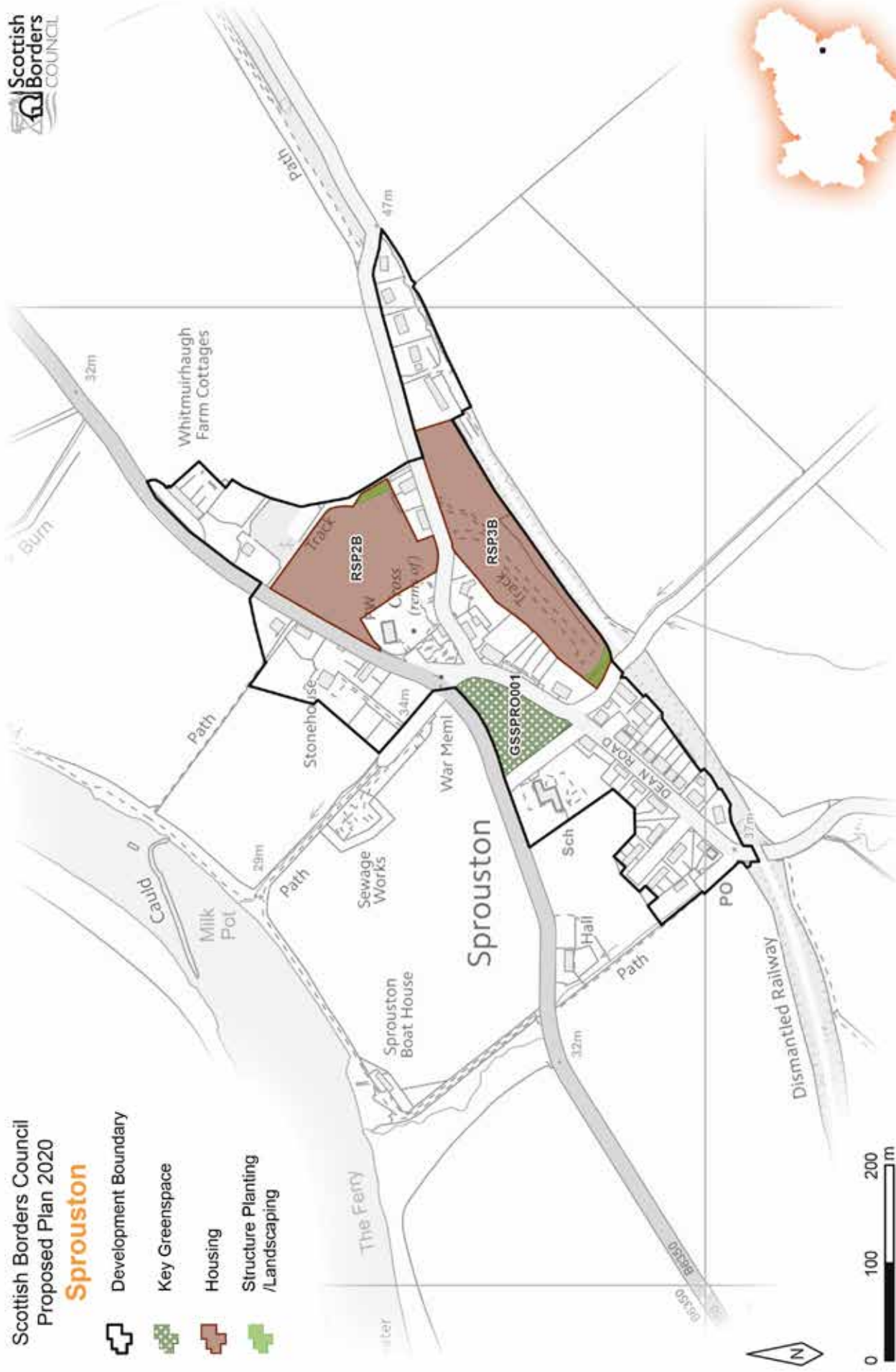
SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
RSP2B	Church Field	1.5	18
Site Requirements			
<ul style="list-style-type: none"> • Vehicular access could be taken from the B6350 and/or the minor road to the south of the site • The existing hedges and trees within the site should be retained and enhanced wherever possible • Structure planting is required to the eastern boundary to reinforce the settlement edge. A management scheme for planting is also required • Archaeological interests have been recorded in the surrounding area and assessment including archaeological evaluation along with associated mitigation measures will be required. 			
RSP3B	Teasel Bank	1.7	18
Site Requirements			
<ul style="list-style-type: none"> • Vehicular access should be taken from the minor Sprouston to Hadden road • The existing hedges and trees within the site should be retained and enhanced wherever possible • Structure planting required to the western site boundary to provide setting for the development and provide screening from the road. Screening may also be required along the northern boundary to protect the residential amenity of the properties along Dean Road dependent on the proposed site layout. A management scheme for planting will be required • Pedestrian links to the Primary School and village centre are required • Archaeological interests have been recorded in the surrounding area and assessment including archaeological evaluation along with associated mitigation measures will be required. 			

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSSPR001	Village Green	0.7

Sprouston

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



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SETTLEMENT PROFILE

ST ABBS

HOUSING MARKET AREA
Berwickshire



LOCALITY
Berwickshire



POPULATION
147



PLACEMAKING CONSIDERATIONS

St Abbs gains its character primarily from being a coastal fishing village perched on the north-east coast of the Borders. It benefits from views over the harbour and the wider North Sea. Further inland, the settlement's surroundings are dominated by arable and pastoral fields. The settlement and hinterland are of particular high amenity value, with mature woodland to the north-west around Northfield House.

The Conservation Area covers the majority of the village and Northfield House. The harbour and coastal location are important features as they are essential to the character of the place. Properties range from single, storey and a half, and two storeys in height; built hard to the footpath and following the streetscape. Building materials such as sandstone, pantiles and slate, and architectural details like transom lights, sash and case windows and margins, add to the sense of place. Any alterations or new development must therefore aim to contribute to the existing character of the Conservation Area.

PREFERRED AREAS FOR FUTURE EXPANSION

Any expansion of the village would have a significant impact on the capacity of the existing road network in Coldingham. In addition, St Abbs is located adjacent to the Berwickshire and North Northumberland Coast Special Area of Conservation, St Abbs Head to Fast Castle Special Protection Area and the Berwickshire Coast Site of Special Scientific Interest. The coastline and inland surrounds of St Abbs are also designated as a Special Landscape Area (Berwickshire Coast). Any proposed development would need to adhere to the relevant policy requirements associated with these designations.

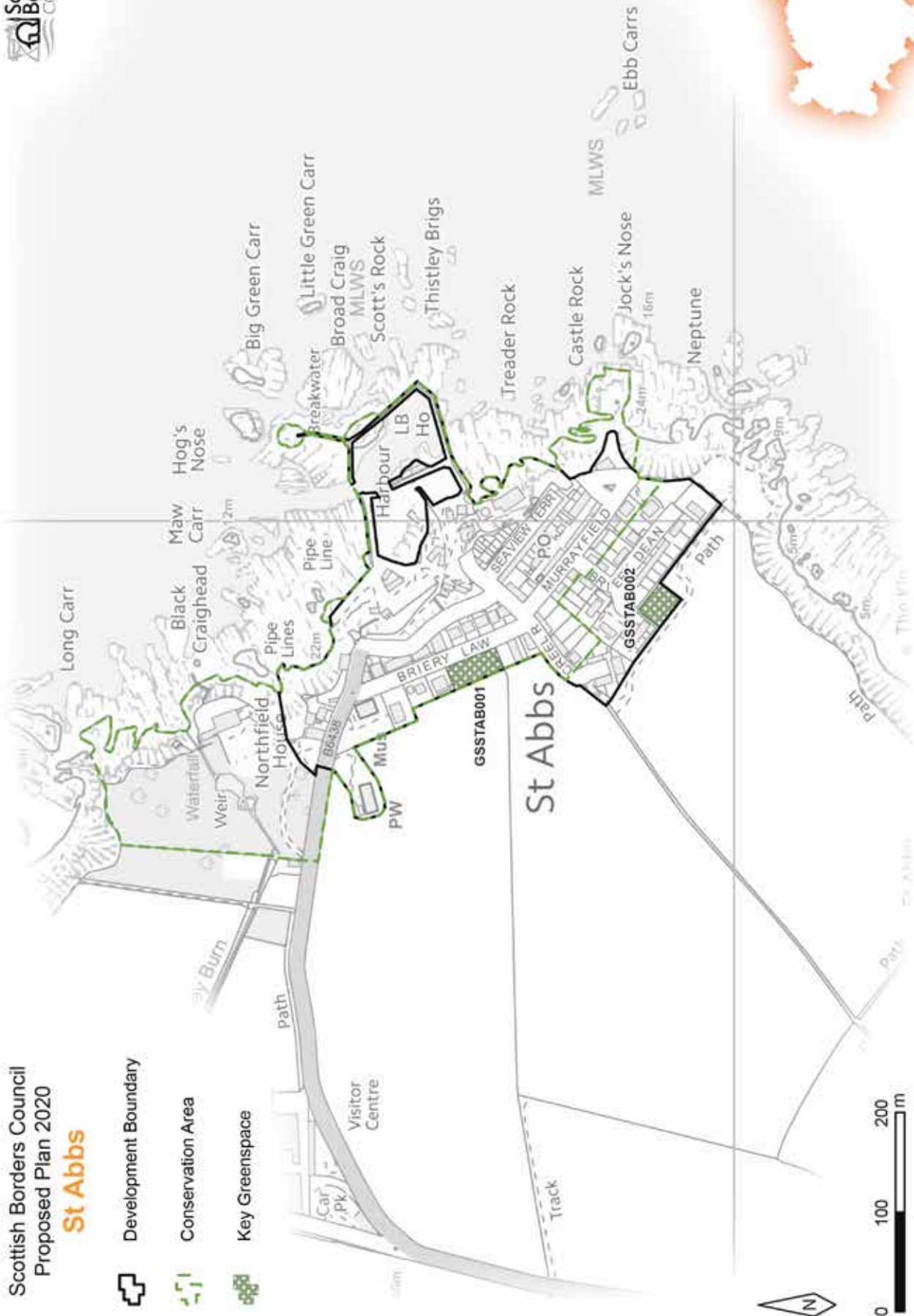
DEVELOPMENT AND SAFEGUARDING PROPOSALS

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSSTAB001	Briery	0.1
GSSTAB002	Play Area Briery Dean	0.1

Scottish Borders Council
Proposed Plan 2020
St Abbs

-  Development Boundary
-  Conservation Area
-  Key Greenspace



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SETTLEMENT PROFILE

ST BOSWELLS

HOUSING MARKET AREA
Central



LOCALITY
Cheviot



POPULATION
1,494



PLACEMAKING CONSIDERATIONS

St Boswells is an attractive village with much of its character gained from the large green along Main Street. The Green and the Cricket Ground provide an interesting and attractive entrance to the village against the backdrop of the Eildon Hills.

The St Boswells Conservation Area has a distinct layout and is centred on the large green with its tree-lined approach into the centre of the village. There is a wide range of property within the Conservation Area: mainly two or two and a half storeys in height, including terraces, semi-detached and detached. Three large detached properties sited on the ridge of land on the north boundary have good views both into the village and over the River Tweed. Detached properties tend to be sited back from the main road and those built in rows are mainly built hard to the street with few exceptions.

As the layout of St Boswells is one of the most important features of the Conservation Area, it is recommended that new development should respect this characteristic. Building materials that prevail throughout the Conservation Area are red and cream sandstone, harling, slate as well as whinstone, though mainly in the construction of boundary walls. Architectural details include sash and case windows, dormers (a few of which have corbelled details), fanlights, transom lights, margins and rybats. While these individual elements of the built fabric may not appear significant, their collective contribution to the Conservation Area is considerable. Any new development or alterations should therefore aim to respect the individual building and the wider Conservation Area and take account of these important features.

Although the Charlesfield Industrial Estate is located outwith the Development Boundary of St Boswells, it plays an important role within the settlement. The Plan also identifies an extension to the east of the existing Industrial Estate.

The Plan also identifies four key greenspaces within St Boswells which provide recreational opportunities for the community and therefore are to be protected.

KEY INFRASTRUCTURE CONSIDERATIONS

An issue which is of particular concern within St Boswells is that of transport. As a result of increased through traffic, resident's on-street parking and shop traffic including deliveries, the Main Street through the settlement and its junction onto the A68 can become very congested particularly at peak times. These are issues that will require continued assessment.

St Boswells and the surrounding area is covered by the Countryside Around Towns policy. The policy seeks to protect the settlement from coalescence and thereby retaining the individual identity of St Boswells as well as protecting and enhancing the local area.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

BUSINESS AND INDUSTRIAL







SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zEL19	Extension to Charlesfield	15.6	N/A
Site Requirements			
<ul style="list-style-type: none"> • This is a business and industrial site as defined in Policy ED1 • Appropriate vehicular access is to be taken from the existing road through Charlesfield Industrial Estate and the road to the north of the site which presently connects the industrial estate with the A68. Consideration must be given to public transport provision, pedestrian connectivity with St Boswells and the suitability of the existing junction with the A68 which will require discussions with Transport Scotland • Structure planting will be required on the south-east boundary to provide setting for development and screening from the A68. A management scheme for planting is also required • Appropriate screen planting should be provided to help respect the amenity of neighbouring properties to the east of the site • Existing boundary trees and hedgerows to be retained where possible. 			

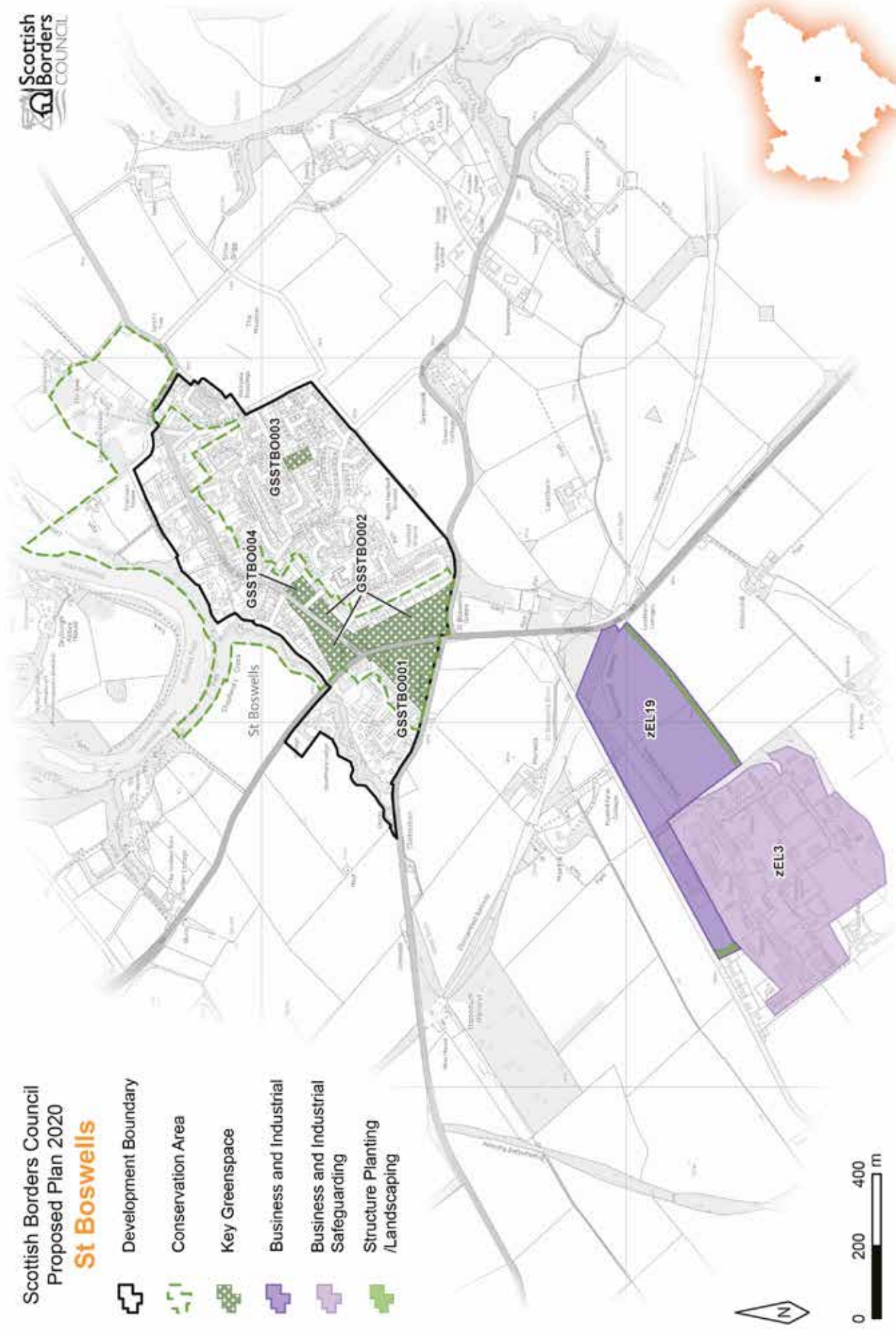
BUSINESS AND INDUSTRIAL SAFEGUARDING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zEL3	Charlesfield	23.8	N/A
Site Requirements			
<ul style="list-style-type: none"> • This is a business and industrial safeguarded site as defined in Policy ED1. 			

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSSTB0001	Cricket Ground	2.0
GSSTB0002	Main Street	3.9
GSSTB0003	Weirgate Avenue	0.3
GSSTB0004	Greenside	0.4

-  Development Boundary
-  Conservation Area
-  Key Greenspace
-  Business and Industrial
-  Business and Industrial Safeguarding
-  Structure Planting /Landscaping



SETTLEMENT PROFILE

STICHILL

HOUSING MARKET AREA
Central



LOCALITY
Cheviot



POPULATION
203



PLACEMAKING CONSIDERATIONS

Stichill is situated in an elevated position with views to the south over Eden Water and the Tweed Valley towards the Cheviot Hills. Development within the settlement is focused along Ednam Road and the B6364, Kelso to Greenlaw Road, which runs through the village.

The Plan identifies one greenspace for protection within Stichill at the Village Hall Play Area.

PREFERRED AREAS FOR FUTURE EXPANSION

Although there are no formal housing allocations within the Stichill, there are a number of small scale infill opportunities within the development boundary to accommodate future development.

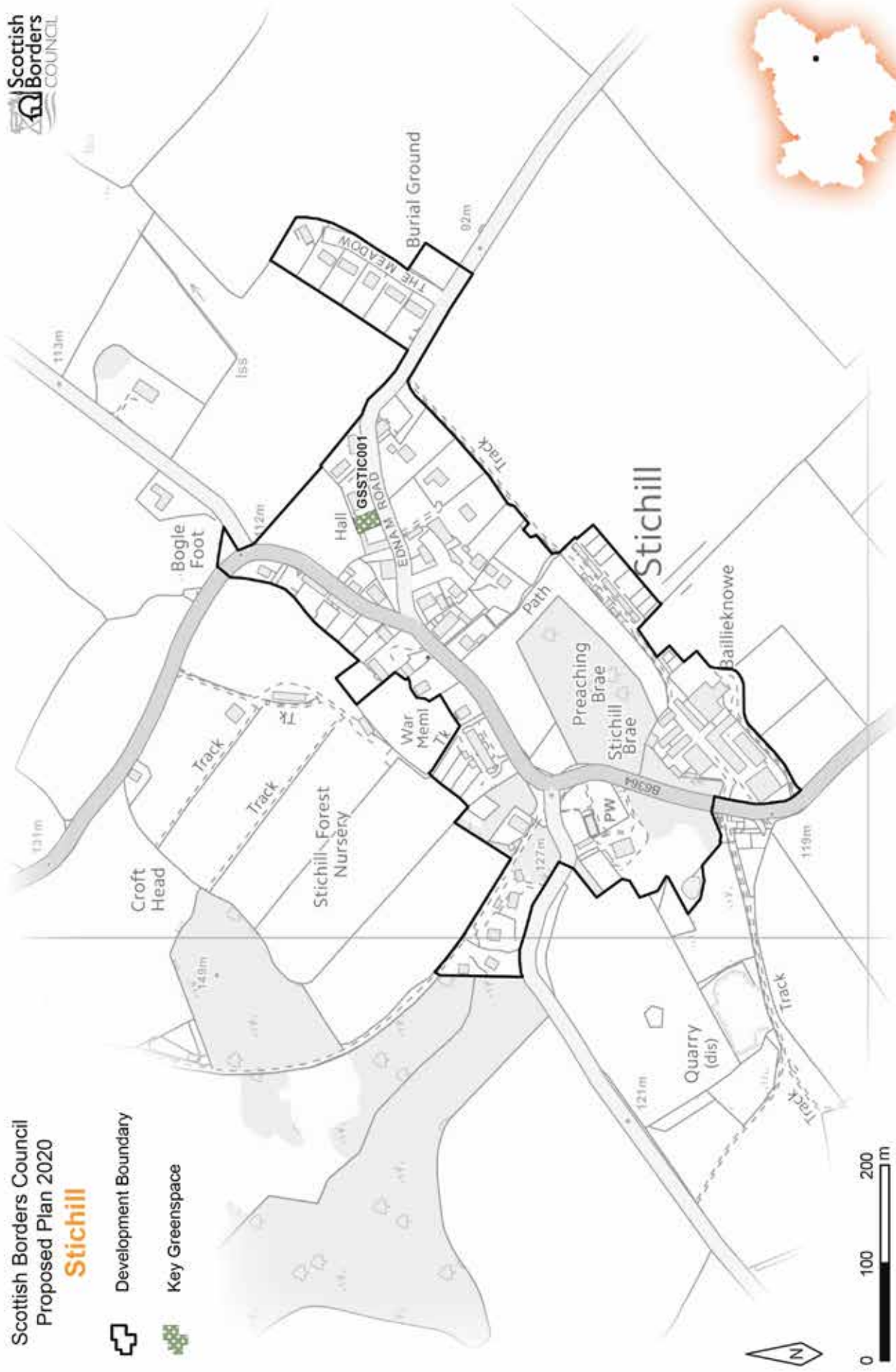
DEVELOPMENT AND SAFEGUARDING PROPOSALS

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSSTIC001	Village Hall Play Area	0.04

Stichill

-  Development Boundary
-  Key Greenspace



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SETTLEMENT PROFILE

STOW

HOUSING MARKET AREA
Northern



LOCALITY
Eildon



POPULATION
718



PLACEMAKING CONSIDERATIONS

The village is located in the pastoral upland valley of the Gala Water. Its character is influenced by the nearby divided moorland of the Moorfoot Plateau and the plateau grassland of the Lauder Common. It sits along the river valley of the Gala Water and is framed between Stagehall Hill to the west and Torsonce Hill, Sell Moor and Craigend Hill in the east. The Gala Water, which meanders along the valley floor within the settlement, has a large area of flood plain to both eastern and western banks. This flood plain is a dominant feature of the village. The village itself lies predominately on the eastern side of the river.

The Conservation Area for Stow takes in much of the centre of the original settlement and includes the Subscription Bridge and the Church of St Mary of Wedale. The settlement is centred around the remains of the Old Parish Church and the remains of the Bishop of St Andrew's manor house that is also known as the 'palace'; and in addition to those properties also retains many of the historic properties that are only found in such a distinctive place.

The settlement of Stow is built-up of a range of different styles and types of properties. These range from the small, single storey cottage type, modern detached two storey to the grand baronial Town Hall. At the centre of Stow is the Pennywhiggam Burn which flows through the settlement (east/west) and is bounded by ash trees and provides a green space. Traditional building materials within the settlement vary from whin and sandstone, slate and harl; and architectural elements like rybats, margins and transom lights are also notable throughout Stow.

The Plan identifies the Stow Playing Field as a key greenspace as it provides the Stow community with many important recreation opportunities.

The Plan provides one housing allocation to the north of the village along Craigend Road, and another to the south at Stagehall II. A mixed use site is also provided within the centre of the village on the former Royal Hotel site.

CHANGING CONTEXT

Given its small scale the Core Activity Area previously identified for Stow has been removed from this Plan.

KEY INFRASTRUCTURE CONSIDERATIONS

This settlement is identified within the Council’s Local Flood Risk Management Plans as being at risk of flooding. Any development proposals should therefore be subject to early consultation with the Council’s Flood and Coastal Management Officer, and SEPA, having regard to SEPA’s Indicative River and Coastal Flood Map (Scotland) and any other relevant flood risk information. A flood risk assessment may be required and may influence the scale and layout of any development at a particular location.

PREFERRED AREAS FOR FUTURE EXPANSION

Once the allocated sites are fully developed the preferred area for future expansion beyond the period of this Local Development Plan will be an area north east of Stow at Craigend and two areas at Lugate, south west of Stow. These sites are considered to have potential for longer term mixed use development. The Craigend site was identified as an opportunity for development and the Lugate sites were identified as an opportunity for a new settlement in the Development and Landscape Capacity Study. The Railway Station provides good accessibility by public transport to these potential longer term development areas. The Craigend site would require a new or improved access to the A7 and the Lugate sites would require a new access onto the A7. Moreover longer term employment land to meet general business needs would be beneficial in these areas. These areas will be subject to further assessment as part of the next Local Development Plan Review and will require a Masterplan to ensure a coherent and holistic approach.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
ASTOW022	Craigend Road	1.0	10
Site Requirements			
<ul style="list-style-type: none"> • Vehicular access from Craigend Road. Traffic issues to be assessed and mitigated include pinch points in the road, on street parking, carriageway width and footway provision • Assessment and mitigation of flood risk from overland flow • Assessment and mitigation of moderate biodiversity interest, including the nearby Gala Water, part of the Tweed Special Area of Conservation. The burn east of the site drains into this • Structural planting/ landscaping, including trees, in the north of the site to contain it and create a new settlement boundary. Structural planting/ landscaping on the edges of the site to frame development • Long term maintenance of landscaped areas needs to be addressed • Utilise the south facing aspect of the site for energy efficiency • The route of the core path on Craigend Road should be retained. 			

ASTOW027	Stagehall II	1.2	12
Site Requirements			
<ul style="list-style-type: none"> Existing landscaping on site to be retained and enhanced. The introduction of structure planting along the south and south eastern edges of the site will be required to provide a defensible settlement edge. Buffer areas for new and existing landscaping will be required. The long term maintenance of landscaped areas must be addressed Careful consideration should be given to the design of the overall site to take account of its position in the landscape and views into the site from the A7 Surface water run off from the surrounding area will be required to be considered during the design stage and mitigation put in place Consideration to be given to the need for a flood risk assessment The stone boundary wall on site to be retained and incorporated into the overall design for the site Vehicular access to be taken from the adjacent housing development – Wedale View. Alterations and traffic calming measures along Wedale View and to its junction with Station Road will also be required. Parking arrangements will be required to be accommodated on site Provision of amenity access in the development for pedestrians and cyclists. Links to the footpath network to be created and amenity maintained and enhanced. 			

MIXED USE







SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
MSTOW001	Royal Hotel	0.2	11
Site Requirements			
<ul style="list-style-type: none"> Refer to approved planning brief A flood risk assessment will be required. 			

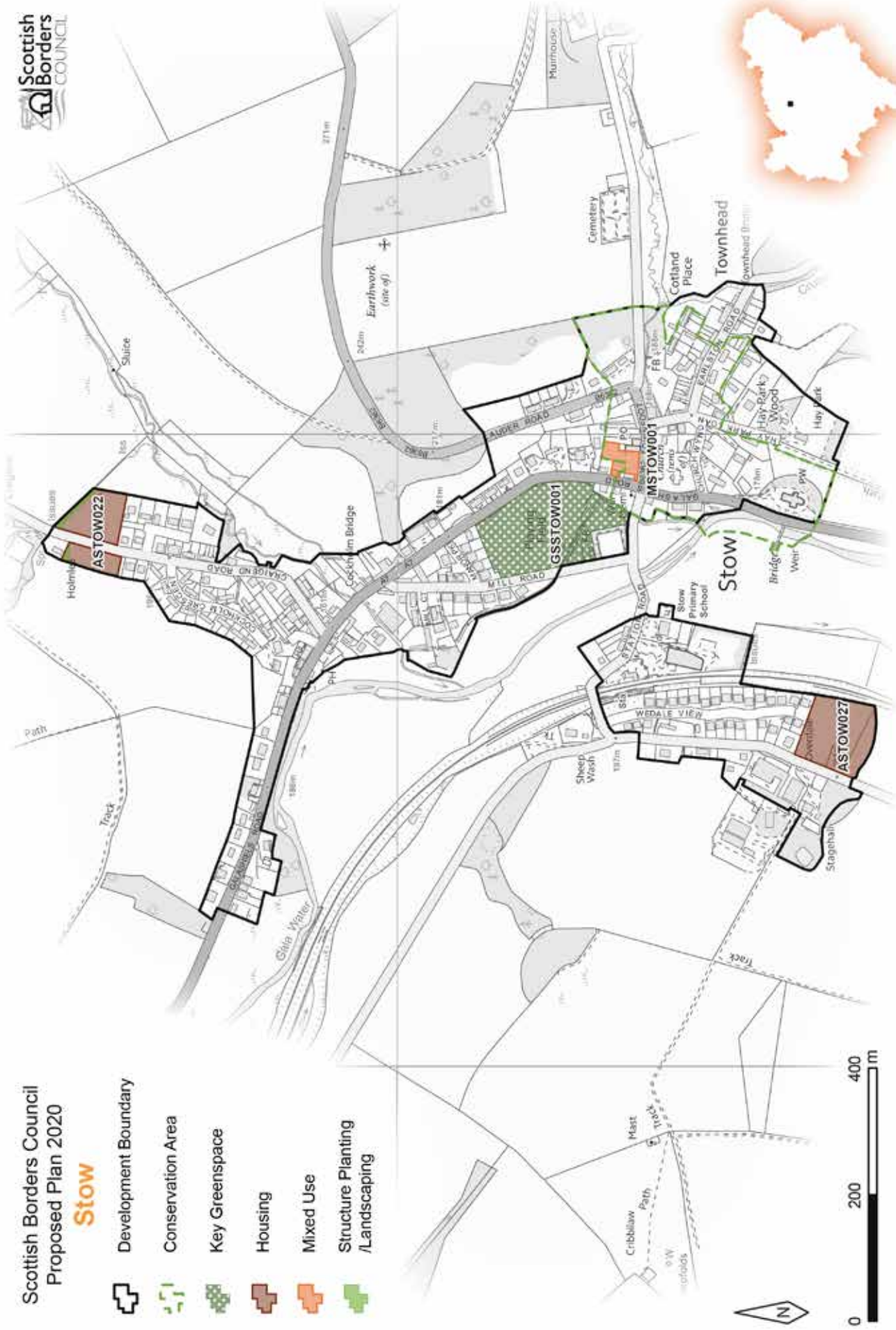
KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSSTOW001	Playing Field	2.5

Scottish Borders Council
Proposed Plan 2020

Stow

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



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SETTLEMENT PROFILE

SWINTON

HOUSING MARKET AREA
Berwickshire



LOCALITY
Berwickshire



POPULATION
277



PLACEMAKING CONSIDERATIONS

Swinton is located on the lowlands associated with the River Tweed contained within rolling arable and pasture fields. The settlement was re-designed in the 18th Century and laid out with a village green and Market Cross. There has been limited expansion east and west but the layout remains largely intact. Swinton is primarily residential, although some services are located at the eastern end.

The Conservation Area comprises mainly of the planned estate village centring on the village green. There is a distinct layout placed along a single terrace row with only a few detached properties. The majority of properties are constructed of traditional materials such as sandstone and slate, or they are harled. Architectural detailing such as timber bargeboards, continuous cills on upper floors, sash and case windows, and transom lights appear frequently. These built fabric elements help form the character of the Conservation Area. Any new development or alterations must aim to respect the importance of the layout and built fabric features.

The area to the north west of the settlement is subject to a Tree Preservation Order and the surrounding area is prime agricultural land.

There is one housing allocation and one mixed allocation within Swinton. The mixed use site includes the requirement for the provision of community facilities.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
BSW2B	Well Field	1.4	25
Site Requirements			
<ul style="list-style-type: none"> Property orientation should take advantage of the southerly aspect and potential of long views from the site Vehicular and pedestrian access should be taken from Main Street (the A6112) in line with advice from the Roads Planning team Vehicular and pedestrian access should link through the site to the mixed use allocation to the south The amenity of neighbouring properties should be respected Planting at the edges of the site should be retained where appropriate. 			

BUSINESS AND INDUSTRIAL SAFEGUARDING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zEL45	Coldstream Road	1.2	N/A
Site Requirements			
<ul style="list-style-type: none"> This is a business and industrial safeguarded site as defined in Policy ED1. 			







MIXED USE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
MSWIN002	Land Adjacent to Swinton Primary School	3.0	25
Site Requirements			
<ul style="list-style-type: none"> Any proposal must present complementary uses reflecting the mixed use nature of the allocation, this should include consideration of the provision of community facilities, including playing fields Ensure vehicular and pedestrian access from the A6112 (Coldstream Road) in line with advice from the Council's Roads Planning team Ensure vehicular and pedestrian access through the site from the A6112 (Main Street) and the allocated housing site to the north Provide structure planting on the southern and western boundaries to screen the site from the entry to Swinton from the south; to provide a settlement boundary; and to provide enclosure to the site Orientate buildings to take advantage of the southerly aspect and views out of the site. 			

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSSWIN001	Village Green	0.6

Scottish Borders Council
Proposed Plan 2020
Swinton

-  Development Boundary
-  Conservation Area
-  Key Greenspace
-  Housing
-  Mixed Use
-  Business and Industrial Safeguarding
-  Structure Planting /Landscaping



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SETTLEMENT PROFILE

TRAQUAIR

HOUSING MARKET AREA
Northern



LOCALITY
Tweeddale



POPULATION
120



PLACEMAKING CONSIDERATIONS

The village lies on the lower and western slopes of Plora Rig and Damhead. It faces west and is situated within the Quair Water valley floor, which opens out to the north towards Innerleithen. The views out of the village are generally of lower undulating hills with the exception of to the north towards Lee Pen and Kirnie Law.

Traquair has a small scale rural appearance, the area is characterised by groupings of modest traditionally constructed houses separated by agricultural fields and commercial woodland planting on the higher ground.

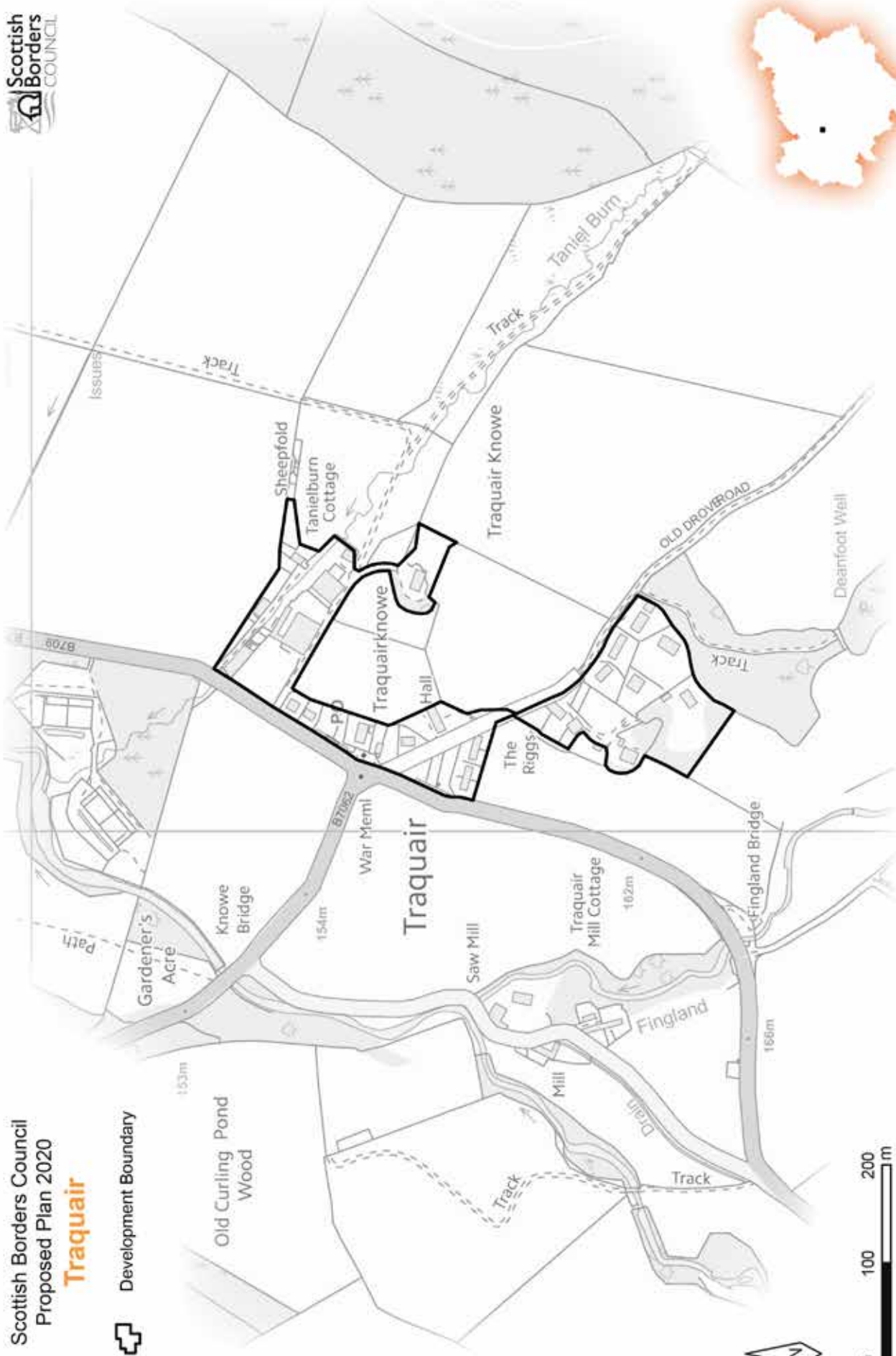
Traquair is situated in close proximity to the Quair Water and Fingland Burn both of which are designated Special Areas of Conservation.

PREFERRED AREAS FOR FUTURE EXPANSION

The Plan does not propose to allocate any sites at Traquair. It is considered that the village is not suited to large scale development.

Traquair

Development Boundary



SETTLEMENT PROFILE

TWEEDBANK

HOUSING MARKET AREA
 Central



LOCALITY
 Eildon



POPULATION
 2,101



PLACEMAKING CONSIDERATIONS

The character of Tweedbank is established by its layout and countryside setting. Its layout is made up of clusters of development along Tweedbank Drive. It is situated in the upland fringe valley with settlements opposite the confluence of the River Tweed and the Gala Water.

To the east of the settlement boundary is the Eildon and Leaderfoot National Scenic Area. The River Tweed Special Area of Conservation, a wildlife site of international importance, is north of the settlement. South of the settlement is the Tweed, Ettrick and Yarrow Confluences Special Landscape Area.

Tweedbank was planned as a new village in the 1970s and has become a successful and thriving community with a relatively recent large residential development opposite Gun Knowe Loch.

Policy EP6 (Countryside Around Towns) seeks to protect the area between Darnick and Tweedbank from development in the longer term, primarily to avoid coalescence of the settlements, thereby retaining individual character.

The railway terminal for the Borders Railway is located at Tweedbank and the village is therefore seen as an appropriate location for growth. The Blueprint for the Borders Railway seeks to ensure economic development opportunities are maximised along the railway corridor. This Plan seeks to promote these opportunities. The allocated site for mixed use development at Lowood (MTWEE002) provides an opportunity for a range of uses with excellent development opportunities given its attractive setting, its proximity to the railway station and its location within an area with an established housing market demand. A Masterplan, produced in 2017, sets out some initial ideas which will be developed further through Supplementary Planning Guidance.

The Central Borders Innovation Park is one of the most successful business and industrial areas in the Scottish Borders. It is well located in terms of roads and footway access and is ideally placed to capitalise on the opportunities brought by the Borders Railway.

The sites have a good internal roads layout and are serviced. The industrial estate is, however, suffering from an ageing and increasingly substandard building stock and the size and layout of both the buildings and external yard areas are not consistent with modern development requirements. There are therefore significant opportunities in Tweedbank to try to create a high quality business and industrial estate which capitalises on the railway terminal and provides a supply of industrial and business land for the central Borders within the period of this Local Development Plan.

In order to help promote and encourage development interest in business and industrial development a Simplified Planning Zone (SPZ) has been approved for the Central Borders Business Park. 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 Planning Guidance aims to ensure safeguarding of land and buildings for business types and seeks to improve the utilisation of the business land.

There are two areas, at Tweedbank Park and the playing fields, identified as key greenspaces.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

BUSINESS AND INDUSTRIAL SAFEGUARDING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zEL59	North of Tweedbank Drive	6.3	N/A
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Supplementary Planning Guidance/Simplified Planning Zone Scheme This is a high amenity safeguarded business site as defined in Policy ED1. 			
zEL39	Tweedbank Industrial Estate	10.8	N/A
Site Requirements			
<ul style="list-style-type: none"> Refer to approved Supplementary Planning Guidance/Simplified Planning Zone Scheme This is a business and industrial safeguarded site as defined in Policy ED1 Development on land immediately adjacent to the A6091 would require to be of high quality and design and would be restricted to Class 4 use. Careful consideration would require to be given to landscaping, particularly along the southern edge of the site, in order to ensure an attractive edge to the business and industrial site. 			

MIXED USE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
MTWEE001	Site East of Railway Terminal	1.0	N/A
Site Requirements			
<ul style="list-style-type: none"> Access via existing Tweedside Park Industrial Estate to the east and from the west via the railway station Substantial planting required on mutual western boundary with railway station New site to be formed for mixed use purposes along with the restructuring of the existing landholdings within Tweedbank Industrial Estate It is expected that the site would be developed for commercial mixed use. Housing would not be appropriate on this site, given it's proximity to the Railway Station and the business and industrial land to the east (zEL59). 			







MTWEE002	Lowood	33.9	300
Site Requirements			
<ul style="list-style-type: none"> • This is a mixed use site which will incorporate a mixture of uses including housing and employment. This will be established in more detail by a Masterplan. A minimum of 2.3ha of high amenity business land to be provided in line with Policy ED1: Protection of Business and Industrial Land • Development must be high quality and sustainable • A comprehensive Transport Appraisal to be undertaken. There will need to be at least two vehicular access points into the site. The appraisal, proportionate to the nature and scale of the allocations, and the trunk road network in the area, would be required to determine any potential cumulative impact of the sites, and would identify appropriate and deliverable mitigation measures on the network including on the A6091, A68 and potentially the A7 • Appropriate internal and external connectivity as well as the creation of effective pedestrian/cycle connectivity with both Tweedbank and Galashiels • Site access must take cognisance of the possible extension of the Borders Railway and of the potential for a replacement Lowood Bridge • A Flood Risk Assessment is required as the site is at risk from a 1:200 year flood event from fluvial and surface water flooding. The FRA would require to assess the flood risk from the River Tweed and the developer to demonstrate how the risk from surface water would be mitigated. Consideration will need to be given to bridge and culvert structures within and adjacent to the site. The possibility of de-culverting should be investigated • Mitigation required to ensure no significant adverse effects on integrity of River Tweed Special Area of Conservation • Mature woodland and parkland trees and buffer area to River Tweed SAC/SSSI to be safeguarded • There is a significant tree and woodland structure on the estate. Tree survey to BS5837 to be undertaken to inform potential areas of development • Some archaeological investigation may be necessary before or during development • The wall that defines much of the southern boundary to be retained as much as possible • Potential need for Environmental Impact Assessment • Potential contamination to be investigated and mitigated • An extension to the Primary School would potentially be required • A full Drainage Impact Assessment would be required. There is currently no capacity at the Waste Water Treatment Works to accommodate development. An upgrade would be required, the developer would need to meet the 5 growth criteria • Contact with Scottish Water in respect of water treatment works local network issues • Potential for on-site play provision • Existing path network to be safeguarded and potentially extended • Incorporation of affordable housing as set out in the Local Development Plan • Assessment of ecology impacts and provision of mitigation, as appropriate • The design and layout of the site should consider co-location issues in relation to odour from Easter Langlee Landfill (PPC) and Waste Management Licence exempt composting site at Pavilion Farm. 			

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSTWEE001	Tweedbank Sports Centre	5.6
GSTWEE002	Gun Knowe Park	11.4

Scottish Borders Council
Proposed Plan 2020
Tweedbank



-  Development Boundary
-  Key Greenspace
-  Mixed Use
-  Business and Industrial Safeguarding
-  Structure Planting /Landscaping
-  Indicative High Amenity Business Land



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SETTLEMENT PROFILE

WALKERBURN

HOUSING MARKET AREA
Northern



LOCALITY
Tweeddale



POPULATION
782



PLACEMAKING CONSIDERATIONS

The village sits with a steep side river valley on the lower south facing slopes of Cairn Hill and Kirna Law. The land falls towards the River Tweed and then rises again steeply to the south towards Elibank Law and Plora Rig. The village of Walkerburn grew up around the Ballantyne's Mill, built in 1854, however prior to that the only trace of habitation in this area was Caberston farmhouse and steading.

The village lies within the Central Southern Uplands Regional Landscape Area and is described as Upland Valley with Woodland. There are significant habitat networks in and around the Walker Burn, the forestry plantations on adjoining hillsides and the Tweed and open haughland. The River Tweed runs along the southern edge of the village and the land along this edge is susceptible to flooding. There is also the Walker Burn, which may give rise to localised flooding. The River Tweed to the south of the village is a Site of Special Scientific Interest (SSSI) and Special Area of Conservation (SAC).

Focused within the centre of the settlement there is a high concentration of listed buildings including the attractive Caberston Steading. With a basic linear form, the village runs along the route of the A72 and much of the established settlement takes the form of a range of split level houses and cottages along the roadside. To the west of the village is a group of later semi-detached stone built cottages which would have been built as the village prospered at Caberston Avenue whilst to the east of the village on the north side of the main road are large houses built for the Mill owner which sit within well-established mature garden grounds. The later development has generally been to the east of the village at Tweedholm, which runs parallel to the main road.

The Plan provides two housing allocations to the north of the settlement at Caberston Farm. A redevelopment opportunity is also allocated in the centre of the village taking in part of the Caberston Farm and Old Mill Site. Three areas of greenspace are also identified for protection.

KEY INFRASTRUCTURE CONSIDERATIONS

This settlement is identified within the Council's Local Flood Risk Management Plans as being at risk of flooding. Any development proposals should therefore be subject to early consultation with the Council's Flood and Coastal Management Officer, and SEPA, having regard to SEPA's Indicative River and Coastal Flood Map (Scotland) and any other relevant flood risk information. A flood risk assessment may be required and may influence the scale and layout of any development at a particular location.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
TW200	Caberston Farm Land	1.6	30
Site Requirements			
<ul style="list-style-type: none"> • It is intended that a Planning Brief in the form of Supplementary Planning Guidance will be produced for this site • Access to this site would be via the allocated site zR200 • Provision of amenity access within the development for pedestrians and cyclists will be required. Links to the Core Paths to be created and amenity maintained and enhanced. The Right of Way BT98 runs adjacent to the site, amenity side of access would be lost unless there were landscape mitigation measures in place • The long term maintenance of landscaped areas must be addressed • Existing stone walls to be maintained and incorporated into access routes where possible • Mitigation measures are required to prevent any impact on the River Tweed Special Area of Conservation/Sites of Special Scientific Interest • Archaeological evaluation will be required along with associated mitigation • A flood risk assessment will be required to inform the development of the site. 			
AWALK005	Caberston Farm Land II	3.3	100
Site Requirements			
<ul style="list-style-type: none"> • It is intended that a Planning Brief in the form of Supplementary Planning Guidance will be produced for this site • Access to this site would be via the allocated sites zR200 and then TW200 • New woodland structure planting is required providing a setting and shelter for housing development as well as reinforcing the settlement edge. The use of mixed broadleaved woodland including forest trees such as oak, ash, Scots pine and beech along with the establishment of a shrub layer will be required. These areas are also useful for informal recreation and should be made accessible through appropriate access routes. Buffer areas alongside new and existing landscaping will be required • Provision of amenity access within the development for pedestrians and cyclists will be required. Links to the Core Paths to be created and amenity maintained and enhanced. The Right of Way BT98 runs adjacent to the site, amenity side of access would be lost unless there were landscape mitigation measures in place • The long term maintenance of landscaped areas must be addressed • Existing stone walls to be maintained and incorporated into access routes where possible • Mitigation measures are required to prevent any impact on the River Tweed Special Area of Conservation/Sites of Special Scientific Interest • Development should not take place within the setting of the Scheduled Monument. Archaeological evaluation will be required along with associated mitigation • A flood risk assessment will be required to inform the development of the site. 			

REDEVELOPMENT

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zR200	Caberston Farm/Old Mill Site	1.9	TBC
Site Requirements			
<ul style="list-style-type: none"> • It is intended that a Planning Brief in the form of Supplementary Planning Guidance will be produced for this site • Retention and conversion of the historic buildings on the site (including the two storey dwellinghouse to the south of the steading) however, this does not preclude an element of good quality modern build also taking place within the site • Existing stone walls to be maintained and incorporated into access routes where possible • A flood risk assessment will be required to inform the development of the site • A watercourse buffer strip will be required • Further assessment on nature conservation and archaeological interest may also be required and mitigation put in place • Enhancement of existing landscaping on site and the long term maintenance of landscaped areas must be addressed • The main vehicular access to the site will be via the A72. The site will be required to allow for vehicular and pedestrian access through to the adjacent housing sites – TW200 and AWALK005. Parking provision will be required to be accommodated onsite • Provision of amenity access within and through the development for pedestrians and cyclists. Links to the Core Paths to be created and amenity maintained and enhanced. The Right of Way BT98 runs adjacent to the site, amenity side of access would be lost unless there were landscape mitigation measures in place. 			

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSWALK001	Walkerburn RFC	0.9
GSWALK002	Village Green	0.1
GSWALK003	Alexandra Park	2.5

SETTLEMENT PROFILE

WEST LINTON

HOUSING MARKET AREA
Northern



LOCALITY
Tweeddale



POPULATION
1,547



PLACEMAKING CONSIDERATIONS

The character of West Linton is established particularly by its setting as it lies at the foot of the Pentland Hills Special Landscape Area where it clusters around the valley and gorge of the Lyne Water. The Lyne Water designated a Special Area of Conservation runs through the settlement. The Lyne Dale Ancient Woodland also sits within the settlement to the northwest off Medwyn Road. The settlement benefits particularly from long views to the south across the level fields.

The original settlement of which much of it is a Conservation Area includes a considerable part of the historic settlement and the tree-lined approach along Station Road. The narrow winding streets and paths that run through the village provide a distinctive spatial identity. Raemartin Square especially forms a break out space along the narrow Main Street. Both the Upper and the Lower Green offer a significant amount of green space along the Lyne Water of which glimpses can be seen from the Main Street.

Properties tend to be one and a half, to two storeys in height. Some gable-fronted properties can be found such as the former bank on the Main Street. Larger detached and semi-detached properties can also be found to the periphery of the settlement. While traditional building materials prevail within the Conservation Area such as sandstone, harling, slate and even lime-wash (though now painted over) so too do many of the architectural details – sash and case windows, timber doors, margins and rybats, and transom lights. Other details that are also common are exposed rafter feet, stone boundary walls and corner protectors.

The village of West Linton benefits from a diverse range of services and facilities to serve the local community including a chemist and a post office. The settlement also benefits from a supermarket which is situated within the centre of the settlement along the Main Street. West Linton is considered to be one of the healthier settlements within the Scottish Borders with a low vacancy rate of commercial properties.

The Plan identifies a number of greenspaces within the settlement including the Lower Green and the Upper Green; these spaces provide the West Linton community with many important recreation opportunities.

The Plan provides a single housing allocation at School Brae, and a Business and Industrial site at Deanfoot Road.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
TWL15B	School Brae	0.4	10
Site Requirements			
<ul style="list-style-type: none"> • Consideration of retention or partial retention and conversion of the building on site • The boundary walls of the site to be retained and incorporated into the development in order to reflect the former school use on the site • Vehicular access to be achieved off School Brae and parking for the development to be provided onsite • Provision of amenity access within and through the development for pedestrians and cyclists • Landscape enhancement to be provided onsite to assist in softening the edges of the development and integrate it into its surroundings • Further assessment on nature conservation interest may also be required and mitigation put in place. 			

BUSINESS AND INDUSTRIAL

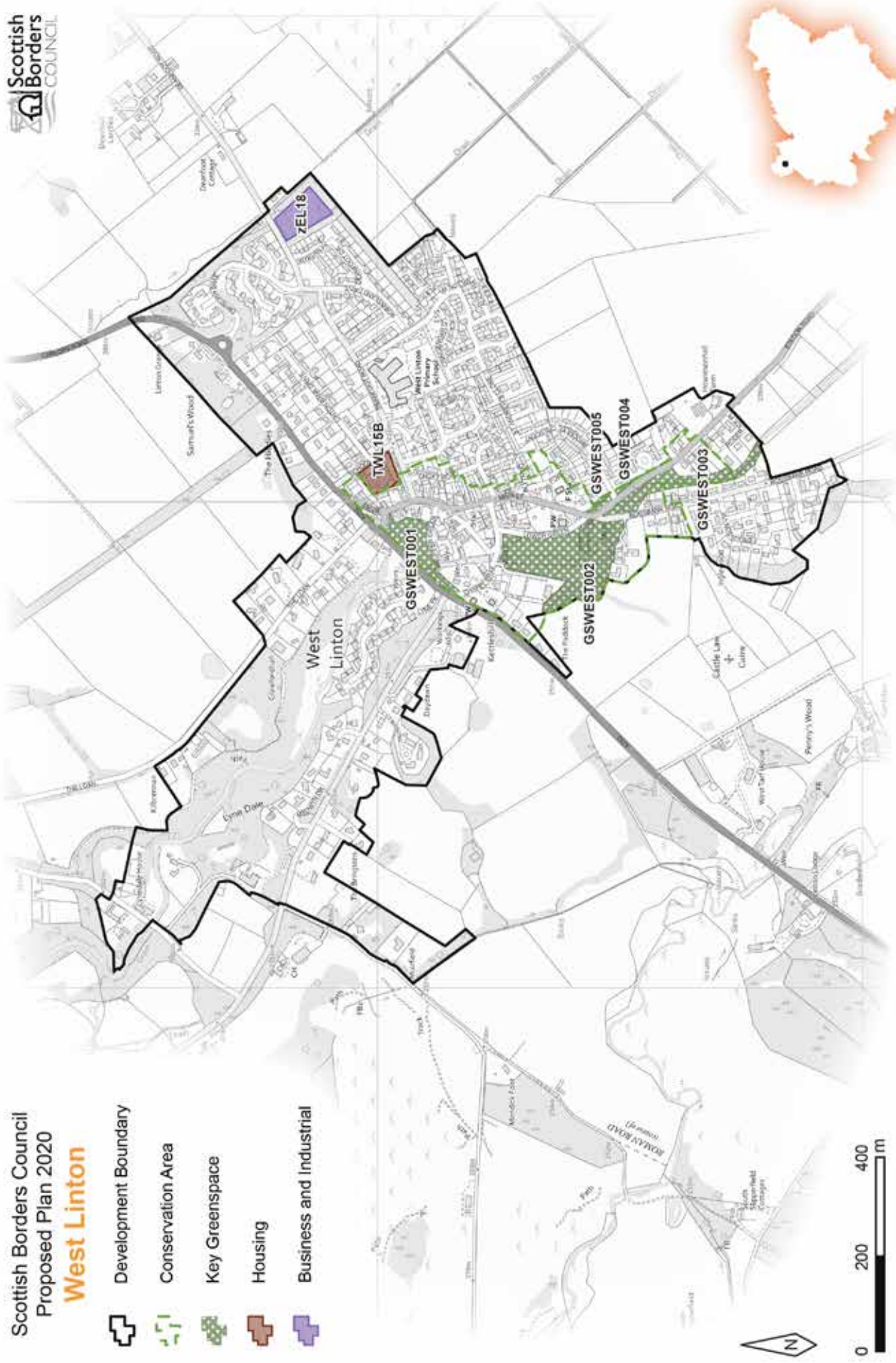
SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zEL18	Deanfoot Road	0.7	N/A
Site Requirements			
<ul style="list-style-type: none"> • This is a business and industrial site as defined in Policy ED1 • Vehicular access to be achieved off Deanfoot Road and parking for the development to be provided onsite • Provision of amenity access within and through the development for pedestrians and cyclists • Creation of woodland buffer along boundaries of site. Long term maintenance of landscaped areas to be addressed. 			

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSWEST001	Upper Green	0.8
GSWEST002	Lower Green	2.8
GSWEST003	Bogsbank Road	1.0
GSWEST004	Station Road	0.1
GSWEST005	War Memorial	0.1

Scottish Borders Council
Proposed Plan 2020
West Linton

-  Development Boundary
-  Conservation Area
-  Key Greenspace
-  Housing
-  Business and Industrial



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SETTLEMENT PROFILE

WESTRUTHER

HOUSING MARKET AREA
Berwickshire



LOCALITY
Berwickshire



POPULATION
153



PLACEMAKING CONSIDERATIONS

Westruther is a small village located in the shadow of the Lammermuir Hills, set within rolling arable and pastoral fields. The settlement is primarily residential with traditional row housing evident and modern housing at Kirkpark in recent years.

There are two housing allocations in Westruther, the most recent (AWESR002) has been brought forward as part of the current LDP. A business and industrial allocation (BWESR001) has also been brought forward, located to the north east of the village.

PREFERRED AREAS FOR FUTURE EXPANSION

Once the allocated sites are developed the preferred area for future expansion is to the north of the current allocation (AWESR002) beyond Edgar Road.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
AWESR005	East of Kirkpark	0.6	5
Site Requirements			
<ul style="list-style-type: none"> • Vehicular and pedestrian access from the B6456 • Pedestrian/cycle access required from the village through the Kirkpark development • Retention of trees on western boundary of site • Ecological survey of woodland and appropriate mitigation • Further assessment of the creation of a village green/open space • Additional boundary screen planting on south-eastern edge. 			






AWESR002	Edgar Road	0.4	10
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 • Appropriate landscaping/planting to be incorporated within the development and the long term maintenance of the landscaped areas must be addressed • 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. 			

BUSINESS AND INDUSTRIAL LAND

BWESR001	Land South West of Mansefield House	0.8	N/A
Site Requirements			
<ul style="list-style-type: none"> • This is a business and industrial site as defined in Policy ED1 • A feasibility study, including a Flood Risk Assessment will be required to assess the potential for channel restoration and the risk from the small watercourse which is 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 • Appropriate landscaping/planting to be incorporated within the development and the long term maintenance of the landscaped areas must be addressed • Potential contamination on the site to be investigated and mitigated, where required • Assessment of ecology impacts and provision of mitigation, as appropriate. 			

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSWESR001	Westruther Play Area	0.04

-  Development Boundary
-  Key Greenspace
-  Housing
-  Business and Industrial
-  Structure Planting /Landscaping



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SETTLEMENT PROFILE

WHITSOME

HOUSING MARKET AREA
Berwickshire



LOCALITY
Berwickshire



POPULATION
98



PLACEMAKING CONSIDERATIONS

Whitsome is a settlement of linear form that follows an east to west direction and commands significant views over the Merse and the Cheviots to the south. A variety of property types are evident in the village, from traditional row cottages to more modern detached houses. An allocation is safeguarded for business and industrial land to the east.

PREFERRED AREAS FOR FUTURE EXPANSION

Future development to the west of the village is restricted due to poor road access. Another constraint is the surrounding area is designated as prime agricultural land.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

BUSINESS AND INDUSTRIAL SAFEGUARDING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zEL24	Waste Transfer Station	0.9	N/A
Site Requirements			
<ul style="list-style-type: none"> This is a business and industrial safeguarded site as defined in Policy ED1. 			

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSWHIT001	Play Area	0.1

Scottish Borders Council
Proposed Plan 2020

Whitsome

-  Development Boundary
-  Key Greenspace
-  Business and Industrial Safeguarding



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SETTLEMENT PROFILE

YARROWFORD

HOUSING MARKET AREA
Southern



LOCALITY
Eildon



POPULATION
243



PLACEMAKING CONSIDERATIONS

The settlement is situated in the upland valley of the Yarrow and is bound to the west by the Hangingshaw Garden and Designed Landscape. The Yarrow Water is part of the River Tweed Special Area of Conservation, a wildlife site of international importance. The Tweed, Ettrick and Yarrow Confluences Special Landscape Area surrounds the boundaries of the settlement.

The character of Yarrowford is established by its countryside setting and two clusters of development, one to the south of Broadmeadows House and the other at Minchmoor Road.

There is one area, to the north of Minchmoor Road, identified as a key greenspace.

PREFERRED AREAS FOR FUTURE EXPANSION

No additional areas for future growth have been identified in this Local Development Plan given difficulties of access, landscape issues and flooding.

Development adjacent to the Gruntly Burn or Yarrow Water will be resisted where there is a flood risk. Development to the west will be resisted where it would adversely affect the Hangingshaw Garden and Designed Landscape. Development to the east will be resisted where it will have a significant adverse impact on the Tweed, Ettrick and Yarrow Confluences Special Landscape Area.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

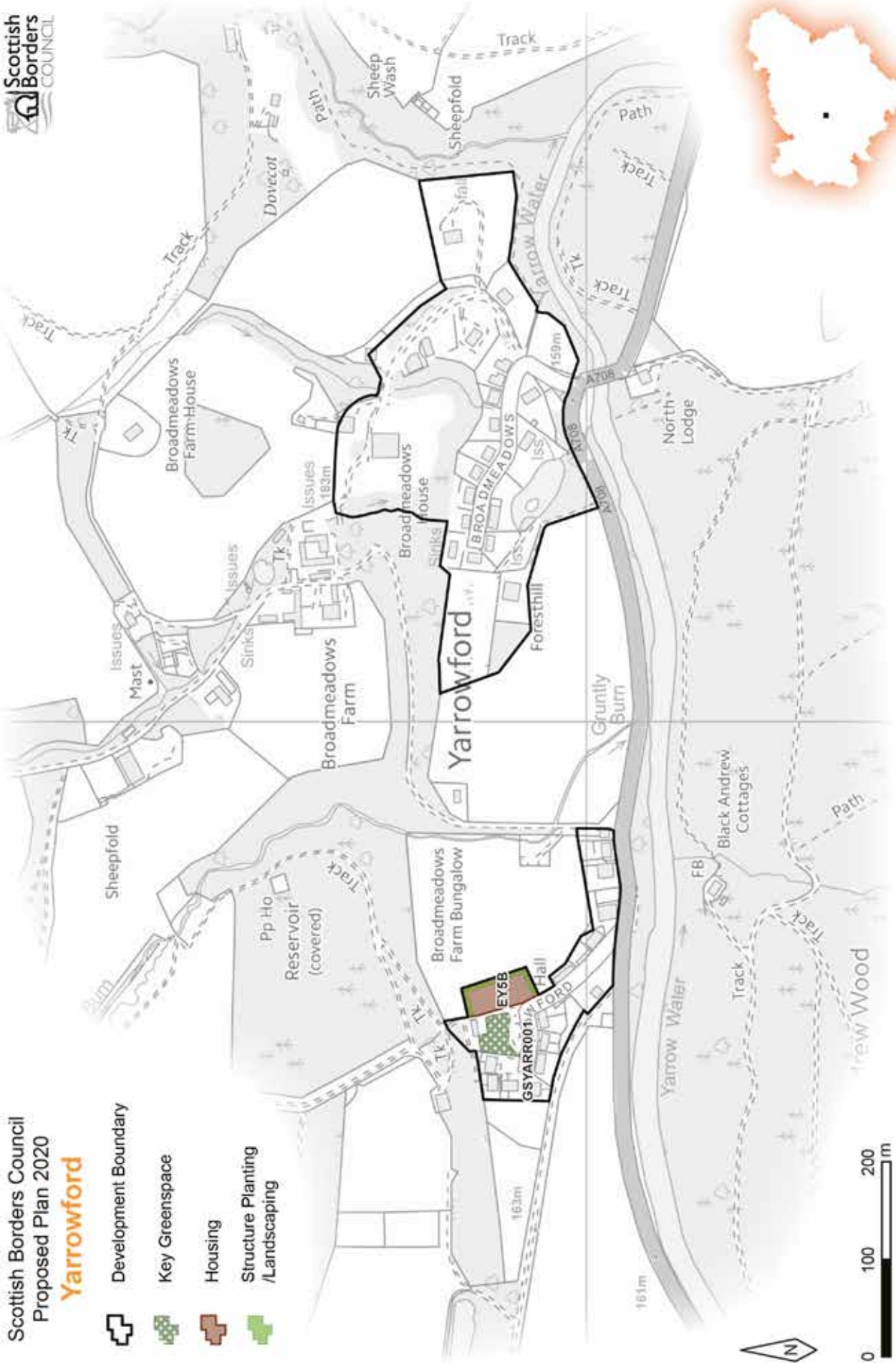
HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
EY5B	Minchmoor Road East	0.2	5
Site Requirements			
<ul style="list-style-type: none"> The site is located within 1:200 flood risk area. A Flood Risk Assessment will be required Structure planting/hedges required on the northern, eastern and southern boundaries. Existing planting on western boundary to be retained where possible Improvements required to road and junction onto the A708 Mitigation measures are required to prevent any impact on the River Tweed Special Area of Conservation/ Sites of Special Scientific Interest. 			

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSYARR001	Minchmoor Road	0.1

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



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SETTLEMENT PROFILE

YETHOLM

HOUSING MARKET AREA
Central



LOCALITY
Cheviot



POPULATION
546



PLACEMAKING CONSIDERATIONS

The settlement of Yetholm has a defined and special character not only because it is made up of two distinct parts, Kirk Yetholm and Town Yetholm but also because of its setting. The Haugh and the course of the Bowmont Water that separates Town Yetholm from Kirk Yetholm play a key role in connecting the two parts together.

The Conservation Area of Yetholm has many special characteristics that are not found in many other locations even outwith the Borders. The most important features of the Yetholm Conservation Area are its historic layout with both Town Yetholm and Kirk Yetholm with their own green, along with its attractive rural setting. Properties are mainly two storeys in height though one and a half storey properties do exist in Kirk Yetholm. As the layout of Yetholm is one of the most important features of the Conservation Area, it is recommended that new development should respect this characteristic. Buildings of feature include the Parish Church, Blunty's Mill, and the Old Border Inn all in Kirk Yetholm; and in Town Yetholm the War Memorial and the Wauchope Monument and the listed "Thatched Cottage" on the High Street.

Yetholm benefits from many views within and out of the settlement. The surrounding landscape is gently rolling and around the settlement itself there are few tree belts of significant size. The most important of the tree belts frame the eastern and western edges of the Haugh Land.

The Plan provides two housing allocations; both are located in Town Yetholm at Deanfield Court and Morebattle Road.

Within the Yetholm area there is a need for business and industrial land for small-scale businesses located in the local area. To meet this need a site has been identified for business and industrial use to the west of the settlement along the B6352.

The identified key greenspaces within Yetholm provide an important recreational area for the community and will therefore be protected.

KEY INFRASTRUCTURE CONSIDERATIONS

Town Yetholm is identified within the Council's Local Flood Risk Management Plans as being at risk of flooding. Any development proposals should therefore be subject to early consultation with the Council's Flood and Coastal Management Officer, and SEPA, having regard to SEPA's Indicative River and Coastal Flood Map (Scotland) and any other relevant flood risk information. A flood risk assessment may be required and may influence the scale and layout of any development at a particular location.

PREFERRED AREAS FOR FUTURE EXPANSION

There are no areas for longer term expansion in Yetholm. Development within the Haugh between Town and Kirk Yetholm will be resisted.

DEVELOPMENT AND SAFEGUARDING PROPOSALS

HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
RY1B	Deanfield Court	0.6	7
Site Requirements			
<ul style="list-style-type: none"> • Vehicular access is to be taken from Deanfield Court which would require to be widened in parts, this should be discussed further with the Council's Roads Planning Team • A vehicular link to be incorporated within the site to link the adjoining business and industrial site BYETH001 • Existing trees are to be retained along the northern site boundary to protect the residential amenity of Yetholm Hall • Screening may be required along part of the south-eastern site boundary to screen the site from existing commercial uses along Deanfield Court. A management scheme for planting is also required • A pedestrian linkage to the village centre would be required • Existing stone wall along the eastern boundary to be retained if possible to maintain a defined settlement edge • Archaeology interests have been recorded in the surrounding area and archaeological assessment including archaeological evaluation along with associated mitigation measures is required. 			
RY4B	Morebattle Road	1.2	18
Site Requirements			
<ul style="list-style-type: none"> • Vehicular access is to be taken from Woodbank Road • Structure planting is required to the southern and western site boundaries to provide setting for the development and to reinforce the settlement edge. A management scheme for planting is also required • The existing hedges and trees within the site should be conserved and enhanced wherever possible • A pedestrian link to the village centre will be required. 			

BUSINESS AND INDUSTRIAL

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
BYETH001	Land North West of Deanfield Place	1.0	N/A
Site Requirements			
<ul style="list-style-type: none"> • This is a business and industrial site as defined in Policy ED1 • Vehicular access to be taken from the B6352 following further discussion with the Council's Roads Planning Team • A vehicular link to be incorporated within the site to link the adjoining housing site RY1B • The existing boundary features and trees within the site should be conserved and enhanced wherever possible • Protected species may be present within the site and further assessment on nature conservation will be required • Archaeological evaluation is required for the site and necessary mitigation measures should be implemented • Screening will be required along the eastern site boundary to protect the amenity of adjacent residential properties. Structure planting would also be required to the southern and western boundaries to reinforce the settlement edge. A management scheme for planting will also be required • Consideration must be given to the presence of foul and surface sewers within site • A new footpath is required from the site entrance along the B6352 to connect with the High Street, due to restrictions this will need to be on the northern verge • The main pedestrian/ cycle link to the village centre will be through the adjacent housing allocation RY1B. 			

KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSYETH001	Town Yetholm Recreational Ground	2.5
GSYETH002	Kirk Yetholm Greens	0.5
GSYETH003	Kirk Yetholm Allotments	0.1
GSYETH004	Town Yetholm	0.6
GSYETH005	Town Yetholm Greens	0.3

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Appendix B: Summary response tables from the MIR consultation

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QUESTION 1

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

QUESTION 1

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

Main Issue	Sub Issue	Summary of Main Issues Raised	Proposed Response to Main Issues Raised	Recommendation
Vision, Aims and Spatial Strategy: Question 1	Agree with Vision, Aims and Spatial Strategy of LDP2	The contributors support the main aims of LDP2 (25, 43, 78, 82, 101, 119, 126, 149,153, 171, 174, 179, 181, 183, 187, 190, 192, 210, 214, 215, 225, 228, 230, 236, 253, 255, 259, 263, 274, 280, 283, 291, 293, 296, 299, 301, 312)	Support noted.	No action required
		<p>I support the following aims :</p> <p>Para 3.3 it is stated that 'it is not anticipated the LDP2 will require a significant number of new houses'.</p> <p>Para 3.5 states 'the LPD must seek to encourage diversification of the rural economy by supporting appropriate economic development and tourism in the countryside'</p> <p>Para 3.6 states 'the built and natural heritage are major component parts of the attractiveness of the Scottish Borders which must be protected and enhanced.' and 'LDP2 must continue to ensure new development is located and designed in a manner which respects the character, appearance and amenity of the area'</p> <p>Para 3.7 states 'The council must continue to promote and investigate ways to address climate change issues....There is a continuing need to reduce travel, greenhouse gas emissions as well as energy consumption.</p> <p>3.8 summary includes 'Promote economic development opportunities along the railway corridor' and 'Maximise and promote the Scottish Borders tourism potential and build strong visitors economy' 'Protect and enhance the built and</p>	Support noted for the listed text.	No action required

		<p>natural environment'. (90)</p> <p>Agree with the proposed strategy encouraging strategic growth within the three Rural growth Areas and in particular the Western Borders / Peebles. (111, 114)</p> <p>SEPA note and welcome that sustainability and climate change are key elements of the vision and that the Council is promoting sustainable development which addresses the issues of climate change adaption is being investigated as part of the SBC's transition to a low carbon economy. SEPA are also supportive of the specific reference to developing heat mapping within the vision for LDP2 as an opportunity, as part of the transition to a low carbon economy and the development of buildings and property which will be resilient to the impacts of climate change. (119)</p> <p>With regard to the Spatial Strategy, SEPA welcome the identification of the potential flood risk and need for a second bridge requirement in Peebles, prior to the release of any further housing land on the south side of the River Tweed. The identification of environmental constraints on high demand areas such as this helps with the transparency and consistency of LDPs for both the public and stakeholders. (119)</p> <p>SEPA support the inclusion of making adequate provision for waste management as one of the Local Development Plan aims, and the positive approach taken towards waste management as stated in paragraph 3.8 of page 16 that "<i>The provision of land to deal with waste is also a role</i></p>	<p>Agreement noted.</p> <p>Support noted.</p> <p>Support noted.</p> <p>Support noted.</p>	<p>No action required</p> <p>No action required</p> <p>No action required</p> <p>No action required</p>
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		<p><i>for the Plan. Where this involves facilities for recycling or waste reduction, then this in turn will also help to reduce dependence on landfill sites". SEPA also support the aim for Easter Langlee in Galashiels (Para 3.19, page 17) to improve recycling beyond the existing levels and the opportunity to create the provision of district heating in nearby areas. (119)</i></p> <p>Yes, completely agree. Especially on the requirement for improved transport links and digital connectivity in the more rural areas. These are essential for existing businesses to flourish and for new businesses to start up. (165)</p> <p>In principle I agree with most of the outlines. (168)</p> <p>Broadly support aims. (178)</p> <p>We support the Council's ambitions for delivering sustainable development and a low-carbon future. The protection of "natural intrinsic qualities" should place emphasis on natural, indigenous habitats and species (ie, not commercial conifer plantations or introduced, non-native plant and animal species, even when these are perceived to be part of the natural biodiversity or have some nominal aesthetic value to some people). We support the ambitions for an extension of the Borders railway to Carlisle and the provision of a new station at Reston to service the east-coast line. Rail travel can make a major contribution to the low-carbon economy by providing an alternative to road travel and reducing the number of vehicles. (182)</p> <p>Sustainability and climate change – We agree with</p>	<p>Support noted.</p> <p>Comments noted.</p> <p>Comments noted. The Council will continue to promote a mix of qualities including consideration of natural, indigenous habitats and species.</p> <p>The Land Use Strategy is</p>	<p>No action required</p> <p>No action required</p> <p>No action required</p> <p>No action required</p>
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		<p>the provisions listed here. In Annex 3, in relation to policy PMD1 Sustainability it is suggested that the Council considers the integration of the Land Use Strategy with the planning system; this should also be listed in this section to ensure that there are connections between this aim and the suggested change to policy PMD1. (199)</p> <p>We are broadly supportive of the aims described in the LDP2MIR, and in particular 'promoting development of Brown Field sites', a subject which is particularly relevant in the context of the Vacant and Derelict Land Taskforce which is being led by SEPA and the Scottish Land Commission. Transforming Vacant and Derelict Land. There is nearly 12,000 hectares of vacant and derelict land in Scotland which is the equivalent to over 9,000 football pitches. It is estimated that a third of us live within 500 metres of a derelict site. In some of Scotland's cities this figure is much higher, reaching 61% in Glasgow. The Scottish Land Commission and the Scottish Environment Protection Agency (SEPA) are working together in an innovative partnership to transform how vacant and derelict land is dealt with. Supporting local authorities to rejuvenate vacant and derelict land brings about long term regeneration and renewal – unlocking growth, reviving communities, increasing community empowerment, reducing inequalities and inspiring local pride and activities. The Land Commission and SEPA have signed a Sustainable Growth Agreement and will use this agreement to focus on the delivery of our shared vision for transforming our approach to vacant and derelict land in Scotland. We are also supportive of the planning authority's aims of 'Protecting the</p>	<p>referenced in policy ED3. It is considered this is a more appropriate policy for it to be referenced. It remains a pilot project and it is not considered it can be included within policy PMD1 which is a primarily policy which all proposals should be judged against.</p> <p>Support noted.</p>	<p>No action required</p>
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		<p>Natural Environment', and Encouraging Tourism and a better visitor economy. We think Policy EP7, respecting Listed Buildings should also be a priority. (212)</p> <p>Broadly agree and it is my opinion that extending the Borders Railway through to Carlisle in tandem with the definition of a National Park for the Scottish Borders would contribute significantly towards achieving aims such as economic growth, tourism, natural heritage and definition of land designated for housing. (262)</p> <p>Agree with aims. Additional priority should be given to capacity and quality of school and medical facilities. (273)</p> <p>Agree - however there should be proposals made regarding the requisite infrastructure improvements. (282)</p> <p>We agree wholeheartedly with the main aims you describe. And have no alternative proposal to put forward. (290)</p> <p>Network Rail supports the vision of the MIR in achieving sustainable growth, and its objectives for communities, the economy and sustainability. The rail network can make a key contribution to achieving the objective of creating a sustainable</p>	<p>Comments noted.</p> <p>Support noted. The LDP2 process will continue to consult SBC Education and the NHS on development proposals.</p> <p>Whilst infrastructure issues and requirements are frequently referred to within the LDP an aim has been added making further specific reference to infrastructure requirements.</p> <p>Support noted.</p> <p>Support noted and the Council agrees with the specific points the author has referred to.</p>	<p>No action required</p> <p>No action required. The process will continue to consult SBC Education and the NHS on development proposals</p> <p>A further aim has been added making reference to infrastructure considerations</p> <p>No action required</p> <p>No action required</p>
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		<p>place which is attractive to live, work and do business in. The importance of the railway to sustainable development and of railway stations to urban regeneration is gaining wider understanding. It is welcomed that the Council recognises the links between connectivity and these placemaking principles, and for the support for economic development opportunities along the railway corridor. Opportunities for housing development and town centre regeneration along the rail corridor and in the settlements with improved public transport links is likewise supported. The importance of the existing and potential rail infrastructure is particularly important given the ageing nature of the population in the Scottish Borders which is forecast over the Plan period. For development plan objectives relying on sustainable transport and improved rail connections to be realised, Network Rail must rely on Plan policy and guidance which ensures the impacts of proposals on rail infrastructure are clearly assessed and that delivery, including funding, responsibilities are clear. The spatial strategy identified in the MIR is likewise supported with the majority of growth within the Central Borders Rural Growth Area which is served by the Borders Railway. This provides a focus for development in the most sustainable locations capitalising on the improved public transport links both within and beyond the Scottish Borders area.</p> <p>(294)</p> <p>Scottish Water supports the Council's vision, aims and spatial strategy. We will continue to work closely with the Council to ensure we continue to maintain a high level of service to our existing and future customers whilst protecting our assets. We</p>	<p>Support noted and the Council welcomes and agrees with the specific points stated. The Council always encourages potential developers to contact Scottish</p>	<p>No action required</p>
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		<p>will ensure that we align our investment where it is required as we progress through to LDP2 and beyond. Scottish Water is fully committed to working with communities whilst we deliver the investment required to reduce any potential impact. We will provide the necessary capacity at our works to support economic growth and deliver this in the most sustainable way possible. We broadly support the Main Issues Report and our views on each of the questions within our remit, is given below. Scottish Water acknowledges that some of our treatment works have limited capacity. We would encourage developers to engage with us early to ensure we can target specific strategic investment where it is needed at the right time. Where there are existing Scottish Water assets, within a proposed site, again, we would encourage early engagement to ensure these assets are protected to ensure we maintain services to our customers. (323)</p>	<p>Water at an early stage to address any potential issues to be addressed. The Council has specific periodic meetings with Scottish Water which are most useful to discuss current issues and forthcoming developments.</p>	
Vision, Aims and Spatial Strategy: Question 1	Disagree with Vision, Aims and Spatial Strategy of LDP2	<p>The contributors disagree with the main aims of the LDP2 (95, 158, 170, 175, 184,193, 194, 268, 204)</p> <p>Paragraph 3.8 of the MIR Summary states objectives to ' Promote economic development opportunities along the railway corridor'. The only proposal for development which directly relates to this is a 2.5 ha site in Galashiels (BGALA006) which is absolutely trivial. So the MIR fails on this objective. (90)</p> <p>Whilst agreeing with the strategy to provide a generous supply of housing, although object to the suggestion that LDP2 will not require a significant</p>	<p>Disagreement noted.</p> <p>Economic development opportunities covers a range of matters and the current adopted LDP identifies a number of, for example, business, housing and town centre allocations and opportunities within the railway corridor.</p> <p>The LDP identifies a sufficient housing land supply and It is agreed there is developer and market</p>	<p>No further action</p> <p>No further action</p> <p>No further action</p>

		<p>number of new housing sites. The strategy to identify preferred housing sites on sites outwith strong market areas, and with potential constraints, is flawed given the potential risk to delivery. It is recommended increased provision in areas where people wish to live. The submitted site at Whitehaugh in Peebles should therefore be brought forward as an allocated site in LDP2. Whilst agreeing Peebles has a strong housing market it is disagreed a new bridge is required before further development can take place on the southern side of the River Tweed. (111, 114)</p> <p>I agree with some but the fundamentals of improving areas for business don't work without infrastructure. Housing can't just be added in such a way. We need more doctors surgeries, larger school and vastly improved roads (although not space to increase road capacity in most of Peebles). (200)</p> <p>This development has clearly not been thought through. By erecting 240 houses you will be increasing the population of Peebles by about 7 - 10 % depending how many families move in. Does the town have the capacity to take this extra capacity. In terms of Schools, (the high school is nearly full). Sewerage and general services and extra traffic as most of the people who live there will be working in Peebles or Edinburgh. Will the Glentress bikers take kindly to a big housing estate being built right next to them, has a survey been done there, it is the biggest tourist attraction and therefore a big money spinner for the town. There are other sites closer to Peebles that can</p>	<p>interest in Peebles. However, the Council will not support the inclusion of the Whitehaugh site in the LDP until a second bridge is built over the tweed. The site remains identified in the LDP as a potential longer term development to be formally allocated when the bridge is built.</p> <p>The Council will continue to liaise with Education, Roads Planning and the NHS with regards to potential new development sites.</p> <p>The Council has a statutory duty to allocate housing land for future demand and must give consideration as to ensuring such allocations are within areas with proven developer and market interest. The Council liaise with Education Dept and the NHS on potential sites across the Scottish Borders. No land at Eshiels for housing has been allocated within LDP2.</p>	<p>No further action. The Council will continue to liaise with Education, Roads Planning and the NHS with regards to potential new development sites</p> <p>No action required</p>
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		<p>be used before Eshiels is considered surely. I do not agree with this development. (203)</p> <p>The aims of the LDP2 are hard to challenge in principle but the chosen housing proposals to satisfy expected demand seem excessively focussed on Peebles, rather than developing towns along the new Borders Railway. It is almost as if major housing developers have pushed for housebuilding where profit is maximised, without considering the capacity of existing infrastructure: health services, schools, commuter route congestion etc. (209)</p> <p>I don't agree with the aims. Building work areas will not improve employment and prosperity. Kings meadows industrial estate is an example. All full of little businesses that employ a few people. There is not a deficit of housing in the Peebles area. What you are hoping to supply is expensive housing for people out with the Borders to move to. There is no plans to improve transport. There is one bus and no train. There is no plans to build a bridge or any other road improvements. It will spoil tourism by taking away the one thing tourist came for - the beautiful unspoiled countryside. (235)</p> <p>No, I don't think it takes into account the key economic drivers for the local economy, namely tourism, nor the requirement for genuine low cost housing. The LDP2 seems to be driven by a desire to satisfy developers drive to higher profits rather than exercising any power to drive a broader vision. (239)</p>	<p>The Council must consider allocating housing where there is a known market and developer interest. Peebles is such a place amongst others across the Scottish Borders and the Council will consider such sites in consultation with relevant consultees including Education Dept and the NHS.</p> <p>Disagree. There is a requirement to find housing land where there is a demand. Not only does housing meet this demand to satisfy the wants and needs of a wide range of occupants, housing provides many economic benefits e.g. help sustain local shops / local businesses / social and leisure clubs. There are also significant benefits for local workmen in the trade which housebuilding offers.</p> <p>The LDP process seeks to address the balance of promoting economic development and housing need as well as considering environmental and tourism issues. There remains the requirement that developments must incorporate 25% affordable housing.</p>	<p>No action required</p> <p>No action required</p> <p>No action required</p>
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		<p>Agree mostly. Feel SBC must take some steps to make sure that the infrastructure matches the increased population any development brings to the area before the development takes place. In the main the existing and anticipated economic growth is based on tourism which includes mountain biking, hill walking and other outdoor pursuits. How can building on the fields, and ruining the scenic/rural views in Eshiels, Cardrona and Innerleithen enhance the plan for rural development? This is counter to SBC policy ED7 of encouraging tourism. Take a more forward thinking and pro-active approach to environmentally sustainable housing design. How is SBC planning taking into account the change in age demographic? The population is set to increase by 1.5% over the next 10 year period...but the 65-74 and 75+ age groups is 6% and 31%. (207)</p> <p>I generally agree with the aims of growth and creation of sustainable communities and growing the Scottish Borders economy in a sustainable way. Clearly it is important to ensure that the infrastructure is in place in advance to meet an increased population ; How is the SBC planning to deal with the changing Borders demographic i.e. an ageing profile?; As a family we are considering the purchase of an electric car but need confidence that there will be sufficient electric-car charging points. We need a more pro-active approach to environmentally sustainable house design e.g. solar panels, heat pumps rather than fossil fuels etc. We are keen mountain bikers and the economic growth from tourism relating to mountain biking in the Tweed Valley and in particular around Glentress & Innerleithen is</p>	<p>The LDP process seeks to address the balance of promoting economic development and housing need as well as considering environmental and tourism issues. Policies within the LDP, notably policy HD5 – Care and Nursing Homes is supportive of care housing and lays down criteria tests for determining such applications, emphasising the amenity / facility / locational needs of residents. The delivery, financing etc of, for example, care / nursing homes facilities largely outwith the scope of the planning system.</p> <p>The Council has a statutory duty to identify sites within the LDP to satisfy housing need and demand. All proposed sites are subject to extensive consultation from a range of bodies and consideration must always be given to a range of policies including environmental and tourism matters. In the case of Tweeddale it is extremely difficult to find suitable housing land in Peebles (where there is a market interest) for a range of reasons thus the need to consider options further afield. Policies within the LDP, notably policy HD5 – Care and Nursing Homes is supportive of care</p>	<p>No action required</p> <p>No action required</p>
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		<p>impressive. Housing and commercial development immediately surrounding Glentress should be considered carefully as we do not want biking tourists feeling they are no longer "in the countryside". Building on the open fields, and ruining the scenic vista's in Eshiels, Cardrona and Innerleithen would damage the rural development plan? It is counter to SBC policy ED7 of encouraging tourism. The SBC Spatial Strategy Staes "... success of outdoor recreational facilities at Glentress has helped tourism" and "The Scottish Borders has outstanding scenic qualities within its landscape and planning policy seeks to protect it." This doesn't seem to be the case! We don't want to kill the goose that lays the golden eggs! (216)</p> <p>I consider that the MIR affords too much emphasis to the rural growth areas, to the detriment of other areas in Scottish Borders, and to the detriment of</p>	<p>housing and lays down criteria tests for determining such applications, emphasising the amenity / facility / locational needs of residents. The delivery, financing etc of, for example, care / nursing homes facilities largely outwith the scope of the planning system. It should be noted that in relation to LDP policy ED7 Business, Tourism and Leisure Development in the Countryside, that policy aims to allow for appropriate employment generating development in the countryside whilst protecting the environment and to ensure that business, tourism and leisure related developments are appropriate to their location. It is not considered that any of the potential sites identified within the MIR is contrary to that policy. Appendix 3 of the LDP confirms the requirement for electric vehicle charging points. It is intended that the Council will produce Supplementary Planning Guidance through the period of the LDP to establish requirements for sustainable transport. The SPG is likely to cover a range of subjects taking on board the findings of the Council's 'Sustainable Development Committee'.</p> <p>The rural growth areas are the areas identified within the SDP for</p>	<p>No action required</p>
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		<p>all of Scottish Borders. There is a need for much greater flexibility outwith rural growth areas. (264)</p> <p>It is increasingly evident in today's rapidly changing society and economy that the concept of sustainability, and the concomitant belief that sustainable locations and communities can only be achieved through centralisation, is already discredited and outmoded. This will become more evident through the plan period. A radically different interpretation is needed of what sustainability means in a planning context. (264)</p> <p>The concept of sustainability as advanced in strategic planning policies is already discredited. A different view is needed of what sustainability means in a planning context. The extent to which the planning system can control lifestyle changes which govern what is and what is not sustainable ought to be recognised. (265)</p>	<p>major strategic growth. However, this does not mean other areas should be ignored and the LDP continues to support development site opportunities outwith these areas where possible.</p> <p>It is considered the LDP adequately covers sustainability principles in line with national planning requirements. This is an ever changing and developing subject and the Council will continue to consider appropriate steps accordingly. The findings of the Councils Sustainable Development Committee will play a role in helping develop this matter.</p> <p>Comments noted. The planning system has a role to play promoting sustainability, although clearly the planning system alone cannot address the various parts of this extensive topic. It is considered the LDP adequately covers sustainability principles in line with national planning requirements. This is an ever changing and developing subject and the Council will continue to take appropriate steps accordingly. The findings of the Councils Sustainable Development Committee will play a role in helping develop this matter.</p>	<p>No further action, although the findings of the Sustainable Development Committee will develop a corporate approach to helping develop this matter further</p> <p>No further action, although the findings of the Sustainable Development Committee will develop a corporate approach to developing this matter further</p>
		<p>The Borders needs development but the strategy</p>	<p>The LDP identifies a number of</p>	<p>No action required</p>

		<p>to place the majority of it in Peebles is flawed and will put unacceptable pressure on local resources and infrastructure. I would suggest that the new railway link in Galashiels should be better utilised as that was the reason it was built, and appropriate development should take place there. The environment would of course need to be improved and the town made more attractive to encourage commuters to live there, but this can be done with sensible planning and budgeting. (271)</p> <p>The stated vision in part states that people should afford a home near where they work. This scale of this plan suggests economic development on a scale highly unlikely to be achieved in Borders. SME development in mixed usage developments will not bring the employment opportunities local to home for current population never mind the aspirations of addition 3800 households In the main the current and anticipated economic growth is rooted in tourism including mountain biking, how can building on the open fields, and ruining the scenic vista's in Eshiels, Cardrona and Innerleithen enhance the rural development plan. No mention in this document about the demographics shifts and aging populations needs, the current LDP states need for 50 extra supported housing units, no mention of a projection in this MIR. Environmentally sustainable housing designs should be a given in any new build wherever the location. (276)</p> <p>No I don't agree. The town (Peebles) is already bursting at the seams and everybody knows that. (285)</p>	<p>housing allocations across the Scottish Borders to meet housing need. Finding land in the Peebles area is challenging for a range of reasons and so the Main Issues Report identified a number of options to be considered – it is not that these options are all proposed for the LDP. All infrastructure and environmental issues are addressed as part of the consultation process.</p> <p>The Council has a statutory duty to promote economic development opportunities and identify and allocate the estimated required housing land supply. The process is carried out in consultation with a wide range of bodies and consideration is also given to any perceived impacts on the environment and tourism. The MIR makes clear reference to the changing demographics and the LDP gives support and promotion to care housing. The LDP supports and promotes environmentally sustainable housing designs.</p> <p>Any development in Peebles would be subject to the agreement of relevant consultees re infrastructure.</p>	<p>No action required</p> <p>No action required</p>
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		<p>The MIR states that the LDP2 must incorporate a generous supply of housing land for a range of users (para 3.3). The built and natural heritage of the Borders must be protected and enhanced (para 3.6). We agree with this sentiment. We also agree that new developments should be located and designed in a manner which respects the character, appearance and amenity of the area (para3.6). The proposals as they affect Peebles and the surrounding area including Eshiels and Nether Horsburgh do not achieve this nor could any clever design achieve this. Para 3.7 discusses the need to reduce travel and greenhouse gas emissions, how these reductions can be achieved by locating large development well away from what infrastructure that exists is something of a mystery. (318)</p> <p>Whilst the aims of the LDP2 are to identify suitable sites for housing and economic use within the <u>whole</u> of Scottish Borders are perfectly reasonable, we are concerned at the disproportionate allocation of sites in and around Peebles. (318)</p> <p>With all that has been written in the SESPlan and in various SBC documents, the central Borders requires significant investment and regeneration, hence the development of the Borders railway and its vital connection to Edinburgh. It should therefore be fairly obvious that the majority of housing development should occur close to transport infrastructure. Peebles does not enjoy</p>	<p>Comments noted. The planning process must consider and balance a range of often conflicting duties. There is a market interest in housing within Peebles although finding sites within the town is a major challenge. Consequently the LDP and MIR looked further afield to identify sites to satisfy the required housing land supply needed. No housing land in Eshiels is proposed within the LDP.</p> <p>The LDP identifies a number of housing allocations across the Scottish Borders to meet housing need. Finding land in the Peebles area is challenging for a range of reasons and so the Main Issues Report identified a number of options to be considered – it is not that these options are all proposed for the LDP.</p> <p>The LDP will continue to seek land for development within the corridors of the Borders railway. However, that does not mean that other areas should be ignored and the Council has a duty to consider land allocations for development where there is a developer and market</p>	<p>No action required</p> <p>No action required</p> <p>No action required</p>
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		<p>the level of connectivity that the central Borders has with Edinburgh. It should be very clear to planners that the only link between Peebles and Edinburgh is the A703 to Leadburn and then with a choice of two routes. This road is highly susceptible to adverse weather conditions and it is not uncommon for the town to be cut off in winter. Accidents can occur at any time resulting in road closure without any easy alternative routes available to commuters. To suggest that this route is a suitable main thoroughfare for the increased levels of traffic that such development will generate does not engender confidence in long term planning. We know that, currently, over 60% of the working population of the Peebles area works outwith the town; most of these people rely on cars as their main mode of transport, others rely upon the bus services. Without significant improvement in the roads infrastructure further development would be deleterious. (318)</p>	<p>interest. Peebles clearly is a town where such interest lies. Policy IS4 – Transport Development and Infrastructure makes reference to the Council’s commitment to upgrading a number of transport routes across the region including the A703.</p>	
Vision, Aims and Spatial Strategy: Question 1	Proposed alternative or additional aims	<p>The contributor wishes to see a more long-term thinking in the vision, aims and spatial strategy of the new LDP. The spatial strategy in the MIR identifies three growth areas but there seems to be little emphasis on any requirement to improve links between them. There is no mention of improved connectivity between the central hub and eastern and western links between them. The A72 between Peebles and the central Borders is a weak link in both directions. Further improvements would be welcome. (7)</p> <p>At present the MIR has the following aims: - growing our economy; planning for housing; town centres; rural environment; built and natural heritage; & sustainability and climate change. These are all strong aims to include in any plan,</p>	<p>Comments noted. Policy IS4 – Transport Development and Infrastructure identifies a number of proposed transport infrastructure improvements and links across the region including along the route of the A72. Work on the upgrading of Dirtpot corner at Cardrona has recently been completed.</p> <p>The Aims make reference to “maximise and promote the Scottish Borders tourism potential”. The promotion of tourism is a common theme throughout the LDP and</p>	<p>No action required</p> <p>No action required</p>

		<p>however I would suggest in addition we include: - Improve attraction of the Borders (tourism / accommodation); & enhance transport links. (24)</p> <p>Properties should be built on land that is already up for sale. (27)</p> <p>In para 3.2 should be amended to state “Improvements to the road network and public transport must continue to be supported. <i>in particular to ensure that the existing Borders railway and its future extension can make an increasing contribution to the growth of the economy and can encourage modal shift to reduce reliance on the private car</i>”. (45)</p> <p>The listed buildings of the Scottish Borders are one of its great assets. The existence of a listed building should not result in the sterilisation of any land within sight of it. Buildings erected in sight of a listed building must be designed to relate sympathetically to that building. Specifically, they should not usually be of more than 2 storeys, should be coloured to match the local stone and should usually be of traditional design. (93)</p> <p>The MIR/emerging LDP2 are considered in the context of “Infrastructure, Transport and Sustainability” in paragraphs 2.6-2.15. This summary omits reference to two industries of strategic significance to the Scottish Borders given its location: (i) the emerging offshore renewables industry; and (ii) coastal industry, ports and harbours. These omissions are reflected in the scarce reference to Eyemouth Harbour throughout</p>	<p>policy IS4 – Transport Development and Infrastructure makes reference to the Council’s commitment to upgrading transport routes across the region.</p> <p>Comments noted.</p> <p>Comments noted. The LDP encourages and identifies the economic development benefits of the railway. There also remains a requirement in the LDP to confirm the Council’s commitment to upgrade the road network.</p> <p>Comments noted, although proposals in the vicinity or in sight of a listed building will be dealt with on a case by case basis.</p> <p>Comments noted and it is agreed there are economic development opportunities within Eyemouth in respect of off shore wind farm production. This is referred to within the settlement profile of Eyemouth within volume 2 of the LDP. The Council continues to be very proactive in helping support</p>	<p>No action required</p> <p>No action required</p> <p>No action required</p> <p>No action required</p>
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	<p>the MIR, references being limited to a single mention of the location in the context of the fisheries industry and tourism, which combined are only part of Eyemouth Harbour’s potential from economic development and economic growth perspectives. Reference to Eyemouth Harbour as a location of local and regional significance to a range of industries, potentially including the offshore renewables sector, is similarly absent.</p> <p>i. A new sentence should be inserted within existing paragraph 3.2, under the existing heading “Growing our economy”, as follows: “Further, the LDP2 should facilitate development associated with the growing offshore renewables industry, in particular that which is dependent upon the strategic significance of the Scottish Borders’ ports and harbours, and which contributes positively towards the economic development of such coastal locations.”</p> <p>ii. Amend the “Rural environment” heading to “Rural and coastal environment” and include within paragraph 3.5 the following sentence: “Reflecting the strategic significance of the Scottish Borders coastal towns, the LDP will support appropriate development in coastal locations including at and surrounding Eyemouth Harbour, which promotes economic development opportunities whilst continuing to safeguard the coastal environmental”;</p> <p>iii. At paragraph 3.8, under the “Growing economy” heading, include:</p> <ul style="list-style-type: none"> • “Promote economic development opportunities at ports, harbours and other coastal locations, including those related to the offshore renewables industry.” <p>iv. In the spatial strategy as it relates to the Berwickshire RGA, amend the penultimate</p>	<p>economic development across the Scottish Borders including opportunities within Eyemouth.</p>	
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		<p>sentence in respect of Eyemouth Harbour to read: “It continues to function as a working fishing port with an important tourism role, with potential for growth and diversification linked to the offshore renewables industry, as well as other complementary industries. Such growth and diversification could benefit from the extant planning permission for a helicopter access facility adjacent to Eyemouth Harbour.” (109, 110)</p> <p>Text amendments are proposed which generally relate to the promotion of economic development opportunities at ports, harbours and other coastal locations, including those related to the offshore renewables industry. Specific reference to Eyemouth is given. (109, 110)</p> <p>Recommend that the expansion and improvement of green network opportunities and links is expanded to state blue/green networks opportunities. Blue/green networks are the integration of water and drainage management interventions to green networks in order to deliver benefits to the environmental status of existing and proposed sites and provide opportunities for place making and associated environmental and social benefits, including improved biodiversity, resilient to extreme weather events and improved health and wellbeing. (119)</p> <p>The LPD2 should build in a specific requirement</p>	<p>Comments noted and it is agreed there are economic development opportunities within Eyemouth in respect of off shore wind farm production. This is referred to within the settlement profile of Eyemouth within volume 2 of the LDP. The Council continues to be very proactive in helping support economic development across the Scottish Borders including opportunities within Eyemouth.</p> <p>Health and wellbeing, the promotion of walk and cycling routes, protection of the environment, continued emphasis on placemaking and design principles continue to be main themes throughout the LDP which are addressed within relevant policies.</p> <p>Policies EP1, EP2 and EP3 of the</p>	<p>No action required</p> <p>No action required</p> <p>No action required</p>
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		<p>regarding preserving wildlife habitats, and preventing habitat pockets from become even more isolated. (146)</p> <p>I believe a key aim should be to have the necessary social and physical infrastructure in place before development starts - utilities, roads, schools and GP capacity. (150, 151)</p> <p>We welcome that you have identified protection and enhancement of the built heritage as a main aim of the emerging Local Development Plan 2. As the plan progresses, we encourage you to consider how the historic environment (designated and non-designated) can contribute positively to other aims such as good placemaking, regeneration, and attractive and sustainable communities. (164)</p> <p>I agree with the LDP in general terms and recognise why the plan is required. However, I have concerns that additional development such as housing will lead to an increase in local populations which will place unsustainable demands on local facilities, services and infrastructure. All too often development takes place which is not matched by necessary increases / improvements in service / infrastructural capacity - roads / footpaths, transport services, medical and other social / community services, car parking etc. Essentially, this additional provision should be in place before development takes place or should, at least, be simultaneous. (166)</p> <p>Broadly support aims. However, the area infrastructure must match the needs of the</p>	<p>LDP seek to ensure protection of a range of protected species and sites.</p> <p>It is confirmed a thorough consultation is carried out to ensure the necessary social and physical infrastructure as fully addressed.</p> <p>It is considered that within parts of the LDP and policy EP7 - Listed Buildings and EP9 - Conservation Areas the important role the built heritage has in contributing to a range of matters including good placemaking, regeneration, and attractive and sustainable communities.</p> <p>Consultations with relevant bodies are carried out for all development site options in order to ensure matters such as infrastructure, public facilities, educational requirements are correctly addressed.</p> <p>All site development options are fully consulted upon with a range of</p>	<p>No action required</p> <p>No action required</p> <p>No action required</p> <p>No action required</p>
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		<p>increased population after development, BEFORE development takes place. The plan must take account of change in age demography. The population is to increase by 1.5% over the next 10 years, but the increase in 75-74 age groups will be 6%, and the over 75 by 31%. How is SBC planning for this. Current and estimated economic growth in the Borders relies heavily on tourism, including mountain biking. Building on open fields will surely ruin the scenic vista in Eshiels, Cardrona and Innerleithen, and will not enhance the rural development plan. (172)</p> <p>We agree with the aims. We would add the caveat that conservation and enhancement of our unique landscape and countryside should feature prominently in the achievement of those aims. (173)</p> <p>Agree on the whole. However, housing design needs to take into consideration new technology such as electrical car charging points, wind and solar. Building new houses beside growing tourist destinations such as Glentress will cause light pollution, and will have a negative impact on the customer experience of the tourist attraction. Any anticipated population growth due to housing must surely have to be planned for with adequate levels of investment in supporting infrastructure & services. (185)</p> <p>While appreciating the vision statement is taken from the SESPLAN it has to be said that it is very generic and could really apply to any rural area in the UK. The third aim under communities appears</p>	<p>bodies to identify and address and infrastructure issues. This is carried out at the outset. Any outstanding issues require to be agreed by the relevant body, e.g. Scottish water, SPA, Roads Planning before a scheme is implemented. LDP policy supports care homes provision although the planning system is not the main body to identify need and ensure adequate provision. Consideration to all proposals must include any perceived impacts on tourism.</p> <p>Comments noted. The Aims included reference to the need to “Protect and enhance the built and natural environment”.</p> <p>The LDP encourages incorporation of modern domestic sustainable technologies. The LDP does not propose any housing allocations in proximity to Glentress. All new housing allocations are subject to consultation and agreement with a number of relevant parties to ensure required infrastructure and servicing is put in place.</p> <p>It is considered the third aim reads correctly. The aims are high level and do not intend to cover in finite detail the very wide spectrum of</p>	<p>No action required</p> <p>No further action</p> <p>No action required</p>
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	<p>to lack a verb? "Encourage" or "plan" might suit. The second point under growing economy refers to promoting economic development along the railway corridor - but surely we should be promoting appropriate development across the three rural growth areas (if not the whole region) - perhaps especially along the railway? While there is an ambition to promote economic development there is no reference to promoting social development eg healthy, dynamic, enterprising communities? We consider the stated aims to be reasonable but we see them as unambitious. For example, there is an urgent need to reduce waste and to increase recycling. The aim of "making provision for waste management" is too passive. Likewise, "improving connectivity" is very passive. The need is to do everything possible to ensure that 100% properties have access to superfast broadband within a reasonable timeframe. 3.7 makes the point that action is needed to address climate change and promote a low carbon economy but there is no aim referring to community-based renewable energy. Should we not be aspiring to seeing more communities producing more of their own energy to help meet Govt, National and International targets? The report implies that the opportunity for more local renewable energy is limited by grid capacity, but this need not be the case if smart grid technologies are adopted. Would it be possible to seek to ensure that all new housing is designed to require minimum heating and to generate as much renewable energy as possible (eg aligned to face south and incorporated solar panels). The same should of course apply to new public buildings such as the tapestry building and the proposed developments at Tweedbank. Adapting the right</p>	<p>subject matters which fall within the planning remit. It is considered the aims stated are satisfactory and how these will be achieved are stated within the Plan within the various relevant planning policies. The Council's Supplementary Guidance on Renewable Energy 2016 confirms support for a wide range of typology types. The Council encourages the incorporation of more energy efficient new housing, much of which is addressed via the Building Standards process.</p>	
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		<p>design and technologies ought to be reducing the need for heating in new buildings to a minimum. (196)</p> <p>Aims identified are difficult to disagree with. However, the generality of language used is worrying as it allows for broad interpretations not necessarily properly quantified in the rest of the document. Are the aims hierarchical? ie 'Growing our Economy' preeminent? ' I would add:</p> <ol style="list-style-type: none"> 1. Integrity of approach - planning committee really looks at impact on their suggested areas for industrial and housing development in reality rather than as a box ticking exercise having 'talked to' eg transport, education. health who have no real idea of what is happening on the ground but rely on sets of statistics 2. Ensuring equality of impact of aims of LDP2 across the borders ie not being in the thrall of developers and going with what is best for them but unfair in particular areas either because they are ignoring any building or development for economic growth in some areas which would welcome and benefit whilst swamping other areas eg large number housing planning in a small number of places rather than an equitable divide 3. Effective joined up thinking ie working with a range of partners is not a stated aim although the inference is there and examples are mentioned throughout the document. What about , in addition, eg talking to Forestry Commission, Mountain Bike Centre etc looking at current planning eg 5 years against forward planning eg for 10 or 20 years eg railway corridor. (197) <p>There needs to be a more holistic approach which</p>	<p>It is considered consultations carried out are done so in a satisfactory and correct manner allowing consultees to formally object or raise issue if they have reasons to believe a proposal could not be supported. The LDP does strike the challenging balance between satisfying housing land requirements, identifying sites and giving consideration and protection to the environment.</p> <p>Consultations with relevant bodies</p>	<p>No action required</p> <p>No action required</p>
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		<p>considers the bigger picture - particularly with regard to the infrastructure within the area - which frankly is currently underfunded and already wholly inadequate for the current population without the further development planned under the LDP2. I am also very concerned that the Borders countryside, which is revered as an area of natural beauty, could be ruined by some of the proposals outlined within this plan. There are a number of examples of rural areas which will be blighted by proposed mass development, thus threatening the visitor footfall in the future. (201)</p> <p>We generally agree with the main aims of LDP2. We suggest a couple of minor changes to help these align with detail presented in the MIR and its SEA:</p> <ul style="list-style-type: none"> • Change the Communities aim of “Encourage better connectivity by transport and improve digital networks” to “Encourage better connectivity by sustainable transport and improve digital networks”. We suggest this change as ‘transport’ could imply private and motorised vehicles only and therefore may not fully reflect the transport hierarchy. The MIR is clear that solutions including improved public transport and active travel will be sought and we consider that this amendment helps to highlight this. • The Sustainability aim to “Encourage better connectivity” could be expanded on. We are unclear on what this encompasses. • We recommend that the Sustainability aim of “Extend and improve green network opportunities and links” is amended to “Maintain, extend and improve green network opportunities and links”. The addition of maintain would more clearly highlight that there is a positive existing resource 	<p>ensure infrastructure issues are identified and addressed. There is a need to identify land for development to meet demand. It is not possible to achieve this without some impacts. Many potential sites have a number of constraints some of which cannot be overcome. Regardless of which sites are chosen it is most likely there will be neighbouring objections to them.</p> <p>Comments noted although it is considered the text referred to within the Aims is appropriate.</p>	<p>No action required</p>
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		<p>in the Scottish Borders. (213)</p> <p>As far as the Built and Natural Heritage aim is concerned we would suggest that the way this is worded is not so much an aim, more a continuation of business as usual. In public service language an aim must seek to take us from where we are now to some better place, or a better position. To be part of a development plan this particular aim should therefore seek to develop and advance the protection and enhancement of our rich built and natural heritage. There are clearly several ways to do this but we would argue that the best way, the cheapest way for the Scottish Borders, the one which has most evidence to back up that claim, and the one with considerable popular support, is to have a significant part of the Scottish Borders designated as a National Park. (218)</p> <p>There is no mention in the vision about services and infrastructure in towns. In particular there is no vision about how health and social care services will be maintained never mind improved. (220)</p> <p>Agree with the main aims of the LDP2. There are a few areas which I would like to see more emphasis, focus, action and investment as detailed below:</p> <ul style="list-style-type: none"> * Education and schools: this is so important for our children's future and so many local schools seem to be struggling with underinvestment and overcrowding * Transport - major investment needs to be made 	<p>It is considered the aim with regards to the built and natural heritage is worded in a fair and sensible manner which is implemented well in practice. The Council will consider further the matter of a National Park within the Scottish Borders.</p> <p>The aims of the LDP seek to implement the vision and the aims make reference to required services and infrastructure to be carried out. How health and social care services are maintained is outwith the scope of the LDP</p> <p>Education Dept are consulted upon new development options in order that they can comment and take appropriate action if necessary if a school is reaching capacity. The Council continues to identify and implement schemes to upgrade its roads and the LDP continues to support the extension of the railway</p>	<p>No action required at this stage, although the Council will consider further the matter of a National Park within the Scottish Borders</p> <p>No action required</p> <p>No action required</p>
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		<p>into our dilapidated road network and I would like to see ambitious plans to extend the Borders railway network throughout the region * Local jobs for young people - let's find a way to encourage larger employers to set up in the borders supported by better transport links, schools and infrastructure. (221)</p> <p>I believe that more needs to be done to regenerate a new sustainable industrial base in Peebles to ensure future prosperity for its residents without the need for them to travel to find work. I also firmly believe that more needs to be done to develop a sustainable travel corridor between Peebles and Edinburgh to assist commuters. It would only take 17 miles of railway to achieve this which is much less than was invested in the Borders Railway for far fewer daily commuters. It is estimated that around 6000 journeys are made each day by commuters to Edinburgh from Peebles and so a train service, preferable electrified using wind generated energy is the way to go. (222)</p> <p>Broadly support, but there seems to be little ambition in terms of developing the conservation of Borders landscapes in order to capitalise on initiatives based on the commercial value of this great asset. (234)</p> <p>At first sight the main aims may seem reasonable to think of strategic growth. However there are some apparent and pressing issues within the Peebles area. Any expansion of this local area will need more considered infrastructure - there seems to be an assumption that this is part of the</p>	<p>line from Tweedbank to Carlisle. The LDP can only do so much to encourage firms to set up within the Scottish Borders. It is hoped external funding from the likes of the new SOSEP can help set up serviced business land and buildings for firms to set up.</p> <p>The Council is well aware of the need to find business land in Peebles. However, due to a range of constraints this is extremely challenging and therefore the area of search has extended outwith the town. At present there are no plans to build a new railway line linking Edinburgh and Peebles.</p> <p>Comments noted.</p> <p>There is a statutory requirement to find housing land and consideration has to be given to where it is most effective and with market interest. Peebles is such an area and all proposed sites have been subject to</p>	<p>No current action required although future transport links will continue to be monitored</p> <p>No action required</p> <p>No action required</p>
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		<p>Edinburgh plan but commuting to Edinburgh from Peebles is becoming increasingly complicated with the demands on road usage and volume of traffic. There is very little in the way of a direct train route that can mitigate against this. The main road to Edinburgh takes people to the Leadburn junction- fraught with accidents without any further increase in traffic which would come from more development in Peebles. I would ask the planners to consider the existing infrastructure requirements and explain how this could support an expansion of housing. Although I can see that Peebles could be attractive- lucrative even for housing developers, I would ask has money been a prime driver here in thinking of expanding developments rather than the community need? Has the community need for more housing been researched and thought through? There seems to be little in the way of a concrete data analysis. There are limited brown field development sites in Peebles - again this means expansion beyond the existing town centre with little. (243)</p> <p>It is important that local people directly benefit from efforts to improve sustainability. I note that recycling does not seem to be considered here. I agree that we need to reduce fuel poverty and support local householders. I am less convinced that there is a need for super sized wind turbines- we need to remember that there is a natural beauty in the Scottish Borders and tourists as well as local people enjoy this environment. The only reason that size have been mentioned is because of reduced profit margins to the businesses involved with them and their profit margins given reductions in subsidies. It would seem to me that there is little benefit in this for local communities.</p>	<p>extensive consultation and scrutiny by a range of bodies including ensuring infrastructure issues are addressed and will be satisfactory if and when development commences. There are currently no plans to form a railway link between Peebles and Edinburgh. The development of brownfield sites continue to be promoted in the LDP, although in many cases potential development costs, site clearance, contamination issues impact on delivery. Policy IS4 confirms the Council's commitment to upgrading the A72 and A703.</p> <p>Policy IS10 Waste Management Facilities confirms support and reference for the Zero Waste Plan which includes recycling targets. The Council has a duty to support renewable energy proposals including wind turbines where appropriate, although clearly consideration must continue to be given to any potential impacts on the landscape and environment.</p>	<p>No further action</p>
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		<p>(243)</p> <p>Broadband requires to be upgraded in the Newcastleton area. (245)</p> <p>Agree with the aims but not the methods. (246)</p> <p>Build infrastructure before or at the same time as houses. (247)</p> <p>Agree but no more housing is needed in Peebles. (248)</p> <p>I understand that the possible is not always what ends up happening but I feel that the infrastructure in Peebles needs addressed before any more houses are built. The local Doctors surgery cannot cope with the amount of people in Peebles at the moment. Lack of Dental facilities (non-private). The schools – especially the High School - need upgraded/enlarged. The road system is failing. We need a new bridge. What we don't need are more private housing. We need social housing for the young (and not so young) people in Peebles so that they can continue to stay here. (250)</p>	<p>Comments noted.</p> <p>Comments noted.</p> <p>Agree. This practice will continue.</p> <p>There remains market interest in Peebles which the Council cannot ignore in preparing its LDP.</p> <p>The consultation on all potential development sites involves input from a range of bodies including Education, NHS, Scottish Water, SEPA and Roads Planning. The LDP supports provision of affordable housing.</p>	<p>The Council will continue to promote improved broadband across the region</p> <p>No action required</p> <p>The Council will continue to liaise with relevant parties to ensure adequate infrastructure provision for new developments</p> <p>No action required</p> <p>No action required</p>
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	<p>No, I think the council should aim to reduce house building in order to protect the quality of life and character of our fantastic border towns. (251)</p>	<p>Comments noted, although the Council cannot ignore the fact it has a statutory duty to provide a generous supply of housing.</p>	<p>No action required</p>
	<p>Para 3.10 of the MIR highlights the main population areas and states that these are the primary areas for growth. These must be the focus of activity and provide the revenue source for ongoing development as opposed to development in Peebles, where any development would contradict the Authorities aim of a sustainable, environmentally protective plan by forcing the increased number of residents to use cars to drive to Edinburgh for employment. Development in Galashiels and Tweedbank would be supporting the Borders Railway and satisfy environmental and economic development in those areas. (252)</p>	<p>The LDP continues to support development in the Galashiels / Tweedbank corridor. However, it should not ignore other parts of the Scottish Borders particularly Peebles which is a recognised growth area, there is a market interest and housing development brings many economic benefits to the town.</p>	<p>No action required</p>
	<p>Renewable energy is an area that must be extended. Selkirk lost out to myopic planning and inadequate understanding of the need and was denied a huge community benefit from turbines on Common Good land. Selkirk community stood to gain £100 million + over a 25 year period. That opportunity has now passed. A little more realism is needed. (258)</p>	<p>Comments noted. The Council continues to liaise with the respondents working group to explore renewable energy opportunities on Common Good land.</p>	<p>No action required</p>
	<p>The failure to provide a bypass for Selkirk and the future damage to health of youngsters forced to inhale diesel exhaust on the way to school is wholly reprehensible. (258)</p>	<p>The Selkirk bypass is outwith the remit of the Council.</p>	<p>No action required</p>
	<p>In its turn, identification of the bypass route - already preserved for 80+ years - would free up land for housing/commerce and stimulate development in the town. (258)</p>	<p>Comments noted.</p>	<p>No action required</p>

		<p>If the council had had more foresight in 2006 when a wind farm was first proposed, many of today's problems would have been averted. The aims are fine. They simply do not sufficiently emphasise a route to success. (258)</p> <p>The vision focuses on economy and tourism as well as housing and development. There appears to be little analysis on what the current gaps are in the rural areas in terms of housing. My own opinions are that rural housing is already unaffordable for those living and growing up in these areas, more needs to be done to stop second homes and holiday homes pricing people out of the market. Similarly there is no focus on encouraging new entrants into farming, no farmers no farm diversification? Farm diversification itself is an issue as it seems to be as soon as you diversify you are penalised by tax or reduction in farm payments but your business would have to pay a lot to subsidise your farm and make a living! There is nothing in the report about responsible behaviour in the countryside and this is a failing of the report given that this is a significant issue in the other two Scottish national parks, and is already a problem in some places in the borders. (260)</p> <p>Support, but it must support a range of enterprises especially locally owned SME businesses. (272)</p> <p>Whilst it is difficult to disagree with these broad based aims without more detailed explanation what does it mean? For example reference to</p>	<p>Do not quite understand the comments. In terms of wind farms the respondent must be aware of the need to balance the support for renewable energy against the protection of the landscape and environment around Selkirk.</p> <p>LDP policies re Housing in the Countryside and Business, Tourism and Leisure Development in the Countryside confirm the Council's support to these matters where appropriate. In terms of farm diversification the latter policy appreciates potential Brexit issues for rural land owners and gives added weight to the economic development aspects of such proposals. Responsible behaviour in the countryside is outwith the remit of the LDP.</p> <p>Comments noted.</p> <p>Sustainability covers a wide range of matters and it is considered the LDP gives wide reference and</p>	<p>No action required</p> <p>No action required</p> <p>No action required</p> <p>No action required</p>
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		<p>building sustainable communities should in my view include a concept of what sustainable means - this isn't just environmental sustainability so it is left dependent on definitions which are absent. (277)</p> <p>Support, however, with regards to Growing the Economy - promoting economic development opportunities along the railway corridor subject to - (a) this not being to the detriment of other parts of the SBC area (b) consideration is given to development of the Railway from St Boswells to Berwick upon Tweed (c) request that the former route is safeguarded for future development. (288)</p> <p>Mainly agree, but the area falls sort of many beautiful areas. (297)</p> <p>In theory I agree with the aims of the MIR but I completely disagree with the proposals put forward that focuses most of the potential mixed housing & employment sites/pure housing sites in the Tweeddale area. Given that there is regular reference to the success of the Borders Railway, desire to extend this south to Carlisle, and the mention of the Reston station, why does the MIR ignore these projects when to site additional housing along these transit routes would only make these projects more viable? (298)</p> <p>The aims of LDP2 are in the main fine but the Growing Economy aims should cover the whole of the Borders and not be confined to the railway corridor, indeed there is an argument that extra</p>	<p>support to these matters.</p> <p>Comments noted. The Borders Transport Corridors Study identifies a number of options. One of the aspirations was promotion of railway link from St Boswells to Berwickshire. LDP acknowledges this in para 2.13 of vol 1 although clearly further work is required to develop this. All former railway routes are safeguarded under policy EP12</p> <p>Comments noted.</p> <p>The LDP proposes development across the Scottish Borders and recognises the opportunities and benefits within the locations referred to. Peebles is a town with a proven market interest and the Council cannot disregard this in its efforts to identify effective development sites.</p> <p>The LDP identifies sites for development across the whole of the Scottish Borders and supports broadband</p>	<p>No action required at this point in time</p> <p>No action required</p> <p>No action required</p> <p>No action required</p>
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		<p>resource should be available for areas outwith the railway corridor. The 5% not covered by superfast broadband rollout by the end of 2018 will undoubtedly be outside the railway corridor and it will therefore continue to be at a Disadvantage. (315)</p> <p>Two very important Aims that have not been included in the MIR. These are: 1: "Ensure that adequate service provision to support new development is in place prior to increasing demand for services by the building of new houses or business units." I see that as a fundamental of good planning. Failure to do so equates to an absence of planning. 2: "New housing provision must take account of the predicted change in the age demographic of the Scottish Borders (Table 2 in the MIR), by promoting land for a specialist development for the most senior age groups. This should be purpose built, in an attractive location, close to the railway and hospital." I believe that SBC are missing opportunities presented by the ageing population. I really believe that if SBC were to identify a suitable, attractive site for such a high quality development it could lead the way within Scotland for a revolution in how coping with an aging population is viewed and tackled. (90)</p> <p>The Scottish Government has also announced, as part of A Plan for Scotland: The Scottish Government's Programme For Scotland 2016-17, that it will bring forward a new Climate Change Bill, including an ambitious new 2020 target of reducing actual Scottish emissions by more than 50%. The proposed LDP2 and any supporting</p>	<p>The LDP makes regular references to the need for service provision/ infrastructure and a further aim was added which has been added making reference to infrastructure provision. Policies within the LDP, notably policy HD5 – Care and Nursing Homes is supportive of care housing and lays down criteria tests for determining such applications, emphasising the amenity / facility / locational needs of residents. The delivery, financing etc of, for example, care / nursing homes facilities largely outwith the scope of the planning system.</p> <p>The Council has set up a Sustainable Development Committee to ensure corporate approach to achieving Scottish Govt climate change targets. A Supplementary Planning Guidance on Sustainability and Climate</p>	<p>A further aim has been added requiring reference to the provision of adequate infrastructure</p> <p>A Supplementary Planning Guidance on Sustainability and Climate Change is proposed to be produced in due</p>
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		<p>supplementary guidance should also make reference to this, and seek to promote and support the measures outlined to achieve Scottish Government's targets. There will clearly be a need to also support new renewable developments, including new onshore windfarm sites, if these targets are to be realised. (99)</p>	<p>Change is proposed be produced in due course to help identify and address how the planning process can help achieve the delivery of the targets. The LDP makes reference to this, including in Appendix 3.</p>	<p>course to help identify and address how the planning process can help achieve the delivery of the targets. The LDP makes reference to this</p>
Vision, Aims and Spatial Strategy: Question 1	General comments	<p>It is not necessary to suppress travel demand particularly when efforts are being made to grow the economy. The aim is to reduce travel "by car". The benefits of the Borders Railway should be exploited. (45)</p> <p>The economic development opportunities afforded by the Borders Railway should be reflected by the housing, economic development, sustainability and regeneration LDP policies. (45)</p> <p>Section 3.1 talks about the SES Proposed Strategic Development Plan and states that "This vision will guide the development of the policies and proposals in the Local Development Plan." It is therefore important and the following comments in italics are questions on specific parts of this section to which answers are requested. <i>"Sustainable growth has been achieved please provide details of the sustainable growth which has been achieved in the Borders; for example, through LDP1 by carefully managing those assets that provide the most benefits which assets are these in the Borders? When and where will they be specified for LDP2? and by making well designed, successful places where people can thrive. More people are able to afford a home in a</i></p>	<p>Comments noted. The LDP promotes public transport and the opportunities the Borders railway provides.</p> <p>The LDP promotes the opportunities the Borders railway provides including through a range of planning policies.</p> <p>Sustainable growth covers a multitude of subjects and there are no hard statistics available which it is believed the respondent is seeking which break down various benefits from e.g housing devs, business land implementation, Borders rail etc. The planning system has no control over where individuals decide to live and work, but by allocating and creating attractive and ready available business buildings and sites in the Scottish Borders is more likely to attract purchasers to live and work in a particular areas without the</p>	<p>No action required</p> <p>No action required</p>

		<p>place near where they work. <i>Does this mean that potential commuters from say Peebles to Edinburgh will be discouraged from moving to Peebles and encouraged to remain in Edinburgh?</i> A series of cross boundary transport projects have made travel by public transport easier and more people are cycling and walking to work. <i>For those living and working in the main Border towns, what plans are there to provide more public transport and cycling routes? For people living in Peebles (particularly commuters travelling to Edinburgh), what are the cross boundary transport projects which “have made travel by public transport easier”?</i> 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”. (73)</p> <p>Under ‘Growing Economy’ the encouragement of high value-added employment is critical. I believe that not a single stock exchange listed company has its headquarters in our region. Why is this and what can be done about it. (96)</p> <p>SBC need to ensure adequate infrastructure (roads, health centres and GPs, primary and secondary school places, electric car charge points) are provided for before future development takes place. Greater emphasis needed on getting people out of their cars by providing adequate public transport, and cycle lanes independent of roads; A more proactive approach to house design e.g. insisting solar panels are placed on roofs of south facing new builds as a requirement. Such panels are NOT just 'eco-bling' but are an essential part of our sustainable lifestyle in the Borders and elsewhere; The opportunity to</p>	<p>need for longer distance travel. The LDP has no remit in ensuring the upgrading of public transport although it continues to identify and promote the role public transport has in sustainable travel. The Council continues to promote and implement new cycle routes such as Peebles – eastwards. New cycling and walkways are considered as part of new build planning applications.</p> <p>The LDP cannot resolve and control all private business aspirations. Many larger companies seek to be based where population densities and customers are closer at hand.</p> <p>In considering potential sites for development extensive consultations are carried out including the seeking of comments from Scottish Water, NHS, SEPA, Education and Roads Planning. The LDP promotes the use of sustainable building design and materials. The planning process must address a series of often conflicting roles e.g. identifying development sites / supporting rural economy / protecting the</p>	<p>No action required</p> <p>No action required</p>
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		<p>maximise and promote tourism will be destroyed by insensitive urbanisation and ribbon development such as the proposed multi-use development in rural areas like Eshiels. (155)</p> <p>Broadly agree, but there seems to be little ambition to pro-actively develop Conservation of the Borders' landscapes and to promote initiatives based on the value of those assets. (160)</p> <p>Agree in general, but we have grave concerns over the proposed preferred development site in Innerleithen adjacent to the health centre (162)</p> <p>We agree that the Local Development Plan 2 should incorporate a generous supply of housing land for a range of users. We note the Council's reference to the "limited take up of allocated housing sites" and we would propose that there are other sites which would be more effective for delivery within the Scottish Borders, including our</p>	<p>environment and tourism. Appendix 3 of the LDP confirms the requirement for electric vehicle charging points for new developments. It is intended that the Council will produce Supplementary Planning Guidance through the period of the LDP to establish requirements for sustainable transport. The SPG is likely to cover a range of subjects taking on board the findings of the Council's 'Sustainable Development Committee'.</p> <p>The LDP has clear policies in place e.g the Environmental Protection and Promotion policies, but also lays down criteria tests for promoting development in the countryside, e.g HD2, ED7</p> <p>Concerns noted. However, it is considered the site in question is appropriate for development within the LDP.</p> <p>Comments noted. The Council welcomes the submission for any sites for consideration in the Plan. It is believed the site the respondent is referring to has previously been considered and excluded for</p>	<p>No action required</p> <p>The site in Innerleithen referred to is included in the LDP for mixed use development</p> <p>No action required</p>
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		<p>client's site at Dingleton Mains, Melrose. This site is effective and can be delivered within the short term. (177)</p> <p>Rural environment – as stated in the MIR, Brexit can bring major challenges, but at the same time it provides an opportunity for integrated land management, and diversification should be encouraged as an opportunity. We would like to see the Council here taking the opportunity to encourage rural economy diversification beyond economic and social development, and also integrate environmental enhancement and protection into a diversification system. For example, integrating trees and woods into farming systems, as a way of diversification, can provide a range of benefits such as helping to absorb water and air pollution, prevent soil erosion and flooding, boost soil sustainability through support of microorganisms and addition of nutrients. They help with shelter for livestock, crop pollination, integrated pest management and product diversification. Therefore, WTS believes that trees should be part of a sustainable land management system and would like to see the LDP seeking to encourage tree planting in the rural environment. Built and natural heritage – we do not agree that 'landscape and biodiversity designations and opportunities must continue to be explored to capitalise on these assets in the interest of tourism and economic development.' Capitalising on natural assets goes beyond economic and social development; there is also an environmental aspect to this. Part of investing in natural capital should also be seen as enhancing and protecting the environment. The wording as written at the moment for this aim suggests that</p>	<p>inclusion.</p> <p>Policy ED7 supports rural business and diversification and gives added weight to the consideration of economic benefit matters. The Land Use Strategy promotes a wide range of rural actions and safeguards and is referred to within the LDP. The Council promotes a wide range of new woodland planting via the Scottish Borders Woodland Strategy and Woodland Creation Advice Note. As part of the Woodland Strategy the Council is currently taking part in a Regional Woodland Creation Pilot Scheme as referred in the introductory text to policy EP13. The aim of the project is to develop a new approach to forestry that seeks better integration of new woodland with farming and other land uses to maximise the benefits.</p>	<p>No action required</p>
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		<p>the environmental aspect is not part of natural capital investment. Capitalising on these assets by protecting and enhancing them will benefit the natural environment, which in turn will benefit society through the “environmental services” that these ecosystems provide, such as flood prevention, healthy soils, carbon sinks and future sequestration, water and air quality, and renewable and sustainable resources. (199)</p> <p>We agree with the position of Scottish Borders Council (SBC) that LDP 2 must incorporate a generous supply of housing land for a range of users (MIR,3.3). We would encourage SBC to allocate within LDP 2 sites that are effective or with a high probability of becoming effective in the short to medium term. Sites granted permission in principle, such as AGREE009, should be prioritised for inclusion in LDP 2 to the exclusion of other sites that have been acknowledged as having no development interest. We also concur with the aim of SBC to promote development of brownfield sites. This aim aligns with Scottish Planning Policy, which stipulates that planning should direct the right development to the right place. Integral to this concept is the re-use and re-development of brownfield land before development takes place on greenfield sites. (219)</p> <p>At page 20, the MIR sets out that LDP2 must incorporate a generous supply of housing land, but it acknowledges that there has been a limited annual completion rate for mainstream housing and limited take up of allocated housing sites. This illustrates some of the endemic housing market failure issues with in the Scottish Borders and further underlines why sites such as Tweedbank,</p>	<p>Site ref AGREE009 has been allocated for housing development in the LDP. The LDP continues to support the development of brownfield sites.</p> <p>The site in Tweedbank referred to (assumed Lowood ref MTWEE002) is allocated in the LDP via the SG on Housing and has been signed off by Scottish Ministers. The site has a number of advantages over other sites considered for the LDP. For example, it is within a central</p>	<p>No action required. AGREE009 is included within the LDP</p> <p>No action required</p>
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		<p>which clearly will have high abnormal costs to enable development, are likely to remain undeveloped and will not drive the sales values to deliver commercially viable development, high quality public realm and necessary environmental mitigation. (222)</p> <p>Support the aims, but it is another level of bureaucracy and cost for limited, if any, benefit. (241)</p> <p>In principle, yes. "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." The "Alternative Option: Eckford" which proposes 10 houses on site AECKF002 is very unlikely to fit this aim for various reasons. (244)</p> <p>Yes I agree with the main aims of the MIR: Growing our economy, planning for housing, dealing with changes to our town centres, improving communication within our rural communities, preserving our built and natural</p>	<p>location in a well established housing market area, the high quality surrounding landscape offers excellent development opportunity, it is located next to the Tweedbank railway terminal and is in keeping with the railway blueprint to promote economic development opportunities along the railway corridors. Extensive consultations in the preparation of an SPG to develop the site has identified mitigation measures to address all potential constraints. It is considered the site will be extremely attractive for a range of developers and house purchasers.</p> <p>Comments noted.</p> <p>Comments noted. The site at Eckford identified in the MIR has not been carried forward into the LDP.</p> <p>Comments noted.</p>	<p>No action required</p> <p>No action required</p> <p>No action required</p>
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		<p>heritage, promoting sustainability and climate change. They are all very worthy aspirations with which no-one could disagree - it's how these aims are achieved that I take issue with. (261)</p> <p>The gap sites should be built on before any large development are considered. (275)</p> <p>The presentational approach of LDP2 within the MIR is much improved over the previous LDP although that in itself makes comparison difficult. I note particular reference to the following: 2.21 "The SESPlan 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." 2.21 "the dualling of the A1 and local improvements to the A68 and A7 are being promoted to improve journey times" The MIR and Planning for housing specifically do not appear to target using the benefits of these major investments and improvements . 3.3 "It is not anticipated the LDP2 will require a significant number of new housing sites" Whilst a 'significant number ' is not defined the proposals include the use of Longer Term sites. Why should Longer Term sites be included given that a 'significant number ' is not anticipated. I also note in particular items referring to "the vicinity of Peebles": (277)</p> <p>Broadly agree. The forecast population 2017 to 2026 shows little change in total and therefore minimal requirement for house building, however there is a significant forecast shift in the age profile particularly in the over 75 age range and</p>	<p>The LDP allows infill development where appropriate.</p> <p>Comments noted. It is considered the LDP does identify opportunities and allocations on the back of the matters mentioned. Longer term sites are identified to give an indication how settlements may develop in the future. These are not formal allocations but can be brought forward should it be confirmed that there is a housing shortfall within the LDP period.</p> <p>Comments noted. The LDP gives protection to a wide range of green spaces and the Council promotes a wide range of new woodland planting via the Scottish Borders</p>	<p>No action required</p> <p>No action required</p> <p>No action required</p>
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		<p>therefore feel that the plan should specifically address this shift. This could be through the development of independent living complexes where residents have individual accommodation but share some form of common facilities, laundry, entertainment and catering along with 24 hrs staffing support but are able to live independently if appropriate. Also feel that the protection of green spaces should be given a higher priority and would take this further with a commitment to increased planting particularly of native woodland. In respect of town centres there is recognition that shopping habits are changing as a result of the internet but this is a crucial period and the LDP needs to have some specific coverage of options and plans. I feel that this should include the potential development of residential accommodation close to existing town centres to create a population that can use the shops and associated establishments. This could also be supported by the shift away from out of town retail expansion and the LDP should seek to limit this to existing sites rather than develop new. (289)</p> <p>I agree with the aims of LDP2 in that the Scottish Borders must adapt to changes in the financial environment and needs to identify and focus on what the area has to offer and how these aims are best allocated with the whole borders area. I agree that there is an ongoing need for new and replacement housing but towns like Peebles do not have the infrastructure for any further development. The areas, in my opinion, that need financial and economic support are large towns like Galashiels and Hawick and smaller communities like Innerleithen and Walkerburn who have limited job prospects and need economic</p>	<p>Woodland Strategy and Woodland Creation Advice Note. As part of the Woodland Strategy the Council is currently taking part in a Regional Woodland Creation Pilot Scheme as referred in the introductory text to policy EP13. The aim of the project is to develop a new approach to forestry that seeks better integration of new woodland with farming and other land uses to maximise the benefits. The LDP allows a much greater range of uses within its town centres (see policies ED3 and ED4) and requires a sequential test to be carried out when considering out of town centre developments and the impacts they may have on town centres.</p> <p>The Council has considered a wide range of site options across the region and has carried out extensive consultations with a range of bodies to identify any potential issues to be addressed and mitigated against where required and possible. Consultations have included Scottish Water, SEPA, Education, Roads Planning and NHS. Peebles is a town with a well established housing market interest and demand and the Council cannot</p>	<p>No action required</p>
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		<p>and social regeneration following the closure of Mills and other heavy industry. (292)</p> <p>As far as the Built and Natural Heritage aim is concerned I would suggest that this is not so much an aim, more a continuation of business as usual. An aim, in anyone's language, must seek to take us from where we are now to some better place, or a better position. To be part of a development plan this aim should therefore seek to develop, ie advance, the protection and enhancement of our rich built and natural heritage. There is one certain way in which to do this which has not yet been tried for the Scottish Borders. Designation of part of the local authority area as a National Park would achieve this and provide much-needed sustainable economic development on a scale beyond the reach of any of the other initiatives on the table at present (with the exception of the extension of the Borders railway to Carlisle which instead would complement a Borders National Park, as well as vice versa), very worthwhile as those other initiatives are. While National Park designation is not in the gift of the Council, it is something which the Council can promote and support, at no additional cost to its own budget. On Sustainability and Climate Change, I would point out that Scottish Borders Council has a duty to reflect UK Government</p>	<p>ignore this. Sites must be identified where there is such interest. If sites were allocated where there was no or limited interest then the development industry would understandably state such sites were not effective and the Council's claimed land supply was flawed. Substantial land is allocated in Galashiels, Hawick and Innerleithen.</p> <p>Policies within the Environmental Promotion and Protection section confirm the protection of the built and natural heritage. However, the planning system often has duties to address and promote conflicting issues and the national requirement to support wind farms must be weighed up against any adverse impact on the landscape and the environment. The Council consequently supports and rejects such proposals as they feel is appropriate. The matter of the support or otherwise of a national park within the Scottish Borders will be debated by the Council in due course. The Council supports a wide range of renewable energy types in appropriate locations.</p>	No action required
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		<p>policy in its development plan, where it refers to reserved matters. Energy is a matter reserved to the UK Government. In the House of Commons recently our MP John Lamont noted concerns over the number of large wind farms in the Scottish Borders, before seeking an assurance that ‘industrial’ onshore wind would not be promoted by the UK Government over other forms of renewable energy which have less impact on local communities. During Questions to the Secretary of State for Business, Energy and Industrial Strategy, Mr Lamont said: “I very much support renewable energy but many of my constituents in the Scottish Borders feel we have our fair share of onshore wind.” “So can the Minister assure me that nothing in Government policy will promote onshore wind farm development over other forms of renewable energy?” In response, Minister for Clean Energy, Claire Perry MP responded: “That is exactly the point of technology neutrality,” referring to the UK Government policy that as many forms of renewable energy as possible should be allowed to bid for Government support to avoid supporting one type of energy over another. It is suggested that the Sustainability and Climate Change aim should make reference to the UK Government’s policy of technology neutrality, in terms which show that SBC is not favouring one type of energy over another. (152)</p> <p>We are broadly supportive of the aims as described in the LDP2 MIR. We would suggest that the section on “Rural Environment” could be better phrased “Rural Development” especially given that in this context it is about digital connectivity and business diversification to</p>	<p>It is considered the reference to Rural Environment is an appropriate phrase. The LDP supports development across the Region not just the railway corridor and policy ED7 for example gives support to</p>	<p>No action required</p>
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		<p>support the rural economy. SLE would also like to see the second bullet point under 3.8 “Growing Economy” refer to being flexible enough to promote appropriate economic development opportunities outwith the railway corridor as well. For example, agriculture, forestry or tourism businesses may be far removed from the railway but should not be restricted from growth because of the overarching strategy will only promote development opportunities within that corridor. (195)</p> <p>I agree with the main aim of the LDP2, though I believe a stronger focus should be given to high speed connectivity as this is the way of the future. No connectivity = no growth. (295)</p> <p>Galashiels and Melrose get priority over other areas and the Borders should be thought of as a whole. (297)</p> <p>The Selkirk CC acknowledges the adopted Strategic Plan in which Edinburgh provides the central focus for the overarching plan area. However, the CC has previously submitted its concerns regarding this document and regrets that the Scottish Borders (and parts of Fife) are seemingly disadvantaged as a result of this ‘strategy’. With regard to this Consultation for the MIR, the Community Council notes and agrees that this report should endeavour to identify and meet the economic, environmental and changing demographic challenges which currently face the Scottish Borders. In this context therefore, the Community Council seeks reassurance that the</p>	<p>rural business developments and tourism.</p> <p>Comments noted, although the Aims do make clear reference to encouraging better connectivity by transport and improve digital connectivity.</p> <p>It is considered the LDP identifies a range of opportunities and allocations across the Scottish Borders.</p> <p>The LDP continues to identify and support the Selkirk by pass although the final decision on its delivery is ouwith the Council’s control. The LDP also continues to support and promote the railway line extension south to Carlisle. Funding is clearly an issue re CPO of brownfield / derelict sites. Policy IS4 confirms the Council’s commitment to improvements to the A72. Further work requires to be done in relation to dark skies in terms of where and when it will be designated and what</p>	<p>No action required</p> <p>No action required</p> <p>No action required</p>
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		<p>policy outlined in the proposed document will endorse the need for</p> <ul style="list-style-type: none"> • a future Selkirk By-pass to improve connectivity and that • inclusion of a potential rail extension south could provide both regional and national benefits. <p>These elements of a future central spatial strategy now need to be established as strategic policies with their alignments investigated and confirmed. This will then facilitate suitable planning policies to help achieve the longer term aims of the wider Development Plan and the next Local Development Plan (LDP2). It is suggested that other objectives contained in the future Plan should include</p> <ul style="list-style-type: none"> • A way to resolve the continuing difficulties related to derelict/ brown field sites which lie in private ownership – it is suggested that Compulsory Purchase Powers should be used ideally via Government assistance in negotiated low interest or zero loans • A72 road corridor requires radical improvement to assist development growth and associated communication links • Pursuance of a ‘Dark Sky’ initiative for the Borders. (305) <p>There are other parts of the Borders where development should and could be located, closer to the transport hubs which can carry commuters to Edinburgh. The role of the Council should be to ensure that the transport hubs are effective and that the public transport that services them is also effective. (318)</p>	<p>the implications and controls are from a planning point of view.</p> <p>Policy IS4 gives examples of the wide range of transport proposals and improvements to be carried out. Development opportunities and land allocations take on board these works.</p>	<p>No action required</p>
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		<p>Transport Scotland (TS) has no significant concerns with the spatial strategy options and the potential for any cumulative impact on the strategic road network. The LDP does not appear to be allocating a significant amount of new development, although we understand the specific numbers are not yet available due to the delay in the publication of the SESplan SDP. TS note the proposal to de-allocate 95 units. (70)</p> <p>TS note the MIR states on page 17, paragraph 2.21 that “<i>local improvements to the A68 and A7 are being promoted to improve journey times</i>”. The Borders Transport Corridor STAG based appraisal is ongoing and includes options at this stage for safety measures and capacity enhancements on the A7 and A68 trunk roads and for the A1 dualling to be extended. These options will be taken forward and fully appraised in the Strategic Transport projects Review being undertaken by Transport Scotland. Any outcomes should be reflected within the plan and not pre-empted, however we understand the outcomes of the STPR review may not be available while the LDP is progressing towards Proposed Plan. Close working with Transport Scotland is therefore recommended and TS will endeavour to assist where possible. (70)</p> <p>TS will continue to engage as this appraisal progresses and with the Borderlands Initiative and the Edinburgh and Lothians City Regional Deal. (70)</p> <p>TS welcome the MIR stating there is a need to reduce travel and extend and improve green network opportunities and links. Sustainable,</p>	<p>Comments noted.</p> <p>Comments noted. Transport Scotland will be consulted on the proposed LDP and Transport Scotland’s assistance in working together is appreciated.</p> <p>Comments noted and appreciated.</p> <p>Support noted.</p>	<p>No action required</p> <p>No action required</p> <p>No action required</p> <p>No action required</p>
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		active travel options should be an integral part of an LDP, as well as, encouraging better connectivity. (70)		
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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?

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Main Issue	Sub Issue	Summary of Main Issues Raised	Proposed Response to Main Issues Raised	Recommendation
Growing our economy: Question 2	Background	Section 4.2 specifies “The proposed SESPlan seeks to ensure LDPs identify, safeguard and deliver a sufficient supply of employment land taking account of market demands and existing infrastructure.” Whilst the MIR puts forward proposals for the allocation of employment land, there is no assessment given of market demands and existing infrastructure. These need to be provided for review and comment prior to any commitment in LDP2 to earmark further employment land. (73)	Comments noted. The sites proposed for business and industrial allocations have come forward as a result of detailed discussions with the Economic Development Section of the Council. Furthermore, undertakes an annual Employment Land Audit which monitors the supply, take-up and status of business and industrial land within the Scottish Borders in accordance with Scottish Planning Policy. The audit assesses the range and choice of the sites which make up the supply. The audit also identifies the availability and constraints of sites and also monitors windfall employment developments.	No action required.
Growing our economy: Question 2	General	The safeguarding of business and industrial land should continue to be a priority for the LDP. It is vital that the LDP2 provides a healthy supply of readily available land for business and industrial use. (7)	Comments noted.	No action required.
Growing our economy: Question 2	General	As proposed, policy ED1 is capable of wide interpretation and has the potential to allow a range of uses on business and industrial sites, which could be detrimental to the aim of maintaining an effective supply of sites for business/industry. It is suggested that the	The Proposed Local Development Plan will present the wording of Policy ED1 which seeks to protect land for business and industrial purposes but also promote complimentary uses. It is	It is recommended that the Council agrees to carry the Preferred Option for Policy ED1: Business and

		preferred option for policy ED1 does not provide clear and robust guidance for future development on business/industrial sites, and could give cause to confusion for both applicants and the decision makers. Perhaps further consideration should be given to the wording of this policy. (7)	considered that the proposed wording addresses the concerns raised.	Industrial Land forward into the Proposed LDP.
Growing our economy: Question 2	Agree	The contributor agrees that this would seem a logical step and would simplify the system. The critical purpose of these sites must be in the creation of employment and inward investment to the region. (24)	Comments noted.	No action required.
Growing our economy: Question 2	Agree with preferred option	The contributor agrees although it is unclear which option he agrees with. (25)	Comments noted.	It is recommended that the Council agrees to carry the Preferred Option for Policy ED1: Business and Industrial Land forward into the Proposed LDP.
Growing our economy: Question 2	General	The contributor considers that building on farm land will deter future farming. (27)	It is not considered that the development of farm land indicated within the forthcoming Proposed LDP would be significant enough to deter future farming within the vicinity.	No action required.
Growing our economy: Question 2	Agree with preferred option	Welcome and support the MIR's recognition that there is a need for more flexibility within Policy ED1 sites to allow scope for a wider range of site options to be considered. This approach should be carried through to the Proposed Plan. (56)	Support for preferred option noted.	It is recommended that the Council agrees to carry the Preferred Option for Policy ED1: Business and Industrial Land forward into the Proposed LDP.
Growing our	Disagrees with	The contributor does not agree with the preferred	Comments noted.	It is recommended

economy: Question 2	preferred and alternative options	or alternative options. (95)		that the Council agrees to carry the Preferred Option for Policy ED1: Business and Industrial Land forward into the Proposed LDP.
Growing our economy: Question 2	General	Classes 4, 5 and 6 may involve 'bad neighbour' activities which are liable to generate noise, pollution, and heavy goods vehicle movements. They may also adversely affect income from tourism. These should only be permitted where they will not cause a nuisance to others, and where they are very close to trunk roads. This category should include such activities as high-volume battery egg production which seem closer to industrial activities than farming. (96)	'Bad neighbour development' now falls under Schedule 3 classes of development within the Development Management regulations. Any potential impacts upon neighbouring land uses will be given due consideration through the Development Management process in consultation with the Scottish Environment Protection Agency (SEPA) and the Council's Environmental Health Officers.	No action required.
Growing our economy: Question 2	Main Issues/ General/Aims	<p>The Eyemouth Harbour Trust (EHT) and Neart na Gaoithe Offshore Ind Ltd (NnGOWL) consider that the MIR fails to address the needs of emerging industries and the associated economic growth and development opportunities, for example the opportunities for coastal locations such as Eyemouth, associated with the emerging offshore renewables industry. (109, 110)</p> <p>The EHT recommends the inclusion of a new paragraph within the MIR sub-section (para 4.12 - 4.15), covering the promotion of economic development opportunities at ports, harbours and other coastal locations. In relation to the offshore renewables-related opportunities at Eyemouth Harbour, that paragraph should include the following sentence: "...Land at and surrounding</p>	<p>Comments noted. There are currently a mixture of uses at and around Eyemouth Harbour. There is also an allocated mixed use site within close proximity at Gunsreen (MEYEM001) as well as business and industrial sites within the town (BEYEM001 and zEL6). A Planning Brief was prepared for a significant part of Harbour Road in 2014, which seeks to guide future redevelopment.</p> <p>It is agreed that there has been a change in context at Eyemouth over recent years in that there is now the opportunity for the town to offer a</p>	It is recommended that the Council agrees to include the following wording within the Vision, Aims and Spatial Strategy section of the Proposed LDP in respect of the Eastern Spatial Strategy and also within the Eyemouth settlement profile: <i>'The coastal economy at</i>

		<p>Eyemouth Harbour should be promoted for a mix of employment generating uses, including complementary ancillary uses such as the approved helicopter access facility, which promote the potential role of Eyemouth Harbour in supporting the offshore renewables industry...”.</p> <p>Whilst reserving a position in respect of the identification of a preferred option, the contributors support the need for flexibility within allocations relating to strategically important economic development areas (such as the Gunsreen allocation near Eyemouth Harbour), particularly in relation to some forms of sui generis uses and/or uses complementary to wider Class 4/5/6 development. By contrast, the adoption of a sequential approach would not necessarily encourage complementary uses and could result in overly restrictive allocations which do not meet industry requirements. For example, recently approved helicopter access facility significantly complements Eyemouth’s wider offering as a potential O&M base for an offshore wind farm. It is unclear how such a new policy approach (i.e. including the sequential element) could facilitate such a sui generis use without an element of flexibility afforded by the policy designation and associated development brief. (109, 110)</p> <p>In paragraphs 3.2 and 3.5 of the MIR, there is no reference to significance of the Scottish Borders coastal economy. Indeed reference to the rural environment/rural economy can be found throughout the MIR, while reference to the coastal economy are absent, as is any reference to Eyemouth Harbour as a location of local and regional significance to a range of industries,</p>	<p>key location for emerging offshore renewable energy projects.</p> <p>It is agreed that the coastal economy is important to Eyemouth and that reference should be made to the aforesaid opportunities associated with the emerging offshore renewable industry. This should be incorporated within the Vision, Aims and Spatial Strategy section of the Proposed LDP in respect of the Eastern Spatial Strategy and also within Volume 1 and the Eyemouth settlement profile, as follows: <i>‘The coastal economy at Eyemouth is important to the local area. There has been a change in context at Eyemouth over recent years in that there is now the opportunity for the town to offer a key location for emerging offshore renewable energy projects’.</i></p> <p>The site referred to at Gunsreen is a mixed use site and would not therefore be assessed against Policy ED1: Business and Industrial Land.</p>	<p><i>Eyemouth is important to the local area. There has been a change in context at Eyemouth over recent years in that there is now the opportunity for the town to offer a key location for emerging offshore renewable energy projects’.</i></p>
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		potentially including the offshore renewables sector. (110)		
Growing our economy: Question 2	General	Contributor agrees that industrial and business allocations should be safeguarded but objects to any amendments that prevent the support for mixed-use developments that incorporate both business (Class 4 Uses etc) and housing within the same site. Also disagree that a sequential test should be required. (111)	The Council continues to allocate sites for mixed use development. A sequential test is considered necessary in respect of the safeguarding of business and industrial sites in order to ensure there is not a dilution of these sites to other uses which could have been accommodated elsewhere in a settlement.	No action required.
Growing our economy: Question 2	General	SEPA have no comments to make in respect of the question specifically, however highlight that the preferred option must be cognisant of associated land use policy and guidance such as SBC Flood Risk policy and the SEPA Flood Risk and Land Use Vulnerability Guidance . The potential supporting uses to the high quality business uses outlined in the MIR such as childcare facilities may not be suitable in areas which have a level of flood risk compatible for commercial premises but not for most vulnerable uses. SEPA are happy to discuss specific sites in more detail in order to set out clear information with regards to potential supportive uses on site in order to provide clarity and certainty with regards to what we would accept on such sites. (119)	Comments noted. SEPA would be consulted during the process of any planning application(s) which are located within sites which are at flood risk.	Comments noted.
Growing our Economy: Question 2	General	The contributor questions if there is a requirement for these sites as there seems to be empty business premises as it is. (151)	Comments noted. The Council would agree that there are existing empty business premises in the Scottish Borders and would actively encourage their reuse. However, it must be acknowledged that in some cases businesses require purpose built buildings to suit the functionality of their operations and	No action required.

			it is not always viable to occupy buildings which are not fit for purpose.	
Growing our economy: Question 2	General	The plan should recognise the contribution which SMEs in the construction sector can make to the economy and to housing completions. The contributor has included a document entitled 'Small house builders and developers: Current challenges to growth' by the NHBC Foundation. (156)	Comments noted. From a planning allocation point of view, it is the principle of development that is assessed, not the scale of the housebuilder.	No action required.
Growing our economy: Question 2	Agree with preferred option	The contributor agrees with the preferred option to retain the existing Strategic High Amenity categorisation and amalgamate the remaining categories. (171, 230, 262, 263, 273, 290, 292, 294, 299)	Support for preferred option noted.	No action required.
Growing our economy: Question 2	Agree with preferred option	Scottish Land and Estates are of the view that the preferred option represents the most flexible alternative to the existing set up and therefore support this option if the current set up is to change. The contributors particularly welcome that for both the proposed use 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. It is considered this is a sensible and pragmatic step. (195)	Support for preferred option noted.	No action required.
Growing our economy: Question 2	General	The Southern Uplands Partnership suggest that maximum flexibility would be beneficial. (196)	Comments noted. Maximum flexibility would enable the development of business and industrial sites for a multitude of uses. This would result in the dilution of business and industrial sites which must be safeguarded in order to facilitate employment opportunities, economic activity and	No action required.

			economic growth.	
Growing our economy: Question 2	General	The contributor considers that there seems to be a big master plan for the borders in general and notes that after all the investment in the railway line the bits around the railway will be better utilised. (203)	Comments noted. The Blueprint for the Border Railway seeks to ensure economic development opportunities are maximised along the railway corridor. The LDP must seek to identify and promote these opportunities by allocating land within the vicinity of the Railway.	No action required.
Growing our economy: Question 2	Agree with preferred option	The contributor agrees with the preferred option. The current four categories are difficult to differentiate and proving difficult to enforce at present. Businesses come and then develop and move on and successor occupants of specific premises may have different business vision and objectives. (206)	Comments and support for preferred option noted.	No action required.
Growing our economy: Question 2	Agree with alternative option 3	The contributor does not consider the argument for changing policy has been strongly made. (209)	Comments noted. However, Officers considered it necessary to review Policy ED1 due to some issues in practice.	No action required.
Growing our economy: Question 2	Agree with alternative option 1	The contributor supports Alternative Option 1 but notes that care would have to be taken to ensure that one use did not adversely affect an existing use. (214, 288, 315)	Comments and support for Alternative Option 1 noted.	No action required.
Growing our economy: Question 2	Background / Agree with alternative option 1 or 3	In respect of paras 4.8 and 4.15 in the MIR - in some instances where employment is required in a rural environment such as Greenlaw and to mitigate unnecessary commuting to a 'Strategic High Amenity' area the preference would be to retain the current policy position or the Alternative Option 1 which seems to allow a more diverse group of business type classes to sit side by side in an industrial site, recognising that any site within Greenlaw would not extend to a large business park. (215)	The Council has established through liaison with the Council's Economic Development Section that there is demand within Greenlaw for business and industrial land and has as a result proposed a 1.2ha site to the south of Edinburgh Road. It is considered that this site should be carried forward into the Proposed LDP. The contributor's comments in respect of the policy approach are noted. It is considered that the	No action required.

			preferred option, with the categorisation of the aforesaid site as a 'business and industrial category' would allow for class 4, 5 and 6 uses at this location.	
Growing our economy: Question 2	Agree with preferred option and alternative option 2	The contributor believes that it is vital to attract businesses to the Borders, rather than seeing an outflow of revenue/wealth north up to Edinburgh. As such, the contributor thinks it correct to identify "High Amenity Business" locations for Class 4 uses. It is also important to encourage industrial and storage distribution uses, albeit the latter provides fewer employment opportunities. Each major settlement in the Borders should have the potential to attract business and growth. Clearly, it is sensible for these to be focused in and around the infrastructure, including Tweedbank. Where possible these should be on brownfield rather than Greenfield sites. The contributor also considers option 2 to be sensible. (216)	Comments and support for the preferred and alternative option 2 noted. In this instance, the Council considers that the preferred option should be carried forward into the Proposed LDP. The Council would agree with the comments made in respect of business and industrial land across the Borders.	No action required.
Growing our economy: Question 2	General	The contributor believes quite simply that sites which have historically been used for industry should be retained as such, and new out of town sites developed where a top up is necessary. The contributor considers we have gone too far down the road of assuming every bit of spare ground can be used for housing development and this imbalance needs to be urgently addressed, otherwise our towns will become places to sleep and nothing else. (222)	Comments noted. It is not always possible for former business and industrial buildings to continue under their former uses. Older industrial buildings are not generally fit for purpose as the way businesses operate has changed over time. A number of former industrial buildings are listed buildings and allowing alternative uses does encourage their reuse and therefore their protection. Not all allocated sites are for residential development. The Plan allocates sites for business and industrial, mixed use, education and redevelopment purposes.	No action required.

Growing our economy: Question 2	General	The contributor requires clarification on the first sentence. (231)	The Council is unsure of the issue identified and consider the text referred to appropriate.	No action required.
Growing our economy: Question 2	General	The contributor does not think the urbanisation of Eshiels can be described as high amenity. The proposals for Eshiels appear to lead to a ribbon development linking Peebles to Cardrona. (23)	<p>The Main Issues Report (MIR) recognises that 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. It is acknowledged that the Plan 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.</p> <p>It is not considered that development at this location would result in ribbon development or coalescence of the settlements within the Tweed Valley.</p> <p>In light of the consultation responses received during the Main Issues Report public consultation and following further investigation on site MESH1001 as well as taking</p>	It is recommended that the Council agree not to allocate site MESH1001 within the Proposed Local Development Plan, but instead allocate a much reduced business site - BESH1001 at this location.

			into account the immediate need to identify land for employment use, it is recommended that a reduced site for employment only – site BSHI001 Land at Eshiels, is taken forward into the Proposed Local Development Plan. This is likely to involve the Council undertaking a compulsory purchase order as is often common practice for such allocations, and it would be envisaged that SOSEP (South of Scotland Economic Partnership) funding would be available to assist in the delivery of the site. Clearly in order for the site to be satisfactorily developed substantial perimeter planting will be required to be carried out at an early stage.	
Growing our economy: Question 2	General	The contributor would like to see more imagination used e.g. develop a brand new town in the Borders perhaps along the lines of Poundbury near Dorchester rather than tinkering with difficult bits of land in existing communities. (256)	Whilst new settlements offer positive opportunities for appropriate siting and design, infrastructure is often not readily available and cost prohibitive. It is accepted that this is an option which may have to be assessed in future Local Development Plans.	No action required.
Growing our economy: Question 2	General	The contributor states that while in an ideal world, scenic areas could be preserved against all-comer, it is Neanderthal in outlook to allow that to inhibit necessary development, which can be temporary and reversible, to dictate sterility of action. SBC should lead and not be spectators of the success of others. (258)	Comments noted. In assessing the suitability of sites for development, due consideration must be given to the landscape impact. Development must address the balance of economic development versus environmental protection.	No action required.
Growing our economy: Question 2	General	The contributor is of the view that the policy largely focuses on the railway and Tweedbank, and therefore commenting by the inherent use of	Policy ED1: Business and Industrial Land applies to all business development on business and	No action required.

		the railway. It would be good to see the strategy make business links between the towns and also schools and higher education to make the best use of business ideas from within the borders. The plan also focuses on industrial areas, it isn't clear where these should be, what is clear is that there should be a requirement to produce a business plan for any proposal outwith a specific area. (260)	industrial land across the Scottish Borders.	
Growing our economy: Question 2	General	The contributor notes that as well as sustainability, development should focus on the well-being economy so that local people are fit, healthy and able to work. (272)	Comments noted and agreed. This is an aspect that is now rightly being considered more through the preparation of Local Development Plans. Health and wellbeing is encouraged through, for example, the protection of greenspace, better connectivity and the extension and improvement of green network opportunities and links.	Comments noted and agreed.
Growing our economy: Question 2	Agree with alternative option 3	The contributor supports Alternative Option 3 with the retention of the current policy position, with no change to the employment land hierarchy and categorisation. (274, 276)	Support of alternative option 3 noted. However, it is considered the current policy has issues in practice and requires amending.	It is recommended that the Council agrees to carry the Preferred Option for Policy ED1: Business and Industrial Land forward into the Proposed LDP.
Growing our economy: Question 2	Agree with preferred option or alternative option 3	The contributor agrees with the Preferred Option or retaining the status quo (Alternative Option 3). (277)	Support of the preferred option 1 or alternative option 3 is noted. However, it is considered the current policy has issues in practice and requires amending.	It is recommended that the Council agrees to carry the Preferred Option for Policy ED1: Business and Industrial Land forward into the Proposed LDP.

Growing our economy: Question 2	General	The contributor believes that sites should be available to all use categories (with the possible exception of Class 1). This would allow the development of ancillary business around Class 4 users. A prime example of this is Cavalry Park in Peebles, which lay undeveloped for many years but is now home to many thriving businesses. (283)	Comments noted. It is proposed that Policy ED1 will rigorously safeguard high amenity business sites for Class 4 uses, however, the policy will recognise that there may be circumstances whereby, in the case of high amenity business sites, high quality commercial activity may be acceptable as well as non-industrial business / employment generating uses if it enhances the quality of the business park as an employment location.	It is recommended that the Council agrees to carry the Preferred Option for Policy ED1: Business and Industrial Land forward into the Proposed LDP.
Growing our economy: Question 2	General	The contributor is of the view that Newcastleton should be included as a rural development area. (287)	Comments noted. The boundaries of Rural Growth Areas are determined at a strategic plan level. The role of Newcastleton is, however, recognised within the Local Development Plan within the rural area it serves.	No action required.
Growing our economy: Question 2	Agree with alternative option 2	The contributor supports Alternative Option 2. (289)	Support of Alternative Option 2 is noted. However, it is considered the current policy has issues in practice and Option 1 is considered the most appropriate option.	It is recommended that the Council agrees to carry the Preferred Option for Policy ED1: Business and Industrial Land forward into the Proposed LDP.
Growing our economy: Question 2	General	Strategic High Amenity business requires high speed broadband connectivity, meaning gigabit and beyond, not 24 mbps. (295)	Comment noted. The Local Development Plan will continue to encourage and promote improved digital connectivity as a priority for the Council.	No action required.
Growing our economy:	General	The contributor considers that the whole of the Borders should be included. (297)	Unfortunately it is unclear what this comment refers to. The Local	No action required.

Question 2			Development Plan covers the whole of the Scottish Borders.	
Growing our economy: Question 2	General	Selkirk and District Community Council agree in principle although there are concerns about introducing a retail element into the options. Also, the potential involvement of leisure/hotel developments need careful consideration. (305)	Comments noted. The Council would agree that the degree of retail and leisure/hotel elements must be considered carefully. It is considered that the wording of Policy ED1: Protection of Business and Industrial Land enables these matters to be fully judged through the process of any planning application.	No action required.
Growing our economy: Question 2	Agree with preferred option	Crailing, Eckford and Nisbet Community Council agrees with the preferred option providing that the definition of 'high quality' business uses is robust for the first category, and the rationale/criteria for considering other complimentary commercial activity to be included in this, is carefully balanced. The Community Council notes an absence of reference and discussion as to how SBC will attract high quality business & investment to these up-rated sites? (312)	Support for the preferred option is noted. It is considered that the proposed wording for Policy ED1: Protection of Business and Industrial Land suitably addresses these comments. The Council promotes the safeguarding and provision of appropriate business and industrial land in order to attract business and investment to the area.	It is recommended that the Council agrees to carry the Preferred Option for Policy ED1: Business and Industrial Land forward into the Proposed LDP.
Growing our economy: Question 2	Agree alternative option 2	The Community Council of the Royal Burgh of Peebles and District agree with the retention of the various designations of sites. The CC does not believe however that there should be some flexibility allowed to ensure that we can maximise the potential to develop sites for employment use. This does mean that there has to be stringent rules and/or guidance in this regard and that Planning Officers will need to be robust in their interpretation of those rules. (318)	Support for alternative option 2 noted. It is considered that the proposed wording as stated in Option 1 for Policy ED1: Protection of Business and Industrial Land suitably addresses these comments.	It is recommended that the Council agrees to carry the Preferred Option for Policy ED1: Business and Industrial Land forward into the Proposed LDP.
Growing our economy: Question 2	Alternative option proposed	The contributor notes that it is welcomed that the Council recognise the need for flexibility within their areas traditionally zoned for use classes 4, 5	Comments noted. It is considered that the two categories proposed within Policy ED1 offer a degree of	It is recommended that the Council agrees to carry the

		<p>& 6. However, the contributor questions why this flexibility cannot be implemented with the existing categories remaining in place. With the preferred option, there is flexibility offered, but at the same time, the proposal appears restrictive for those Strategic High Amenity sites, focusing on Use Class 4 primarily. The contributor therefore proposes an alternative whereby the existing categories of business and industrial sites are maintained, but there is flexibility built in where the proposed uses are complimentary to the surrounding area. (321)</p>	<p>required flexibility. It is considered there are some practical issues in implementing the current 4 category approach.</p>	<p>Preferred Option for Policy ED1: Business and Industrial Land forward into the Proposed LDP.</p>
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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?

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Main Issue	Sub Issue	Summary of Main Issues Raised	Proposed Response to Main Issues Raised	Recommendation
Growing our economy: Question 3	General	The main justification for the expenditure on the Borders Railway was the development of Galashiels, Tweedbank and other settlements along the route. However the main thrust of the new proposals for commercial development appears to be around Peebles and district. The contributors appreciate that people want to come to live in Peebles and developers certainly want to develop in Peebles rather than Galashiels. However the contributors contend that the Local Authority has a duty to direct development to where the infrastructure can support further growth i.e. Galashiels, Tweedbank, Hawick and Jedburgh. (23, 185, 229, 252, 261, 276)	Comments noted. It is agreed that there is a focus on maximising economic development opportunities along the railway corridor. This is set out in the Borders Railway 'Maximising the Impact: A Blueprint for the Future' (November 2014). It is also important, however, that there is generally a sufficient supply of business land across the Scottish Borders and a shortfall has been identified within the Peebles area.	No action required.
Growing our economy: Question 3	General	From the contributor's experience, there would appear to be a need for low cost business units in Galashiels. The availability of cheap serviced land with good access to roads is limited. (23)	Comments noted and agreed. It is agreed that there is a lack of suitable business and industrial land in Galashiels. The Council has identified potential business and industrial land at Winston Road in Galashiels. Furthermore, land within the site at Lowood, already a mixed use allocation within the Local Development Plan 2016, will incorporate a degree of business land to meet this shortfall.	No action required.
Growing our economy: Question 3	General	Strategically placed in the areas with the highest unemployment and deprivation. (25)	Comments noted. The sites allocated for business and industrial use are predominantly located within or adjacent to settlements	No action required.

			across the Borders where there is a recognised demand.	
Growing our economy: Question 3	General	Contributor disagrees. When you take away farming, what is left? We will have to import and with uncertainty related to Brexit, where will that lead us? (27)	It is not the intention of the Council to allow development to have a negative impact upon agricultural activities across the Scottish Borders. The LDP recognises potential impacts of Brexit and consequent issues for rural landowners and promotes diversification within Policy ED7 – Business, tourism and leisure development in the countryside gives added weight to economic benefits.	No action required.
Growing our economy: Question 3	General	A site should be identified adjacent to the railway (within the Galashiels/Tweedbank/Melrose area) where a retirement village for the ageing population could be established. This would also offer a significant economic and employment opportunity. As such it should be targeted to an area where more employment opportunities are required. (90)	The Council is currently in the process of investigating appropriate sites for a care home in the Central Borders and this site is being considered.	No action required.
Growing our economy: Question 3	General	The contributor does not agree that there are any settlements in which new or more business and industrial land should be allocated. (175)	Comments noted.	No action required.
Growing our economy: Question 3	General & BNEWT002 (Land North West of the Holmes Barns)	The contributor considers that there are further opportunities for business and industrial land and considers the subject site in Newtown St. Boswells to be one of them. (136)	This site was submitted for consideration during the MIR consultation. The site assessment concluded the following: <i>'Whilst the principle of business land at this location is considered to be acceptable, there is already a substantial area of land designated for business use within the Local</i>	It is recommended that the Council agrees not to allocate this site (BNEWT002) within the Proposed Local Development Plan.

			<p><i>Development Plan 2016 (BNEWT001) to the immediate north of the site. Furthermore, any development of this site would be limited by the area that would be required for the provision of a roundabout required as part of the Newtown St. Boswells Development Framework.</i></p> <p><i>The site is located within the Countryside Around Towns area as defined by Policy EP6. It is not however considered that the development of this site would have an unacceptable harm on the neighbouring settlements due to the proximity of existing sites earmarked for development.</i></p> <p><i>There is a high voltage electricity cable running across the site which would require to be relocated and it is understood there is waste material under the site which may make construction more expensive. These matters would require to be considered as part of any development.</i></p> <p><i>Due to the proximity of the site to existing residential properties and the potential conflict of uses, use classes 5 or 6 may be difficult to support from an Environmental Health point of view. There is no Waste Water Treatment Works to</i></p>	
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			<p><i>serve any development at this location.</i></p> <p><i>It is considered that given the extensive existing business allocation at Tweed Horizons (BNEWT001) and the potential issue of any development on this site interfering with any future roundabout required as part of the Newtown St. Boswells Development Framework that this site is not currently appropriate for development. It is not considered that the submission has justified the need for business land at this location.'</i></p>	
Growing our economy: Question 3	General – Tweedbank	The contributor considers that many of our industrial estates, especially Tweedbank, are beautifully landscaped but could easily accommodate small clusters of small scale well designed studios with/without accommodation – all using existing infrastructure which is nowhere near running at full capacity. This might even encourage more people to do a weekly/weekdays commute out of Edinburgh. (137)	Comments noted. Supplementary Guidance and a Simplified Planning Zone is now in place for the existing business and industrial land at Tweedbank. This does identify small clusters of land which would be developable. There will be opportunities within the former Lowood Estate for small scale studios etc.	No action required.
Growing our economy: Question 3	General – Central Borders / Reston / Walkerburn / Innerleithen	The contributors consider that land should be allocated around the railway in the Central Borders and near the proposed railway station at Reston (150, 172, 276) . Also, at Walkerburn. (150, 172) and Innerleithen. (292)	Comments noted. It is agreed that there is a focus on maximising economic development opportunities along the railway corridor. This is set out in the Borders Railway 'Maximising the Impact: A Blueprint for the Future' (November 2014). It is also important, however, that there is a sufficient supply of business land	No action required.

			<p>across the Scottish Borders and a shortfall has been identified within the Peebles area. Business and Industrial sites are identified in Eshiels and Innerleithen. Redevelopment and mixed use sites are identified within Walkerburn and Reston.</p>	
<p>Growing our economy: Question 3</p>	<p>General - Walkerburn</p>	<p>The contributors state that new business and industrial land should be located in towns and communities where employment is low following the demise of traditional Border industries such as the woollen trade. An example of this is Walkerburn. (185, 223)</p>	<p>It is important that there is a sufficient supply of business land across the Scottish Borders and a shortfall has been identified within the Peebles area. Business and Industrial sites are identified in Eshiels and Innerleithen. A redevelopment site is identified in Walkerburn which could potentially be utilised for business/industrial purposes.</p>	<p>No action required.</p>
<p>Growing our economy: Question 3</p>	<p>General – Innerleithen and Walkerburn</p>	<p>The contributor states that business and industrial land should be aligned to the need for investment and economic growth rather than somewhat randomly allocated. In the Tweeddale area there is a need for small business and LBG investment in Innerleithen and Walkerburn rather than stretching the already fragile infrastructure in Peebles to the point where it is detrimental to local business. (239)</p>	<p>It is important that there is a sufficient supply of business and industrial land across the Scottish Borders and a shortfall has been identified within the Tweeddale area. Sites are allocated where there is an identified need through consultation with the Council's Economic Development section. The sites identified are considered to be suitable from an infrastructure point of view. A business and industrial site is identified in Innerleithen and there are opportunities at Caerlee Mill. A redevelopment site in Walkerburn could potentially accommodate business/industrial development.</p>	<p>No action required.</p>

Growing our economy: Question 3	General – Central Borders / Reston / Eddleston / Walkerburn	<ul style="list-style-type: none"> • Far greater emphasis should be made for industrial/business development around the new railway corridor. SBC needs to be really proactive at promoting this area. This really is where investment should be concentrated. Massive amounts of public money have been injected in the railway which seems to be acting as a new lifeline to Edinburgh. It is SBC's responsibility to capitalise on this investment by promoting commercial enterprises along this corridor; (155, 186, 188, 197, 207, 239, 241) • There is also a need for SBC to be far more proactive in promoting business and housing in the Reston area. If this is going to be promoted as a station on the East Coast route, people need houses to live in, and the area could become attractive for industry. Currently there are just 5 houses (AREST005) suggested at Reston; this is far too few. (155, 206) • There is a need to allocate business and industrial land in the Eddleston and Walkerburn areas too. Eddleston is close to Edinburgh but has good connection to Peebles and is on the bus route. Walkerburn is in vital need of investment and is not that far from Peebles which is desperately short of business development opportunities. (155, 206) 	<ul style="list-style-type: none"> • Comments noted. It is agreed that there is a focus on maximising economic development opportunities along the railway corridor. This is set out in the Borders Railway 'Maximising the Impact: A Blueprint for the Future' (November 2014). The LDP takes cognisance of this. • Comments noted. There is currently a substantial mixed use site allocated within Reston as well as both short term and longer term housing sites. It is considered these are sufficient to address any need as a result of the Reston railway station being reinstated. • The Economic Development section of SBC has been heavily involved in the allocation of business and industrial land through the preparation of this Proposed Plan. The need for business and industrial land in Eddleston has not arisen through discussions with the Council's Economic Development Section. A redevelopment site in Walkerburn could potentially accommodate business/industrial development. 	No action required.
Growing our	General	There are many towns and settlements within the	Comments noted. It is agreed that	No action required.

economy: Question 3		SBC area which are in need of regeneration and redevelopment - for example parts of Hawick, Galashiels and Walkerburn where there are redundant buildings which could be redeveloped before they deteriorate to an extent that they should be demolished. There appear to be brownfield sites which should be earmarked for development before greenfield sites are used. As a result of the obvious success of the Borders railway, the rail corridor should be an absolute priority for mutually supportive industrial, commercial and residential development. (166)	there is a focus on maximising economic development opportunities along the railway corridor. This is set out in the Borders Railway 'Maximising the Impact: A Blueprint for the Future' (November 2014). There are a number of sites allocated within the Proposed Plan for redevelopment. The Council encourages the redevelopment of brownfield sites for a variety of uses including housing, employment or retailing which will support the opportunity of bringing such land back into productive use and to enhance the surrounding environment. Caberston Farm/Old Mill is allocated for redevelopment in Walkerburn (zR200).	
Growing our economy: Question 3	General	The contributors do not believe there are any settlements in which new or more business and industrial land should be allocated. (179, 181, 192)	Comments noted.	No action required.
Growing our economy: Question 3	General	The contributors consider that there are enough areas which industry and businesses could use without building new. (189, 276)	Comments noted. The Council would encourage the use of brownfield land and has identified a number of brownfield redevelopment sites across the Scottish Borders which are derelict and relevant infill and redevelopment policies can support such proposals.	No action required.
Growing our economy: Question 3	General - Hawick	There is a great need for new/more business and industrial land in Hawick. (190, 290, 297)	The Council is proposing the allocation of a large high amenity business site at Burnfoot in Hawick (BHAWI004) as well as a business	No action required.

			and industrial site at Gala Law II (BHAWI003). These are over and above existing allocations at Burnfoot (BHAWI001) and Gala Law (zEL60 and BHAWI002).	
Growing our economy: Question 3	General	It would help to know if the mooted extension of the railway is likely to happen as planning could then really be fit for the 21 st century and allow forward thinking. (197)	Scottish Borders Council has campaigned for the reinstatement of the railway line between Tweedbank and Carlisle via Hawick. Most recently funding for a feasibility study to assess the implications of reinstating the railway line has been confirmed as part of the Heads of Terms of Agreement for the Borderlands Inclusive Growth Deal. The Council has unanimously supported a motion to reinstate the railway line on the original route and continues to support that outcome.	No action required.
Growing our economy: Question 3	General – Railway Corridor	There should be a focus on the areas in and around Galashiels or along the route of the new railway. The vast majority of people who will be housed in new development projects will likely be forced to work outside the area, most likely in Edinburgh, so maximum use should be made of the new railway service between Edinburgh and Tweedbank. (201, 229)	Comments noted and agreed. It is agreed that there is a focus on maximising economic development opportunities along the railway corridor and the LDP addresses this. This is set out in the Borders Railway 'Maximising the Impact: A Blueprint for the Future' (November 2014).	No action required.
Growing our economy: Question 3	General	The contributor notes that the investment in the railway line should be utilised and where there is more infrastructure capacity. (203)	Comments noted and agreed. It is agreed that there is a focus on maximising economic development opportunities along the railway corridor and the LDP addresses this and identifies the need to upgrade infrastructure where necessary. This is set out in the Borders Railway 'Maximising the Impact: A	No action required.

			Blueprint for the Future' (November 2014).	
Growing our economy: Question 3	General	In the event of a disastrous Brexit the pressures for repurposing current agricultural land may force change to the policies on business development / land allocation in rural areas. (206)	Comments noted. Whilst the outcome and any consequent impacts of Brexit remain uncertain, it is 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. Consequently, within the decision making process the LDP gives more weight to any economic development benefits for new business, leisure and tourism developments in the countryside.	No action required.
Growing our economy: Question 3	General – Hawick	There are still several brownfield sites which have not been utilised in Hawick, namely zEL49, zEL62, zEL50, zEL60, zEL48 and MHAWI001 (from the existing Local Development Plan) many of which can be classified as derelict or vacant at present. (212)	Comments noted. There are a number of sites allocated within the Proposed Plan for redevelopment. The Council encourages the redevelopment of brownfield sites for a variety of uses including housing, employment or retailing which will support the opportunity of bringing such land back into productive use and to enhance the surrounding environment.	No action required.
Growing our economy: Question 3	General	Scottish Natural Heritage (SNH) would be happy to provide advice on natural heritage opportunities and constraints in new allocations if any are proposed by other stakeholders. (213)	Comments noted.	SBC will continue to consult SNH on proposals when required.
Growing our economy: Question 3	General - Greenlaw	As mentioned previously by the contributor regarding prospective developers of the Greenlaw Town Hall and the potential for them wanting to locate a small ceramics workshop and retail outlet in the village then industrial land would be	The Proposed Plan includes an allocation for business and industrial land in Greenlaw (BGREE005). This has been proposed in line with advice from the Council's Economic	No action required.

		required for this - possibly the current proposals for industrial land will be enough, but consideration could be given to utilising other areas of land with different planning designations. Note here there are several areas of land with potential to become housing although the completion rate of these areas of land indicates that an alternative use may encourage more constructive growth in the village. (215)	Development section who consider there is demand for business/industrial land within the village.	
Growing our economy: Question 3	General - Selkirk	There are many brownfield sites within our towns such as Selkirk with excess industrial land that could be allocated. (221, 289)	Comments noted. There are a number of sites allocated within the Proposed Plan for redevelopment. The Council encourages the redevelopment of brownfield sites for a variety of uses including housing, employment or retailing which will support the opportunity of bringing such land back into productive use and to enhance the surrounding environment.	No action required.
Growing our economy: Question 3	General – Peebles	Peebles would be an ideal location to locate spin-off service businesses serving the major population centres in Mid Lothian. (222)	Comments noted. This would be dictated primarily by the local market. Finding such land in Peebles is a challenge for a range of reasons.	No action required.
Growing our economy: Question 3	General – Galashiels	The contributor suggests using the former yard (assuming Burgh Yard). (229)	Burgh Yard in Galashiels is allocated for redevelopment within the current LDP and this will be carried forward into the Proposed Plan (zCR2).	No action required.
Growing our economy: Question 3	General – Bonchester Bridge, Denholm, Jedburgh	The contributor suggests Bonchester Bridge, Denholm and Jedburgh. (230)	Comments noted. Input has been sought from the Council's Economic Development Section who do not consider there to be demand within Bonchester Bridge and Denholm. There are a number of sites	No action required.

			allocated for business/industrial use in Jedburgh.	
Growing our economy: Question 3	General – Innerleithen	The contributor suggests looking for business land on the southern half of Traquair Road in the vicinity of the cemetery and Data Store facility, Innerleithen. (206)	Comments noted. The land in question has not been submitted through the Call for Sites process. It should also be noted that the land in question is subject to flood risk. The Council has, however, identified a site to the west of Innerleithen (MINNE003) which will incorporate an element of business/industrial land. There are other business sites already allocated in Innerleithen.	No action required.
Growing our economy: Question 3	General – Peebles	Contributor 236 states that there needs to be a Cavalry Park 2 though not necessarily conterminous. A site needs to be identified and the capital investment made by Council / Enterprise in purchase and site servicing and serviced plots sold to recover investment. It is 25 years since the bold decision was made on Cavalry Park. Contributor 283 states that they see no allocation of an addition business site is Peebles or Western Tweeddale as a whole. This is an absolute must otherwise the town will suffer further from the "commuter" factor - which cannot be good in terms of sustainability. (236, 283)	Comments noted. One of the main challenges of the LDP has been to find new land for business and industrial use in the vicinity of Peebles. There are significant constraints in identifying such land within this area. 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. A 4.9 ha site has been identified for business land at Eshiels. Furthermore, Policy ED7 – Business, Tourism and Leisure Development in the Countryside allows for appropriate employment generating development in the countryside subject to standard criteria text.	It is recommended that the Council agrees to allocate site (BESHI001) within the Proposed Local Development Plan.
Growing our economy: Question 3	General – Peebles	The contributor considers that the old factory on March Street, Peebles should be allocated for job creation. (247)	It should be noted that the site suggested by the contributor is already allocated within the current LDP through the Supplementary	No action required.

			Guidance on Housing adopted in November 2017. The site, MPEEB007 March Street Mills is an allocated mixed use site. It is intended that the site will provide a mix of uses including housing, employment and potentially commercial and community. It is therefore recommended that no change is proposed in relation to this site.	
Growing our economy: Question 3	General – Peebles Area	Contributor 273 is of the view that the Peebles area already has capacity with Cavalry Park and the town centre. Contributor 285 states that Peebles should certainly not have any new or more business and industrial land. (273, 285)	Comments noted. Cavalry Park has now developed to capacity and there is a need for business/industrial land within the area to meet local demand. One of the main challenges of the LDP has been to find new land for business and industrial use in the vicinity of Peebles. Ensuring there is an appropriate level of business/industrial land is a vital necessity for any town in order to help meet demand, create jobs and help the economy. However, there are significant constraints in identifying such land within this area. 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. A 4.9 ha site has been identified for business land at Eshiels.	No action required.
Growing our economy:	General – West Linton	The contributor considers that new business and industrial land should be identified given that the	Comments noted. It should be noted that the current Adopted Local	No further action required.

Question 3		potential site – BWEST003 in the MIR is no longer available. In addition it is considered that allocated site zEL18 should be enforced. There is a long waiting list of businesses waiting for premises but nothing is available. (214)	<p>Development Plan allocates one Business and Industrial site – site zEL18. Scottish Planning Policy states that “<i>Local development plans should allocate a range of sites for business, taking account of the current market demand; location, size, quality and infrastructure requirements</i>”. The continued allocation of the site is supported by the Council’s Economic Development section.</p> <p>In light of the consultation responses received during the Main Issues Report public consultation and following further consideration on the matter, primarily due to the change in ownership and the existence of an already allocated employment site (zEL18) it is now not considered appropriate to allocate site BWEST003 within the Proposed Plan</p>	
Growing our economy: Question 3	General – A7 / A68 / Tweeddale	Development should be focused on the A7 and A68 rather than taxing a transport network that is already creaking at the seams in the Peebles area. (239, 241)	It has proved difficult to identify land within the Peebles area for business/industrial use due to a range of constraints. A 4.9 ha site has been identified for business land at Eshiels.	No action required.
Growing our economy: Question 3	General	The contributor is unsure if all existing brownfield sites have been fully examined for possible development- could this be looked at again? Has there been any analysis of what businesses would be best placed in the Borders? Unless there is more information as to what businesses could be attracted and what size it is difficult to comment on	Brownfield sites have been assessed if they have been submitted for consideration by the land owner or where the Council has become aware of their availability. The LDP continues to support the redevelopment of	No action required.

		<p>their location. Do we have any projections of business need? The idea that a child care nursery might be sited within a business area to suit employees has limited value - comments such as that would indicate there has been limited research in the development of such a proposal. Families want childcare where they live and connect to - no one lives in a business park after working hours. (243)</p>	<p>brownfield sites. The Economic Development Section has been heavily engaged in the process of identifying land for business and industrial purposes where they are aware of established demand. The Council undertakes an Employment Land Audit annually in order to monitor the supply, take-up and status of business and industrial land in the Scottish Borders. Child care facilities within a business site can attract employees to an area who are in need for such a facility to enable them to be able to work.</p>	
<p>Growing our economy: Question 3</p>	<p>General – Selkirk</p>	<p>The contributor considers that the bypass is the key in Selkirk. (258)</p>	<p>Comments noted. The road capacity within the centre of the town poses particular difficulties for traffic movement and parking. The line of the proposed Selkirk bypass is protected by Policy IS4 – Transport Development and Infrastructure. This would provide the opportunity to further improve the town centre environment, enhance road linkages within the Central Borders and speed up journey times from Hawick northwards. Whilst the bypass is safeguarded, there is currently no Scottish Government commitment and further studies would be required to identify the exact line and establish community and environmental impacts. If the bypass is built in the future, there are areas adjacent to it which could</p>	<p>No action required.</p>

			be identified for potential longer term development.	
Growing our economy: Question 3	General	The contributor is of the view that it would make sense to focus on areas within walking / cycling distance of the train line followed by a focus on areas according to unemployment in those areas. (277)	Comments noted. It is agreed that there is a focus on maximising economic development opportunities along the railway corridor. This is set out in the Borders Railway 'Maximising the Impact: A Blueprint for the Future' (November 2014). The sites allocated for business and industrial use are predominantly located within or adjacent to settlements across the Borders and consideration is given to current and improved pedestrian and public transport provision.	No action required.
Growing our economy: Question 3	General	The contributor considers there is plenty of unused space already in the Borders. (281)	Comments noted. The Council seeks to identify redevelopment sites, where appropriate.	No action required.
Growing our economy: Question 3	General – Tweedbank / Galashiels / Stow	The Council's approach to supporting economic development along the Borders Railway corridor and in the settlements of Tweedbank and Galashiels in particular are welcomed by Network Rail. Not only is this the location of the densest population within the Council area, but the location to which the spatial strategy directs future growth. The improved rail connectivity provides opportunities for a range of employment uses, and measures to capitalise on this via tools such as the Simplified Planning Zone at Tweedbank and Masterplans at Galashiels and Tweedbank are supported. Whilst Network Rail recognise that existing sites are identified and available at Galashiels and Tweedbank, and this will form part of the remit of the Masterplans for both settlements, consideration could be made towards	Comments noted. It is difficult to provide further allocations within Galashiels and Stow due to a variety of constraints. One additional site has been identified in Galashiels for business and industrial purposes at Winston Road (BGALA006).	No action required.

		further at Galashiels and Stow to make the most of beneficial opportunities for the use of the Borders Railway and public transport towards the end of the plan period. (294)		
Growing our economy: Question 3	General – Selkirk	<p>Selkirk and District Community Council suggests there is sufficient short-term capacity within its area, especially if derelict and brownfield sites are able to be 'unlocked' and properly developed. However, the approval of a defined line for a bypass would provide additional (future) capacity with a unique opportunity for both residential and employment growth.</p> <p>Derelict and brownfield sites should provide redevelopment opportunities but there are clear dangers in privately owned land being left to visually decay and blight the local community. This stultifies growth and undermines the positive benefits of recent regeneration projects and investment into Selkirk (and other regeneration areas in the Borders)</p> <p>Current blighted sites include:</p> <ul style="list-style-type: none"> • former St Mary's Church site adjacent to A7 (suggest a design brief be prepared which retains the long outward view from the Market Place – as a community preference) • former Baptist church site (the Valley) • former Burgh School site - Chapel Street • former fish farm site (Philiphough Mill) - suggest a detailed brief be prepared • residual buildings/ sites (former Mill premises) in the Riverside area. (305) 	<p>Comments noted. The road capacity within the centre of the town poses particular difficulties for traffic movement and parking. The line of the proposed Selkirk bypass is protected by Policy IS4 – Transport Development and Infrastructure. This would provide the opportunity to further improve the town centre environment, enhance road linkages within the Central Borders and speed up journey times from Hawick northwards. Whilst the bypass is safeguarded, there is currently no Scottish Government commitment and further studies would be required to identify the exact line and establish community and environmental impacts. If the bypass is built in the future, there are areas adjacent to it which could be identified for potential longer term development.</p> <p>The plan identifies four sites for redevelopment in Selkirk, these include the former St Mary's Church site and the site at Chapel Street. The former fish farm site is proposed for residential development (ASELK040) and part of the Riverside area (Forest Mill) is</p>	No action required.

			identified for redevelopment. There are policies within the LDP which promote the redevelopment of brownfield sites.	
Growing our economy: Question 3	General	The contributor is of the view that if there are opportunities to develop new business, of a size and scale to suit, in farms and rural communities that are outwith the zoned industrial land this should be encouraged with the aim of bringing or securing employment in rural areas. (315)	Whilst the outcome and any consequent impacts of Brexit remain uncertain, it is 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. Consequently, within the decision making process Policy ED7 of the LDP gives more weight to any economic development benefits for new business, leisure and tourism developments in the countryside.	No action required.

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?

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Main Issue	Sub Issue	Summary of Main Issues Raised	Proposed Response to Main Issues Raised	Recommendation
Growing our economy: Question 4	General	Contributor does not suggest any sites as there are no transport links in these areas. These areas are used for farming. (27)	Comments noted. It is considered that these locations do have satisfactory transport links and following liaison with the Council's Economic Development Section, it has been established that there are demands for business/industrial land within these locations.	No action required.
Growing our economy: Question 4	Kelso	The contributors advise that any additional land for business use would be best located south of Kelso adjoining the industrial estate at Pinnaclehill Park. (174, 288, 289)	Comments noted and agreed. Having considered consultation responses received to the Main Issues Report and following liaison with the Economic Development Section, the Council proposes a High Amenity/Business and Industrial site to the south of Pinnaclehill (BKELS006).	Comments noted and agreed. It is recommended that the Council agrees to allocate site BKELS006 as a high amenity business site and business and industrial site.
Growing our economy: Question 4	Background / General - Lauder	The contributor states that paragraph 4.7 of the MIR refers to "a broad area of search to the west of the settlement" in reference to allocating land for business use in Lauder. At present the potential area encompassed by this broad area of search is not explicitly set out. The contributor's comments are therefore general and based on natural heritage assets that they are aware of in the general area west of Lauder. The Lauder Burn forms part of the River Tweed Special Area of Conservation (SAC). The broad area of search should be included in the Habitats Regulations Appraisal of the LDP and an appropriate caveat	Comments noted. Following further discussions with the Council's Economic Development section, it has been agreed that no further business and industrial land is required in Lauder within the period of this Plan. This will be reviewed during the process of the next Local Development Plan.	No action required.

		should be included for all allocations in this area to ensure that project level Habitats Regulations Appraisal is carried out if required. (213)		
Growing our economy: Question 4	Kelso / Town Yetholm	The contributor states that in the case of Town Yetholm, natural heritage assets include the River Tweed SAC and the Cheviot Foothills Special Landscape Area. The Pennine Way and St Cuthbert's Way long distance footpaths are also present to the east of the settlement. There are a number of designations around Kelso, including the River Tweed SAC and the Tweed Lowlands Special Landscape Area. The MIR does not set out where in Kelso or Town Yetholm that land may be allocated. (213)	Comments noted. Following the consultation period of the Main Issues Report, the Council has established a suitable site for the purposes of business/industrial use on land to the north west of Deanfield Place in Town Yetholm (BYETH001). Scottish Natural Heritage have been consulted through this process and have raised no objections to the proposed allocation.	It is recommended that the Council agrees to allocate site (BYETH001) as a high amenity business site and business and industrial site on land to the north west of Deanfield Place in Town Yetholm.
Growing our economy: Question 4	General	The contributor notes that you cannot just build business units without having a vision of what you want to put there. If you have lots of desperate businesses, you won't attract the ancillary services. As it is logistically difficult to manufacture there you would be better off trying to attract either small manufacturing, electronics and AI for example or some sort of services businesses. (203)	Comments noted. The sites allocated have been informed by input from the Council's Economic Development team who deal with enquiries from businesses on a regular basis and therefore have a grasp of demand in the area. Some business units would be built to the requirements of the end user.	No action required.
Growing our economy: Question 4	General	Scottish Natural Heritage (SNH) would advise that any allocation is informed by relevant environmental assessment and that once a preferred site is identified that a design led approach is adopted to the necessary site layout issues, sustainable transport and landscape design/placemaking issues. SNH would be happy to provide further advice on these matters when more detail on location(s) is available. (213)	Comments noted. All allocations are subject to the Strategic Environmental Assessment (SEA). Furthermore, site requirements stipulate any issues which require to be considered through any planning application. Furthermore, planning briefs are required where it is considered justified and beneficial. The Council will be happy to consult SNH on any relevant planning briefs.	No action required.

<p>Growing our economy: Question 4</p>	<p>General</p>	<p>The contributor is of the view that it would make sense to allocate land for business use in areas already containing businesses. (232)</p>	<p>Comments noted. Sites proposed for business and industrial use within the Proposed Plan are generally located within settlements where other businesses exist and where population and potential workforce are generally greater. However there remains a requirement to allocate some business use allocations in rural areas where a demand is identified.</p>	<p>No action required.</p>
<p>Growing our economy: Question 4</p>	<p>General</p>	<p>The contributor believes that it should be looked at more sensibly and sensitively and that it should include local people more effectively. (297)</p>	<p>The Council undertakes wide public consultation through the process of the preparation of the Local Development Plan and it is considered that there are opportunities for local people to engage in the process as various stages. The Council's Economic Development Section receive requests from parties seeking business land and premises and this helps gauge where new site allocations should be sought.</p>	<p>No action required.</p>

QUESTION 5

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

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Main Issue	Sub Issue	Summary of Main Issues Raised	Proposed Response to Main Issues Raised	Recommendation
Growing our economy: Question 5	Galashiels	SBC is currently marketing the former yard in the centre of Galashiels at £1m. Why not clean up this polluted site and offer it for commercial use? (23)	The Local Development Plan 2016 identifies this site for redevelopment. A Planning Brief for the site notes that it would be suitable for a mixture of uses including office, hotel, retail, leisure, residential and non-residential institution. The site contains contamination from historical land uses and this would require to be surveyed at the development stage.	No action required.
Growing our economy: Question 5	General	Creating/promoting attractive environments with access to facilities (such as being able to get something to eat at lunch/break times, and somewhere to relax during these times). (24)	Comment noted and agreed. The Proposed Plan proposes amendments to Policy ED1: Protection of Business and Industrial Land whereby a more flexible approach is adopted in order to allow a range of uses within allocated sites, where these uses compliment the business/industrial site.	It is recommended the Council agrees to amend Policy ED1: Protection of Business and Industrial Land whereby a more flexible approach is adopted.
Growing our economy: Question 5	General – Galashiels / Selkirk / Hawick	The contributor considers that the industrial areas of Galashiels, Selkirk and Hawick should be expanded. (27)	It is difficult to provide further allocations within Galashiels and Stow due to a variety of constraints. One additional site has been identified in Galashiels for business and industrial purposes at Winston Road (BGALA006). There is an extensive area of business and industrial land at Selkirk Riverside. The Council is proposing the	It is recommended that the Council agrees to allocate land at Winston Road, Galashiels (BGALA006) for business and industrial purposes. Furthermore, it is recommended that

			allocation of a large high amenity business site at Burnfoot in Hawick (BHAWI004) as well as a business and industrial site at Gala Law II (BHAWI003). These are over and above existing allocations at Burnfoot (BHAWI001) and Gala Law (zEL60 and BHAWI002).	the Council agrees to allocate land to South of Burnhead (BHAWI004) and Gala Law II (BHAWI003) for business and industrial purposes.
Growing our economy: Question 5	General	The contributor suggests reducing rates in high streets to encourage more businesses to take up units. (147)	Comment noted. This is outwith the remit of planning control.	No action required.
Growing our economy: Question 5	General	The contributor would welcome requests from potential businesses. Land should be allocated appropriately if there are suitable sites depending upon demand. (151)	The Council's Economic Development section is engaged in the process of identifying sites and considering policies. Economic Development are engaged with potential users of business/industrial sites on a regular basis. The Plans and Research team undertake a Business and Industrial Land Audit annually. This monitors the take-up of sites and supply and enables the team to establish areas of demand.	No action required.
Growing our economy: Question 5	General	The contributor suggests cooperation between the Council, the proposed South of Scotland economic development agency, site owners, developers and potential investors. (166)	The Council's Economic Development section is engaged in the process of identifying sites and considering policies. The Council, including the Plans and Research Team, are happy to meet with any interested parties regarding the development of business land.	No action required.
Growing our economy: Question 5	General	The contributor suggests that units are prebuilt to make it easier for small businesses to move into (168)	Comments noted. This is often the case. However, care must be taken to ensure there is sufficient demand.	No action required.
Growing our economy:	Hawick	The contributor considers that old and historic buildings should be used for business in Hawick	There are a number of sites allocated within the Proposed Plan	No action required.

Question 5		and that there should be a greater focus on Hawick. (190)	for redevelopment in Hawick. The Council encourages the redevelopment of brownfield sites for a variety of uses including housing, employment or retailing which will support the opportunity of bringing such land back into productive use and to enhance the surrounding environment.	
Growing our economy: Question 5	Background / General	<p>Scottish Land and Estates (SLE) note that there are already significant actions being taken to support delivery of more business and industrial development as highlighted from paragraphs 4.1 to 4.11 of the MIR. SLE particularly welcomes recognition of the need to enable farm diversification and that more weight should be given to economic development benefits within planning policy for new businesses, leisure and tourism developments in the countryside. SLE consider the use of SPZs as a means of establishing more sites for delivery should be encouraged and SLE hold similar expectations that the Borderlands Initiative and the South of Scotland Enterprise will help to unlock commercial development land which can often be held up by infrastructure restrictions, particularly in rural areas. It is SLE's view that the proposal for policy ED1 will provide greater flexibility which may assist in bringing forward more sites for business and industrial use. SLE considers that there could be a more sophisticated approach to developer contributions protocol upfront. By setting out clear policies which incentivise business/industrial development upfront greater certainty is provided for everyone involved in the process, resulting in an increased likelihood of sites coming forward. As an organisation, SLE supports greater</p>	Comments and support noted. Developer contributions are requested where considered necessary and reasonable.	No action required.

		<p>collaborative working between public and private sectors to pool resources and deliver sites. Partners could pool land holdings, take shares in accordance with their share of land, borrow to finance the necessary infrastructure, and sell the land back to the shareholding members in pre-agreed proportions and locations at a value that would also take account of remaining obligations to be placed on developers. This would enable the funding debt to be repaid but leave landowners with incentives to carry out development in the plan. This approach shares development and financial risks for local authorities and landowners while helping to secure funding for infrastructure. SLE would like to see greater priority given to mixed-use development in housing allocations, for example, where one or two appropriate commercial units can be included as part of a wider housing development. This would help deliver much needed land for commercial use and amenity within new housing developments. (195)</p>		
Growing our economy: Question 5	General	<p>The contributor notes that if there is land adjacent to current usage e.g. industrial estates, or areas which are specialist in nature e.g. the craft cottages at Abbotsford - then surely that should be investigated. Tourism sites could host a small number of related industries or retail outlets in relevant places which could be beneficial to the attraction and minimise the visual downsides of industrial parks dotting the countryside whilst answering the need for economic development. Much of the land designated for industrial (and housing) development is agricultural. Is there scope for additional economic opportunities allied to existing farming development? (197)</p>	<p>Comments noted. Whilst the outcome and any consequent impacts of Brexit remain uncertain, it is 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. Consequently, within the decision making process Policy ED7 of the LDP gives more weight to any economic development benefits for new business, leisure and tourism developments in the countryside. Such proposals can be supported</p>	No action required.

			without them being formally allocated in the LDP.	
Growing our economy: Question 5	General	Compulsory purchase – but this would need to be initiated by a relevant Economic Development body such as South of Scotland Enterprise who would then need to access Council compulsory purchase powers. (206)	Comments noted and agreed. Compulsory Purchase Orders are an option and have been used in some instances in the past.	No action required.
Growing our economy: Question 5	General - Hawick	The contributor considers that brownfield sites should be a priority for business and industrial development (251) . Rejuvenating many of the derelict buildings in Hawick should be made a priority, to improve the appearance and attractiveness of Hawick for both locals and tourists. Business and industrial land should not be situated at the town entrance as it reduces the town's attractiveness, and Hawick at present is working very hard to improve its attractiveness to visitors to increase tourism. This is something which is distinctly lacking in Hawick at present. Particularly in Hawick, there is a need to develop vacant and derelict land to enhance the attractiveness of Hawick centre, where the A7 runs through. Care should be taken to prevent historic sites from being affected. (212)	There are a number of sites allocated within the Proposed Plan for redevelopment. The Council encourages the redevelopment of brownfield sites for a variety of uses including housing, employment or retailing which will support the opportunity of bringing such land back into productive use and to enhance the surrounding environment. The Proposed Plan takes forward a new high amenity business site on land to the south of Burnhead (BHAWI004). Hawick has received recent positive economic investment and these projects will contribute to the overall regeneration of the town. The majority of the business and industrial allocations in Hawick are located on the approach into the town from the north. There are means however in ensuring development is appropriately sited, designed and landscaped to ensure there is no detrimental impact upon the character of the area/historic sites.	No action required.
Growing our economy:	General	Scottish Natural Heritage (SNH) highlight that the delivery of sites is complex and many aspects are	Comments noted. SBC will continue to consult SNH on	No action required.

Question 5		outwith their remit. SHN would however suggest that focussing effort and site design for business and industrial land on the unique natural assets of the Scottish Borders should be seen as part of the solution for effective delivery. Building brand identity and reflecting local sense of place, views and landscape character in well-designed business sites can speed up effective delivery for example. SNH are aware of various projects or initiatives that could feed into this thinking, including colour strategies for business / industrial buildings to both give projects unique identity and competitive advantage but also to reflect local landscape character. (213)	proposals when required.	
Growing our economy: Question 5	General	The contributor believes the Council must monitor requests for existing land effectively to ensure these are not being protected for other uses. (214)	The Plans and Research team undertake a Business and Industrial Land Audit annually. This monitors the take-up of sites and supply and enables the team to establish areas of demand. Consequently LDP Policy ED1 ensures appropriate uses within sites.	No action required.
Growing our economy: Question 5	General	The contributor notes that it is one thing allocating business and industrial land. However, if the development of this land is not viable, then SBC / Scottish Enterprise Borders / Business Gateway Scottish Borders need to intervene / assist. Developers and investors will only commit capital where they can see a sensible economic return. Subsidies, rental guarantees and grants should be considered in the usual way. (216)	Comments noted. These are matters which are considered by and dealt with by the bodies referred to.	No action required.
Growing our economy: Question 5	General	The contributor states "don't build houses everywhere". (222)	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	No action required.

			effective housing at all times.	
Growing our economy: Question 5	General	The contributor notes with support from the Scottish Government. (230)	Comment noted.	No action required.
Growing our economy: Question 5	General	The contributor requires clarification on the use of the word 'delivered'. (231)	The question seeks thoughts on how business and industrial land can be provided/supplied/transferred more effectively including how funding can be sought.	No action required.
Growing our economy: Question 5	General	The Planning Bill has identified that the planning implementation on black and green infrastructure needs to be improved and that is a real challenge given the current set up. Sites for employment as opposed to mixed use needs to be backed up by resources and skills to address market failure. Planning as a facilitator. (236)	Comments noted. These comments are also relevant to the Economic Development team and the relevant agencies.	No action required.
Growing our economy: Question 5	General	The contributor suggests better local engagement. While the contributor really appreciates that the planning office are trying, and are stretched for resource, local advertising campaigns (fliers in supermarkets and local shops) and speaking to communities (churches, youth leaders, community leaders) is more likely to deliver suggestions of land that is supported by the community. (239)	Comments noted. Appendix 4 of the Proposed Plan details the publicity and consultation undertaken and Officers continue to be happy to discuss and consider suggested improvements to the consultation and engagement process.	No action required.
Growing our economy: Question 5	General	Industrial units should be on the edge of towns away from houses. (241)	Comment noted. The proximity of business and industrial land to residential properties is considered both during the process of the allocation of sites and planning applications.	No action required.
Growing our economy: Question 5	General	The contributor states that the Local Development Planning process should take into account the intention to create a Rural Economic Framework to mainstream rural development within the National Performance Framework, based on the	Whilst the outcome and any consequent impacts of Brexit remain uncertain, it is likely there will be changes to the rural economy and land uses. This may include the	It is recommended the Council agrees to amend Policy ED7: Business, Tourism and

		recommendations of the National Council of Rural Advisors. (https://www.gov.scot/publications/new-blueprint-scotlands-rural-economy-recommendations-scottish-ministers/). To achieve realistic growth in the rural economy may require a more sympathetic planning regime which can accommodate the digital and infrastructure needs and allow development including housing to happen, which is presently restricted by planning policy. (242)	need for more farm diversification proposals and likely significant pressures for forestry planting. Consequently, within the decision making process Policy ED7 of the LDP gives more weight to any economic development benefits for new business, leisure and tourism developments in the countryside. Policy ED7 can support rural developments on unallocated sites.	Leisure Development in the Countryside whereby more weight is given to the consideration of the economic benefits of any relevant planning application.
Growing our economy: Question 5	General – Galashiels / Hawick	An improved road and rail network within the Central Borders would help attract businesses to the parts of the region in need (e.g. Galashiels, Hawick). (261)	Comments noted. There is a focus on maximising economic development opportunities along the railway corridor. This is set out in the Borders Railway 'Maximising the Impact: A Blueprint for the Future' (November 2014). All potential development site options give consideration to accessibility.	No action required.
Growing our economy: Question 5	General	Where planning is granted for a change of use from a business class to residential there should be a requirement for further business land to be allocated for potential development otherwise more and more work will move out of the Borders. (277)	The Council must make a judgement as to whether or not the loss of business/industrial land is acceptable at that location. The Council carries out an annual Employment Land Audit to monitor business land need and allocates land in the LDP accordingly. It would be unreasonable to expect a developer to provide business/industrial land elsewhere given likely ownership constraints.	No action required.
Growing our economy: Question 5	General	The contributor believes the Council should consult with potential users. (280)	The Council's Economic Development section is engaged in the process of identifying sites and considering policies. Economic Development are engaged with	No action required.

			potential users of business/industrial sites on a regular basis.	
Growing our economy: Question 5	General	The contributor recommends that the Use Class restriction is reduced. (283)	Comment noted. The Proposed Plan proposes amendments to Policy ED1: Protection of Business and Industrial Land whereby a more flexible approach is adopted in order to allow a range of uses within allocated sites, where these uses compliment the business/industrial site.	It is recommended the Council agrees to amend Policy ED1: Protection of Business and Industrial Land whereby a more flexible approach is adopted.
Growing our economy: Question 5	General	The contributor advises that the process should be as simple and straightforward as possible. (288)	Comments noted.	No action required.
Growing our economy: Question 5	General	The contributor believes that the Strategic Development Plan is the correct vehicle, over time. (290)	Comments noted.	No action required.
Growing our economy: Question 5	General	The contributor believes that allowing redundant industrial sites for housing should be stopped. (292)	Comments noted. Any proposals for housing on business and industrial would be assessed against Policy ED1: Protection of Business and Industrial Land which requires a number of criterion to be met.	No action required.
Growing our economy: Question 5	General	With the proliferation of online business delivering goods and services, high quality and cost effective warehousing would seem a logical asset to acquire. Communications across the Borders are good with access to airports, road and rail links. Warehousing is required and land is at a premium further south. (295)	Comments noted. Policy ED1: Protection of Business and Industrial Land seeks to ensure that adequate supplies of business and industrial land are retained for business and industrial use. There are a number of business and industrial sites allocated within the Plan which permit Use Classes 4, 5 and 6 (storage and distribution).	No action required.
Growing our economy:	General	Local knowledge and local business directories should be utilised more effectively alongside more	Comments noted. The Economic Development team of the Council	No action required.

Question 5		consultation with the populations. (297)	monitor interest from local businesses. Appendix 4 of the Proposed Plan details the publicity and consultation undertaken.	
Growing our economy: Question 5	General – Selkirk	The Selkirk and District Community Council state that with regard to Selkirk, the establishment of an A7 by-pass route to the south east of the town would define an area for future town expansion and would allow both residential and employment opportunities. This would benefit both the town and Central Borders and help provide a wider environmental choice for growth and improved communication/access. (305)	Comments noted. The line of the proposed Selkirk bypass is protected by Policy IS4 – Transport Development and Infrastructure. This would provide the opportunity to further improve the town centre environment, enhance road linkages within the Central Borders and speed up journey times from Hawick northwards. Whilst the bypass is safeguarded, there is currently no Scottish Government commitment and further studies would be required to identify the exact line and establish community and environmental impacts. If the bypass is built in the future, there are areas adjacent to it which could be identified for potential longer term development. This is highlighted within the settlement profile for Selkirk within Volume 2 of the Proposed Plan.	No action required.
Growing our economy: Question 5	General	Infrastructure is paramount to encourage business development. Fast broadband for rural areas, good roads connecting to Edinburgh, Newcastle and Carlisle combined with a skilled workforce, reasonable rents and rates will encourage start-up companies and encourage inward investment. (315)	Comments noted and agreed.	No action required.
Growing our economy: Question 5	General	Planning Officers must ensure that when sites are allocated in the LDP2 that they are given their proper designation to preserve and enhance land	Comments noted and agreed.	No action required.

		that is currently occupied and available for employment use. (318)		
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QUESTION 6

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Main Issue	Sub Issue	Summary of Main Issues Raised	Proposed Response to Main Issues Raised	Recommendation
Duns	MDUNS005, South of Earlsmeadow, Phase 1	<p>SEPA state that 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. It is therefore recommended that a site requirement is attached requiring a feasibility study including a flood risk assessment to be undertaken prior to development to assess the potential for channel restoration.</p> <p>SEPA require an FRA which assesses the risk from the potentially culverted small watercourse which is identified as being located along the northern boundary. Recent studies have not identified the exact location of the culvert. 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. We also understand that land-raising done as part of the high school development may alter flooding and flow-paths. 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.</p> <p>SEPA advise that there is a potential surface</p>	<p>Comments noted.</p> <p>The site was included within the MIR as an alternative option for mixed use development. However, the site has ultimately not been included within the Proposed LDP.</p> <p>It is noted that SEPA have requested that a feasibility study including a FRA is undertaken prior to development to assess the potential for channel restoration and the risk from the small watercourse. Although (MDUNS005) will not be taken forward, it forms part of the longer term site (SDUNS001) within the current LDP. (SDUNS001) will be retained for longer term mixed use development. It is therefore recommended that the site requirement for (SDUNS001) is updated to reflect the most up to date advice from SEPA, in respect of the potential for channel restoration and risk from the small watercourse.</p> <p>The comments in respect of foul drainage are noted. It is noted that</p>	<p>It is recommended that the Council agree not to allocate the site MDUNS005 within the Proposed LDP.</p> <p>It is recommended that the Council agree to update the existing site requirement attached to SDUNS001, to read; <i>'A feasibility study, including a Flood Risk Assessment will be required to assess the potential for channel restoration and the risk from the small watercourse, including mitigation where necessary'</i> and include reference to foul water disposal and SEPA permissions</p>

		<p>water hazard.</p> <p>Foul water must connect to the existing Scottish Water foul network however for a development of this scale it is likely that the foul network and STW will require upgrading. Scottish Water should confirm this. Depending on the use of the proposed units there may be a requirement for permissions to be sought for certain activities from SEPA. (119)</p>	<p>SEPA state foul water must connect to the existing Scottish Water foul network. Therefore, it is recommended that reference is made to foul water disposal within the introductory text to Volume 2 of the Proposed LDP. It is considered that the above satisfactorily addresses the comments raised by SEPA.</p> <p>Comments are noted in respect of any permissions which may be sought from SEPA.</p>	<p>within the introductory text to Volume 2 of the Proposed LDP.</p>
Duns	MDUNS005, South of Earlsmeadow, Phase 1	<p>The contributor states that the site is far too big a suggested development. (197)</p>	<p>Comments noted. The site in question is a longer term site and would be developed in phases.</p>	<p>It is recommended that the Council agree not to allocate the site MDUNS005 within the Proposed LDP.</p>
Greenlaw	BGREE005, Land South of Edinburgh Road	<p>SEPA advise that there is a potential surface water hazard on this site.</p> <p>SEPA advise that due to the steepness of the adjacent hill slopes, they 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.</p> <p>SEPA advise that foul drainage from the site must be connected to the existing public foul sewer. Depending on the use of the proposed units, there may be a requirement for permissions to be</p>	<p>Comments noted.</p> <p>The site is currently allocated for mixed use development within the adopted LDP (MGREE001). The site (BGREE005) was included within the MIR as a preferred option for business & industrial development and has been included within the Proposed LDP.</p> <p>SEPA and Scottish Water were previously consulted at the 'Pre MIR' stage and their advice has been taken on board and</p>	<p>It is recommended that the Council agree to allocate the site BGREE005 within the Proposed LDP and include reference to foul water disposal and SEPA permissions within the introductory text to Volume 2 of the Proposed LDP.</p>

		sought for certain activities from SEPA. (119)	<p>incorporated within the following site requirements;</p> <ul style="list-style-type: none"> - <i>'Consideration must be given to surface water runoff and any flood risk'</i>; and - <i>'Early engagement with Scottish Water to ascertain whether a Drainage Impact Assessment and Water Impact Assessment are required, in respect of WWTW and WTW'</i>. <p>The comments in respect of foul drainage are noted. It is noted that SEPA state foul water must connect to the existing Scottish Water foul network. Therefore, it is recommended that reference is made to foul water disposal within the introductory text to Volume 2 of the Proposed LDP. It is considered that the above satisfactorily addresses the comments raised by SEPA.</p> <p>Comments are noted in respect of any permissions which may be sought from SEPA.</p>	
Greenlaw	BGREE005, Land South of Edinburgh Road	The contributor states that they are suspicious where no indication of site capacity given. (197)	Comments noted. The site (BGREE005) was included within the MIR as a preferred option for business & industrial development. There is no site capacity, given that there is no housing element proposed.	No action required.

<p>Westruther</p>	<p>BWESR001, Land South West of Mansefield House</p>	<p>SEPA state that 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. It is therefore recommended that a site requirement is attached requiring a feasibility study including a flood risk assessment to be undertaken prior to development to assess the potential for channel restoration.</p> <p>SEPA 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.</p> <p>There is a surface water hazard identified.</p> <p>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. Depending on the use of the proposed units there may be a requirement for permissions to be sought for certain activities from SEPA. (119)</p>	<p>Comments noted. The site was included within the MIR as a preferred option for business & industrial development and is included within the Proposed LDP.</p> <p>SEPA were previously consulted at the 'Pre MIR' stage and their advice was taken on board and incorporated within the site requirements. Within the MIR, the following site requirement was attached in respect of flood risk; <i>'Flood Risk Assessment required to assess the risk from the small watercourse which is adjacent to the site'</i>.</p> <p>It is noted that SEPA have requested that a feasibility study including a FRA is undertaken, prior to development to assess the potential for channel restoration. It is therefore recommended that the existing site requirement is updated to reflect their advice.</p> <p>In respect of foul water comments, SEPA and Scottish Water were previously consulted at the 'Pre MIR' stage and their advice was taken on board and incorporated within the site requirements. Within the MIR, the following site requirement was attached in respect of the WWTW and WTW, <i>'Early engagement with Scottish Water, in</i></p>	<p>It is recommended that the Council agree to include the site BWESR001 within the Proposed LDP and include reference to foul water disposal and SEPA permissions within the introductory text to Volume 2 of the Proposed LDP.</p> <p>It is recommended that the Council agree to update the proposed site requirement to read as follows; <i>'A feasibility study, including a Flood Risk Assessment will be required to assess the potential for channel restoration and the risk from the small watercourse which is adjacent to the site'</i>.</p>
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			<p><i>respect of the WWTW and WTW</i>. It is noted that SEPA state foul water must connect to the existing Scottish Water foul network. Therefore, it is recommended that reference is made to foul water disposal within the introductory text to Volume 2 of the Proposed LDP. It is considered that the above satisfactorily addresses the comments raised by SEPA.</p> <p>Comments are noted in respect of any permissions which may be sought from SEPA.</p>	
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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?

Main Issue	Sub Issue	Summary of Main Issues Raised	Proposed Response to Main Issues Raised	Recommendation
Growing our economy: Question 6	MINNE003 Land West of Innerleithen	<p>The contributor objects to the inclusion of MINNE003 as a preferred mixed use site. (17, 67, 119, 162, 183, 206, 213, 225, 275)</p> <p>The contributor states that part of the site has been previously rejected for inclusion in the current Local Plan on the grounds that the site was inappropriate for major development. (67)</p> <p>The contributor feels that development of the site will have a detrimental impact on existing neighbouring residential streets. (275)</p> <p>The contributor highlights the Health & Safety concern regarding traffic flows through a quiet residential cul-de-sac at Tweed View onto the very busy A72 main arterial road, or through a quiet residential sector made up primarily of elderly residents within an affordable homes allocated area, onto Traquair Road. (67)</p> <p>The contributor states that additional traffic to the site due to mixed use allocation may cause an increase in traffic, noise and pollution, to the detriment of the existing community. (17)</p> <p>The contributor highlights that existing access to A72 from Tweed View is currently dangerous and sub-standard. An increase in traffic using this junction will make it even more. (67, 225, 275)</p>	<p>This response relates to all representation objections to site MINNE003.</p> <p>The Local Development Plan process is a constant process in that the Council is required to ensure a continual 5 year housing land supply and an up to date plan. Sites previously assessed as part of previous plans can come forward again as part of this process. Whilst development at this location has been discounted in the past, there was potential for the Health Centre to expand, which would have been supported by the Council. The inclusion of this site allows for the expansion of the health centre to take place.</p> <p>It should be noted that the Council are required to allocate sufficient land within the Central, Eastern and Western Strategic Development Areas. Scottish Planning Policy requires Local Development Plans to allocate a range of sites which are effective or expected to become effective in</p>	<p>It is recommended that the Council agree to allocate this site within the Proposed Local Development Plan.</p> <p>It is further recommended that the following site requirements are also added to the Plan in relation to site MINNE003:</p> <ul style="list-style-type: none"> • A Planning Brief in the form of Supplementary Planning Guidance to be produced for this site • A new vehicular access off the A72 Peebles Road will be required with connection to Angle Park • Pedestrian and

		<p>The contributor states that the existing narrow access cannot be made wider. (17)</p> <p>The contributor is concerned about the impact the allocation would have on the Health Centre. (17)</p> <p>The contributor raises concerns over the capacity of the existing Innerleithen health care centre and its ability to accommodate further patients as a result of this site allocation. (67, 225, 275)</p> <p>The contributor states that development of this site would have a detrimental impact on the views from the Health Centre. (67, 183)</p> <p>The contributor raises concerns about the impact development of the site may have on St Ronan's Primary School. (17, 225, 275)</p> <p>The contributor feels the proposal will breach the Scottish Government's "Designing Streets" guidelines as it would be mixing industrial and housing developments together. The contributor highlights how "Designing Streets" talks about the need for connectivity and safer layouts with an emphasis on visual quality. (67)</p> <p>The contributor strongly opposes the designation of mixed use without there being a change to the powers of the planning authority to force the inclusion of business developments. Housing developers are in practice not interested in this use of land and seem to go to a lot of trouble to work round the requirements. The contributor suggests the proposed site could be a very attractive site for just housing due to its south</p>	<p>the plan period to meet the housing land requirement of the strategic development plan up to year 10 from the expected year of adoption. They should provide for a minimum of 5 years effective land supply at all times. Failure to meet this requirement would result in a failure to provide a plan-led system. In the consideration of any site for inclusion in the Local Development Plan, a full site assessment is carried out and the views various internal and external consultees (such as Roads Planning, Education, Economic Development, Landscape, Scottish Water, SEPA, and NHS) are incorporated into that assessment. In doing this a rigorous site assessment process is used to identify the best sites possible.</p> <p>Part of this site has been previously considered during the Local Plan Amendment process for housing – AINNE001. However it was not allocated due the fact that Innerleithen at that time had a number of housing sites allocated within the Plan which had not seen development commence, and other more suitable sites were identified in the Plan.</p> <p>In response to concern over time lapse of existing allocations not being developed, this site has been</p>	<p>cycle connectivity with Tweed View, Health Centre and the Multi Use Path will be required</p> <ul style="list-style-type: none"> • This is a mixed use site which will incorporate a mixture of uses including housing and employment. This will be established in more detail with a Planning Brief. A minimum of 1ha of high amenity business land to be provided in line with Policy ED1: Protection of Business and Industrial Land which may include Class 6 (Storage or distribution) uses
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	<p>facing outlook and doubts it is appropriate for business. However there is a need for business sites in Innerleithen. (206)</p> <p>The contributor states they are not against sensible, sustainable and organic development based on proven need, however there is no evidence that there is need for new industry, housing and jobs in the Innerleithen area. (67)</p> <p>The contributor states there is no identified need for new housing in Innerleithen. (183, 225)</p> <p>The contributor suggests there are many gap sites in the area that should be filled before major development is undertaken. (275)</p> <p>The contributor states the proposed site is effectively the last bit of green space in the town that is on the level and easily accessible to all for walking. (17)</p> <p>The contributor fears the proposal will result in the loss of valued greenspace used by community for events throughout the year. (17, 67, 162)</p> <p>The contributor notes that rather than developing the entire field, any development should be kept small and in line, west of Tweed View and not in front of it. (67)</p> <p>The contributor states that the proposal will adversely affect the environment by increasing the number of boilers and volume of exhaust fumes from the additional vehicles the development will bring, which contradicts environmental policy for sustainability and traffic policy for efficient road</p>	<p>allocated as mixed use with the opportunity for much needed business land to come forward.</p> <p>Any issues raised relating to loss of privacy and protection of residential amenity and noise will be dealt with at planning application stage, with reference to policy HD3.</p> <p>In relation to comments regarding roads and access the Roads Planning section have been consulted and have stated that they can support this site: <i>"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</i></p>	
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	<p>use. We need to encourage less travel for commutes not encourage more. (67)</p> <p>The contributor raises concerns as to whether the sewage system has capacity to cope with increased population. (225)</p> <p>The contributor states Innerleithen doesn't have a sewage works and so all this new effluent will have to be transported. Any upgrade to the system will cause major disruption to existing infrastructure. (67)</p> <p>The contributor notes the proposed site has been subject to flooding in previous years. (67, 225)</p> <p>The contributor states that there may be flooding issues within the site. Surface water runoff from the nearby hills may be an issue and may require mitigation measures during design stage. (119)</p> <p>The contributor notes that if the water table from the River Tweed were to rise further in the future it could impact any potential development on the site. Large-scale development on the narrow stretch of water could result in effluent or other chemical waste accidentally entering the river ecosystem. (67)</p> <p>The contributor highlights that site encompasses an historic Roman site which is of great significance to the area. (162, 183)</p> <p>The contributor states that the site is adjacent to the Tweed Valley Railway Path, a huge local asset with its scenic views and attraction to path users. Wider scenic views to the hills beyond will</p>	<p><i>Transport Statement, will be a prerequisite for development on this site to address matters of accessibility and sustainable transport."</i></p> <p>The Council have consulted with the NHS throughout the Local Development Plan process and will continue to do so. This then allows for them to plan according to their needs and demands. NHS Borders have stated that they will continue to engage with SBC colleagues to provide primary care and public health input to the wider planning process including the creation of the next Scottish Borders Council Local Development Plan early in its preparation cycle as part of a Health in All Policies approach.</p> <p>It should be noted that additional discussion has been carried out with the Education Officer who has stated that there is sufficient school capacity available to accommodate the new proposals contained within Proposed Local Development Plan.</p> <p>Comments relating to developers preferring to develop the site for housing, it should be noted that the MIR set out a number of site requirements that would be required to be met should that site come forward for development, these</p>	
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		<p>lost forever should this site be developed when approaching Innerleithen from the west. (183)</p> <p>The contributor states that development on this site would be dominant in views towards the surrounding hills from the A72 both on arrival to and departure from Innerleithen. To minimise impacts on the attractive landscape setting of the village and the wider appreciation of the Tweed Valley Special Landscape Area, the contributor suggests part-allocation with the site boundary aligned to Tweed View to help reduce impacts by avoiding the introduction of development as a dominant element in open views. Key to reducing landscape impacts will be a high quality designed edge to any potential development, perhaps including tight co-ordination of building frontage, the consideration of views, avenue planting and a multi-user path set back from the road edge. Any proposed allocation of this site should secure links through the proposed site to connect with the Innerleithen-Peebles path. (213)</p>	<p>included a requirement for a Masterplan.</p> <p>It should be noted that the site is currently in agricultural use for grazing. It is not considered that the site will impact negatively on the green network around Innerleithen. The site can offer the potential for greater access to the adjacent multi-use path. There are two formally allocated greenspaces within Innerleithen, of which this site is not one of those safeguarded.</p> <p>In respect to comments regarding the use of the site for community events, it should be noted that the landowner is supportive of seeing development take place on the site. In addition, it is considered feasible that there may be the potential for such community events to take place elsewhere within the settlement.</p> <p>The Council has a statutory duty to identify sites within the Local Development Plan to satisfy housing need and demand. As noted above, all proposed sites are subject to extensive consultation from a range of bodies and consideration must always be given to a range of policies including environmental and roads planning matters. The Local Development Plan does strike the</p>	
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			<p>challenging balance between satisfying housing land requirements, identifying sites and giving consideration and protection to the environment. In addition to Planning, it should be noted that all built development is required to meet the Building Standards Regulations, the purpose of which is to ensure buildings are safe, efficient and sustainable.</p> <p>Whilst access to sewage facilities may currently be an issue, upgrades can overcome that issue.</p> <p>SEPA have been consulted and have not objected to the allocation of the site however a Flood Risk Assessment would be required to assist in the design and layout of the proposed development.</p> <p>It is noted that an archaeology evaluation and associated mitigation would be required should the site be developed. Comments concerning archaeological presence on the extreme south east corner of this site have been noted and the Archaeology Officer who has no objections stated: <i>“The south-east corner of the area contains the known site of a formerly Scheduled Roman camp. This should be avoided for preservation in situ. The remainder of the site may contain</i></p>	
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			<p><i>evidence for a Roman road. There is more generally archaeological potential given its topographic location. Evaluation will be required”.</i></p> <p>It is not considered that the entire site will be developed. The site requirements set out that landscape/structure planting will be required to assist in mitigating any visual impact of the site.</p> <p>It is noted that careful consideration will be required to achieve a scheme of structure planting that mitigates the visual impact of the development and assists in retaining existing views. This is an issue which would be dealt with at the planning application stage. It is noted that the Landscape Officer was consulted on this site, and had no objections, stated: <i>“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</i></p>	
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			<p><i>into Innerleithen from the west, while maintaining views southward across the Tweed valley”.</i></p> <p>In light of the consultation responses received during the Main Issues Report public consultation and following further consideration the matter, it is recommended that site MINNE003 Land West of Innerleithen is allocated for housing within the Proposed Local Development Plan.</p>	
<p>Growing our economy: Question 6</p>	<p>MINNE003 Land West of Innerleithen</p>	<p>The contributor supports the allocation of MINNE003 as a preferred mixed use option. (91, 118 (2 of 2), 133, 283)</p> <p>The contributor states Innerleithen is an increasingly popular place in which to live, mainly due to its countryside setting, combined with recreational opportunities and excellent public transport links to both Edinburgh and the central Borders. It is important that land allocations are made in sustainable and sought after locations. The location of the site would allow a natural extension to the Innerleithen development boundary. The contributor suggests the site is capable of achieving significantly in excess of 50 units, even allowing for low density housing at the settlement edge, open space and robust structure planting in order to minimise impact upon the Tweed Valley SLA. (91)</p> <p>The contributor feels the site is more than capable of accommodating up to 125 dwellings as well as an extension to the Health Centre and some provision for business units. Scottish Water’s</p>	<p>Support and comments noted.</p> <p>In light of the consultation responses received during the Main Issues Report public consultation and following further consideration the matter, it is recommended that site MINNE003 Land West of Innerleithen is allocated for housing within the Proposed Local Development Plan.</p>	<p>It is recommended that the Council agree to allocate this site within the Proposed Local Development Plan.</p> <p>It is further recommended that the following site requirements are also added to the Plan in relation to site MINNE003:</p> <ul style="list-style-type: none"> • A Planning Brief in the form of Supplementary Planning Guidance to be produced for this site • A new vehicular access off the

		<p>Walkerburn waste water treatment works are understood to have sufficient capacity as have the water treatment works. Allocation of the site will make a positive contribution towards meeting the housing land requirement within the next Local Development Plan for Tweeddale. There is evidence of developer and consumer demand within Innerleithen. The site is in a highly accessible and sustainable location and it is capable of being delivered within the 5 year Local Development Plan lifespan. Mitigation of landscape impact and containment can be achieved through the Masterplan process. The site represents a natural extension to the development boundary and is one which will be contained between the A72, the railway cycle route and existing development to the west of Traquair Road. (118 (2 of 2))</p>		<p>A72 Peebles Road will be required with connection to Angle Park</p> <ul style="list-style-type: none"> • Pedestrian and cycle connectivity with Tweed View, Health Centre and the Multi Use Path will be required • This is a mixed use site which will incorporate a mixture of uses including housing and employment. This will be established in more detail with a Planning Brief. A minimum of 1ha of high amenity business land to be provided in line with Policy ED1: Protection of Business and Industrial Land which may include Class 6 (Storage or distribution)
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Growing our economy: Question 6	Potential new sites, Innerleithen	The respondent has submitted three potential sites for development within the Innerleithen area. These are sites at Tweedbank Farm, Caddonbank Pool and Howford Crossing and Old Airstrip. (67)	The Council is not aware that the respondent has discussed these sites with the landowners. The Council has asked the respondent to submit more detailed plans showing the site boundaries in order that these sites can be properly consulted upon. However this information has not been forthcoming and consequently these sites cannot be considered for inclusion within the Proposed Plan at this point in time.	No further action.

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?

Main Issue	Sub Issue	Summary of Main Issues Raised	Proposed Response to Main Issues Raised	Recommendation
Growing our economy: Question 6	General / Galashiels	The contributor contends that SBC should be proactive in developing the site in its possession in Galashiels instead of trying to market it for maximum profit. Set an example of creative urban development rather than leave it to developers to come forward with proposals which have already done much to spoil the centre of Galashiels. (23)	Comments noted. The marketing of any site is not a material planning consideration. It is assumed that these comments relate to Huddersfield Street/Hill Street (also known as Burgh Yard) site in Galashiels which is allocated for redevelopment and is currently being marketed by the Council (zCR2). A Planning Brief has been produced for the site to guide developers as it is located on one of the key approaches into Galashiels and its strategic prominence necessitates a high quality design incorporating sustainable development principles that achieve an appropriate form of buildings and spaces as well as an appropriate quality of design commensurate with its strategic town centre location.	No action required.
Growing our economy: Question 6	Agree	The contributor agrees although it is unclear which option he agrees with. (25)	Comments noted.	No action required.
Growing our economy: Question 6	Disagree	The contributor disagrees although it is unclear which option he/she disagrees with. Highlights that farming is important in this area. (27)	Comments noted.	No action required.
Growing our economy:	General	The contributor considers that mixed land use may be best. (151)	Comments noted. The Council does in some instances allocate	No action required.

Question 6			sites for mixed use development where considered appropriate.	
Growing our economy: Question 6	General	The contributor welcomes any effort to bring sustainable business, and therefore employment, to rural areas, provided it does not unduly damage the environment and natural heritage. (152)	Comments noted. Proposals for business development within rural areas are assessed against Policy ED7: Business, Tourism and Leisure Development in the Countryside which respect the amenity and character of the surrounding area and complies with the requirements of Policy PMD2: Quality Standards which requires that all development is expected to be of high quality in accordance with sustainability principles, designed to fit with Scottish Borders townscapes and to integrate with its landscape surroundings.	No action required.
Growing our economy: Question 6	General	The contributor believes business and housing should be separate. (168)	Comments noted. In some instances, a mixed use development is appropriate to an area depending upon the type of uses that already exist. In cases where businesses and residential properties within close proximity to each other, care is required to ensure a conflict of uses does not arise.	No action required.
Growing our economy: Question 6	Agree with preferred option	The contributor agrees with the preferred options for the provision of additional business and industrial land/mixed use land in the LDP2. (171, 263, 274, 312)	Support for preferred options noted.	No action required.
Growing our economy: Question 6	General	The Woodland Trust Scotland's (WTS) main concern is the impact on ancient woodland and ancient and veteran trees. The Trust cannot agree with many of the instances where it is required that boundary features should be retained 'where	Comments noted. Any potential impact upon ancient woodland and ancient and veteran trees would be considered during the process of a formal planning application in	No action required.

		possible' because in some instances the Trust have identified ancient woodland, and also there could be ancient or veteran trees present around the site boundary; such features are irreplaceable and should be protected from adverse impacts of development. Scottish Planning Policy (SPP) states that ancient woodland and trees should be protected. The Trust suggest that the wording 'where possible' is replaced with 'where appropriate'. In instances where ancient woodland, and/or veteran or ancient trees have been identified these features must be retained and protected from adverse impacts of development. In all instances where additional planting is required, WTS would like to see planting with native tree species, appropriate to the site conditions, and sourced and grown in the UK. (199)	consultation with the Council's Landscape Architect. The Council notes the statements contained within this response. It is considered, however, that the wording of the existing policy is robust and appropriate and does not therefore consider that the proposed wording change is necessary.	
Growing our economy: Question 6	General	The contributor doesn't disagree massively and states that the job situation is dire in the Borders. (203)	Comments noted. As at August 2019, the unemployment rate in the Scottish Borders, as measured by the Claimant Count, remained at 2.6 %.	No action required.
Growing our economy: Question 6	General	The contributor strongly opposes the designation of mixed use land without there being a change to the powers of the Planning Authority to force the inclusion of business development. The track record in Tweeddale of SBC getting sensible and relevant business development on mixed use sites is poor. The housing developers are in practice not interested in this use of land and seem to go to a lot of trouble to work round the requirements. (206)	Comments noted. The Council is aware of the need for business land within the Tweeddale area moving forward and will be stringent in its requirements for an element of business land within any mixed use development, as appropriate.	No action required.
Growing our economy: Question 6	General	The contributor questions why all the preferred and alternative options for mixed use land actually have codicils stating 'site must accommodate an element of business land' as if the designated	Comments noted. The Council has stipulated this need within the site requirements for a number of the proposed mixed use sites as the site	No action required.

		<p>areas are otherwise anticipating blanket residential development? This seems disingenuous. Mixed use designation sites that realistically will be almost entirely housing create heavy loads on schools, surgeries and road occupancy. What assessments of business/industrial land have been made to support the site designations? The contributor notes that unlike town centre occupation rates, there are no statistics for existing business/industrial land vacancy rates across the Borders. (209)</p>	<p>is considered to offer the opportunity to meet an established need for business land in that particular area and a mixture of uses, incorporating a business element, is considered to be appropriate.</p> <p>This stipulation is the result of detailed consultation with the Council's Economic Development Section who monitor the demand for business land within the Scottish Borders and have an understanding of where business land is required.</p> <p>Mixed use developments offer a number of benefits. They can help to produce more vibrant, adaptable and pleasant environments and achieve sustainable places that minimise travel and support local demand for goods/services in a walkable catchment.</p>	
<p>Growing our economy: Question 6</p>	<p>General</p>	<p>Scottish Natural Heritage (SNH) note that without changes to some allocation boundaries, selection of alternatives and the delivery of development frameworks and briefs, it may be difficult to achieve the place-making and natural heritage objectives set out in the MIR. In this regard SNH strongly recommend that the Proposed Plan should adopt a clear format to address these matters and to demonstrate how it will address the policy principles for the planning system as set out in Scottish Planning Policy. Given the brevity of the site requirements provided in the MIR, SNH suggest that one role for the Proposed Plan will be to clearly set out what will be required of</p>	<p>Comments noted. Due to resource implications it is not unfortunately possible for the Council to prepare a Development Brief for all sites allocated within the Local Development Plan. It is considered the site requirements identify the main issues/constraints to be addressed. These are not exhaustive and other matters would be addressed at the planning application stage.</p>	<p>No action required.</p>

		developers to ensure that their proposals secure and build on the assets of their locations. This could be achieved by including site development briefs for each of the allocations. SNH's comments on the preferred and alternative sites set out what these requirements may include in terms of natural heritage interests. (213)		
Growing our economy: Question 6	General	The contributor considers that mixed use land will prevent over-industrialisation. (222)	Comments noted. Mixed use developments offer a number of benefits. They can help to produce more vibrant, adaptable and pleasant environments and achieve sustainable places that minimise travel and support local demand for goods/services in a walkable catchment.	No action required.
Growing our economy: Question 6	General	The contributor requires clarification on what 'additional business and industrial land/mixed use land' means? (231)	'Additional business and industrial land/mixed use land' means land allocations over and above those allocated within the existing Local Development Plan 2016.	No action required.
Growing our economy: Question 6	General	If there is to be mixed use development, the contributor would like to see some real creativity and thought as to the visual environment for people - please engage some creative landscape architects to transform green spaces and lift spirits here and think about community engagement and what environments people want to live within. (243)	Comments noted. The importance of the quality of the environment is acknowledged by the Council. Any Planning Briefs for individual sites involve public engagement.	No action required.
Growing our economy: Question 6	General	The present plan would suburbanise the area. (247)	There is a statutory requirement for the Council to allocate land for development within the Local Development Plan. The sites brought forward as options have been assessed in detail to ensure they would not have a detrimental	No action required.

			impact upon the character of the area.	
Growing our economy: Question 6	General	The contributor is of the view that the provision of mixed use development reflects the poorest option of all with it being the least attractive and economically effective in all cases and should not be progressed. (252)	Comments noted. Elaboration of these views would have been useful. The sites being taken forward for mixed use development are considered to be appropriate in terms of the local context and need.	No action required.
Growing our economy: Question 6	General	The contributor is of the view that mixed use development is sensible. (258)	Comments noted. Mixed use developments offer a number of benefits. They can help to produce more vibrant, adaptable and pleasant environments and achieve sustainable places that minimise travel and support local demand for goods/services in a walkable catchment.	No action required.
Growing our economy: Question 6	General	The contributor notes that the transport infrastructure needs to be in place if businesses are to be encouraged to move into the area. (283)	Comments noted.	No action required.
Growing our economy: Question 6	General	The contributor does not agree with the provision of additional business / industrial land by a proportion of mixed use / housing development land being made available for commercial use. Use of existing brownfield sites and the extension of existing industrial land must be the priority. There are few scenarios when land previously highlighted for housing should be suitable for industrial development. A possible alternative would be to consider more residential development in town centres to support their redevelopment and then reclassify housing land as commercial but don't feel that housing and commercial on the same site is a valid option. (289)	The development of brownfield land and the extension of existing industrial land is encouraged as much as possible in line with national guidance. However, due to various constraints, this is not always possible. The Council identifies a number of redevelopment sites in town centres with a view to encouraging their reuse, for a variety of uses including commercial, residential and industrial. Regeneration is a reoccurring key theme through Scottish Planning Policy.	No action required.
Growing our	BHAWI003	SEPA advise that the site has a potential surface	Comments noted. The site	The site

economy: Question 6	(Gala Law II) Hawick	water hazard and water environment considerations. (119)	requirement should be amended in view of these comments.	requirement for the site which states 'Consideration is required to be given to surface water' should be replaced with 'Consideration is required to be given to surface water and water environment considerations'.
Growing our economy: Question 6	BHAWI003 (Gala Law II) Hawick	The Woodland Trust Scotland (WTS) welcome the requirement to protect and retain existing trees on site. Also the requirement to protect boundary features and mitigate for protected species such as bats, badgers and breeding birds. WTS suggest that surveys of trees and protected species should be required for this site. (199) .	Comments noted, any requisite surveys would be identified and undertaken at the planning application stage.	No action required.
Growing our economy: Question 6	BHAWI004 (Land to south of Burnhead) Hawick	SEPA advise that the site has a potential surface water hazard and water environment considerations. (119)	Comments noted. The site requirement should be amended in view of these comments to read: 'Surface water flooding issues and water environment considerations will require to be addressed'.	The site requirement for the site which states 'Surface water flooding issues would require to be addressed' should be replaced with 'Surface water flooding issues and water environment considerations will require to be addressed'.
Growing our economy: Question 6	BHAWI004 (Land to south of Burnhead)	The proposed site BHAW1004, is not a 'brownfield' site and its development would interfere with the B listed 'tower' of Burnhead.	Historic Environment Scotland has raised no comments in respect of any potential impact upon	It is recommended that the Council agree to allocate

	Hawick	<p>Burnhead House along with the adjoining 'Tower' have been in the Scott family since the 1400's and the current owner would like to ensure the historic setting of this locally important building is not lost. Developing the site at BHAWI004 would, in the contributor's opinion, adversely affect the setting of a Listed Building which is contrary to Policy EP7 of the current Local Development Plan relating to the protection of listed buildings. Additionally, Scottish Planning Policy (SPP) also notes "protecting, enhancing and promoting access to cultural heritage, including the historic environment" should be a guiding principle for policies and decisions. SPP also states that the planning system should: promote the care and protection of the designated and non-designated historic environment (including individual assets, related settings and the wider cultural landscape) and its contribution to sense of place, cultural identity, social well-being, economic growth, civic participation and lifelong learning. It goes on, with specific regard to listed buildings, to state "the layout, design, materials, scale, siting and use of any development which will affect a listed building or its setting should be appropriate to the character and appearance of the listed building". The contributor does not consider the allocation will fit all these requirements. Furthermore, the land in question is currently tenanted by a local farmer, removing this arable land would make economies of scale less possible (110 ha to 100ha = 10% area lost), which would in turn compromise their ability to care for the environment. At para 4.11, the Council's proposals rightly suggest more weight should be given to economic development benefits within planning policy within LDP2 for new businesses,</p>	<p>Burnhead. The Council's Heritage and Design Officer has noted that the site lies close to Burnhead Tower which is a category B listed tower house and advises that whilst the proposed development may have an impact on its setting, particularly if larger buildings are proposed, this can be addressed through mitigation.</p> <p>It is considered that appropriate structure planting along and within the north eastern boundary of the site would provide protection to the setting of Burnhead Tower. This is stipulated as a site requirement and would be further detailed through the process of a planning brief for the site.</p> <p>The site assessment concludes the following:</p> <p><i>'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</i></p>	this site within the Proposed Local Development Plan.
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		<p>leisure and tourism in the countryside. This should not be at the expense of existing small-scale agricultural businesses which have been the bedrock of the region's economy for generations. Drainage from development would compromise the adjacent natural environment, namely the 'Glen' which is identified as a 'herb rich pasture'. Industrial/business development at the town entrance would not be attractive and the buildings would spoil the current fabulous view from the A7 on the approach to Hawick, of Ruberslaw and beyond. Prime arable ground should not be used for development. (212)</p>	<p><i>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 any planning application:</i></p> <ul style="list-style-type: none"> • <i>A Planning Brief has been suggested by SNH.</i> • <i>Issues relating to surface water would require to be addressed.</i> • <i>Ecological impacts require to be considered with appropriate mitigation where appropriate.</i> • <i>Burnhead Tower, a category B listed building to the north of the site, must be safeguarded. Mitigation to safeguard the setting is required.</i> • <i>A Transport Statement is required.</i> • <i>Improved connectivity is required.</i> • <i>A Drainage Impact Assessment may be required.</i> • <i>Structure planting required along the boundaries of the site, particularly along and within the north eastern boundary.</i> <p>Although the quality of this land may be good for agricultural purposes, the site is not prime quality agricultural land. A Planning Brief</p>	
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			would be undertaken for the site which would consider the design and siting of buildings in order to minimise visual impact.	
Growing our economy: Question 6	BHAWI004 (Land to south of Burnhead) Hawick	<p>SNH consider this is a prominent site that could have significant landscape and visual impacts with the potential for large or badly sited industrial units to sit awkwardly in the foreground of views of Rubers Law and the Southern Uplands, particularly in views approaching Hawick from the north on the A7. Adverse effects on landscape character could be exacerbated by the rolling nature of the site's topography which may provide difficulties for the siting of large buildings. Careful consideration of height and location of buildings would be required in order not to exacerbate adverse landscape effects. If allocated, SNH recommend that a strategic approach to development layout and landscape mitigation would be required. This should include its relationship with the adjacent preferred allocation at AHAWI027 and existing allocations BHAWI001 and BHAWI002 and should include requirements for:</p> <ul style="list-style-type: none"> • Green infrastructure connections through the site, including links to housing at Burnfoot and the existing path network to the east of Burnhead Road. • Suitable densities of development on less sensitive parts of the site, avoiding the most elevated part to the east of Boorvaw Road. • Close attention should be paid to the existing settlement edge and to maintaining key views from the A707 and the B6359. (213) 	<p>Refer to response above.</p> <p>It is proposed that a planning brief will be produced relating to BHAWI001, BHAWI002 and BHAWI004. A separate planning brief would be prepared for AHAWI027 although it couldn't be ruled out this this would be produced alongside the aforesaid business and industrial sites. The planning briefs would consider in more detail layout, design, densities, landscape mitigation etc.</p> <p>The comments relating to green infrastructure connections are noted and agreed. It is recommended that a site requirement is added in this respect. The comments related to densities and views would be explored in closer detail through the process of the aforesaid planning briefs.</p>	<p>It is recommended that the Council agree to allocate this site within the Proposed Local Development Plan.</p> <p>It is recommended that a further site requirement is added, as follows: <i>'Green infrastructure connections through the site, including links to housing at Burnfoot and the existing path network to the east of Burnhead Road'</i>.</p>
Growing our economy: Question 6	MSELK002 (Heather Mill), MSELK003	Request that MSELK002, MSELK003 and MSELK004 are allocated as mixed use development opportunities with a specific	MSELK002 is allocated within the Local Development Plan 2016 as a mixed use site and it is intended that	It is recommended that the Council agrees to continue

	<p>(Land west of Heather Mill), MSELK004 (Land and buildings at Whinfield Mill) Selkirk</p>	<p>redevelopment opportunity with scope for redevelopment for a range of mixed uses, including residential development. None of the existing mill buildings are in active use and have been vacant and derelict for a number of years. (56)</p>	<p>this allocation will continue into LDP2. In respect of MSELK003 the allocation of this site for mixed use purposes is not regarded as acceptable for the reasons concluded during the site assessment process as follows:</p> <p><i>'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.'</i></p> <p>The site was re-submitted at the 'MIR Consultation' stage for further consideration. The agent submitted further information to support the allocation of this site for mixed use development and believes that any concerns regarding the compatibility of uses could be addressed through the preparation of a planning brief or</p>	<p>allocation MSELK002 into LDP2 and agree not to allocate sites MSELK003 and MSELK004 for mixed use purposes.</p>
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			<p>technical reports (noise, air quality etc) at the planning application stage. Furthermore, the agent notes that the issues raised by SEPA can be addressed through further discussion with the Council in relation to the outcome of the Selkirk Flood Protection Scheme and the results of the final 'as built' model in order to determine the suitability of the sites in the Riverside area for further residential development. However, it is not considered that the information provided changes the earlier conclusion for the assessment of this site.</p> <p>In respect of MSELK004 the allocation of this site for mixed use purposes is not regarded as acceptable for the reasons concluded during the site assessment process as follows:</p> <p><i>'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</i></p>	
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			<p><i>potential conflict in uses at this location. SEPA has also raised concerns relating to residential development behind a flood scheme.'</i></p> <p>The site was re-submitted at the 'MIR Consultation' stage for further consideration. The agent submitted further information to support the allocation of this site for mixed use development detailing that the site is not in any active business or industrial use and the prospect of securing such a use is very limited. The Agent argues that the site is located on the edge of the wider business area and is located adjacent to existing residential properties and that it also benefits from separate access points and has an outlook across the Ettrick Water. The agent believes that any concerns regarding the compatibility of uses could be addressed through the preparation of a planning brief or technical reports (noise, air quality etc) at the planning application stage. However, it is not considered that the information provided changes the earlier conclusion for the assessment of this site.</p>	
Growing our economy: Question 6	MSELK002 (Heather Mill) Selkirk	Welcome the retention and continued allocation of MSELK002 as a mixed use site within LDP2. (56)	Support noted.	No action required.
Growing our economy:	MSELK003 (Land west of	The site is currently allocated within the LDP 2016 for business and industrial use as part of	The allocation of this site for mixed use purposes is not regarded as	It is recommended that the Council

Question 6	Heather Mill) Selkirk	<p>BSELK003 (Riverside 8) in Selkirk. This site would be subject to Policy ED1 which contains a general presumption in favour of business and industrial uses, but also allows scope for mixed uses. The contributor considers that the site has the potential to be redeveloped for a range of mixed uses including residential, nursing home, tourism, office, retail, leisure and commercial uses. The redevelopment of this site for a range of higher value land uses would contribute to the objectives of sustainable economic growth and would allow the redevelopment of currently vacant and derelict land for a high quality, sustainable development in an accessible and sustainable location. The contributor would be agreeable to any requirement for a Planning Brief to be undertaken for the site. The recently completed Flood Protection Scheme has removed any flood risk at the site. The contributor therefore requests that the site is allocated within the LDP2 as a mixed use development opportunity. (56)</p>	<p>acceptable for the reasons concluded during the site assessment process as follows:</p> <p><i>‘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.’</i></p> <p>The site was re-submitted at the 'MIR Consultation' stage for further consideration. The agent submitted further information to support the allocation of this site for mixed use development and believes that any concerns regarding the compatibility of uses could be addressed through the preparation of a planning brief or technical reports (noise, air quality etc) at the planning application stage. Furthermore, the agent notes that the issues raised by</p>	<p>agrees not to allocate this site for mixed use purposes and that it remains a business and industrial site as per LDP 2016.</p>
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			SEPA can be addressed through further discussion with the Council in relation to the outcome of the Selkirk Flood Protection Scheme and the results of the final 'as built' model in order to determine the suitability of the sites in the Riverside area for further residential development. However, it is not considered that the information provided changes the earlier conclusion for the assessment of this site.	
Growing our economy: Question 6	MSELK004 (Land and buildings at Whinfield Mill) Selkirk	The site is currently allocated partly under BSELK001 (Riverside 7) and zEL11 (Riverside 2) in Selkirk. This site would be subject to Policy ED1 which contains a general presumption in favour of business and industrial uses, but also allows scope for mixed uses. The contributor considers that the site has the potential to be redeveloped for a range of mixed uses including residential, nursing home, tourism, office, retail, leisure and commercial uses. The redevelopment of this site for a range of higher value land uses would contribute to the objectives of sustainable economic growth and would allow the redevelopment of currently vacant and derelict land for a high quality, sustainable development in an accessible and sustainable location. The recently completed Flood Protection Scheme has removed any flood risk at the site. The contributor would be agreeable to any requirement for a Planning Brief to be undertaken for the site. The contributor therefore requests that the site is allocated within the LDP2 as a mixed use development opportunity. (56)	The allocation of this site for mixed use purposes is not regarded as acceptable for the reasons concluded during the site assessment process as follows: <i>'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. SEPA has also raised concerns relating to residential development behind a flood scheme.'</i>	It is recommended that the Council agrees not to allocate this site for mixed use purposes and that it remains a business and industrial site as per LDP 2016.

			<p>The site was re-submitted at the 'MIR Consultation' stage for further consideration. The agent submitted further information to support the allocation of this site for mixed use development detailing that the site is not in any active business or industrial use and the prospect of securing such a use is very limited. The Agent argues that the site is located on the edge of the wider business area and is located adjacent to existing residential properties and that it also benefits from separate access points and has an outlook across the Etrick Water. The agent believes that any concerns regarding the compatibility of uses could be addressed through the preparation of a planning brief or technical reports (noise, air quality etc) at the planning application stage. However, it is not considered that the information provided changes the earlier conclusion for the assessment of this site.</p>	
<p>Growing our economy: Question 6</p>	<p>Disagree with preferred and alternative options</p>	<p>The contributor does not agree with the preferred or alternative options and suggests no alternative options. (95)</p>	<p>Comments noted.</p>	<p>No action required.</p>
<p>Growing our economy: Question 6</p>	<p>MGALA007 (Easter Langlee III) Galashiels</p>	<p>The contributor considers that this site should be carried forward to be allocated for housing and renewable energy purposes (mixed use). There is little to no renewable energy allocations within the LDP2 and thus one requires to be more proactive in meeting renewable energy national, strategic and local planning policy guidance. It should be</p>	<p>The site (MGALA007) was submitted as part of the 'MIR consultation' process. Following a full site assessment, it was concluded that the site should not be allocated for the following reasons:</p>	<p>It is recommended that the Council agree not to allocate this site within the Proposed Local Development Plan.</p>

		<p>noted that the site plan submitted differs from that submitted at the Call for Sites stage in that the lower third of the site is now proposed for housing, rather than a renewable energy site as originally proposed. This proposal will therefore be assessed as a mixed use proposal under a new site code as the boundaries and uses proposed are different. (134)</p>	<p>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.</p> <p>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.</p> <p>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.</p>	
Growing our	BGALA006	SEPA advise that this site is located immediately	Comments noted.	It is recommended

<p>economy: Question 6</p>	<p>(Land at Winston Road I) Galashiels</p>	<p>adjacent to the Gala STW (CAR and WML licence). Odour is likely to be problematic from the STW. This would be dealt with by SBC Environmental Health and not SEPA. 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. Care should be taken not to damage the river banking as part of any development. SEPA require a Flood Risk Assessment (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. SEPA advise that the site has a potential surface water hazard and water environment considerations. (119)</p>	<p>The site was included within the MIR as a preferred option for business and industrial development. SEPA were previously consulted at the 'Pre-MIR' stage and their advice was taken on board and incorporated within the site requirements. The following site requirement was attached in respect of odour: 'Odour from the nearby Sewage Treatment Works to be mitigated'. In view of these comments, it is considered that the site requirement should now read: 'Odour from the nearby Sewage Treatment Works to be mitigated <u>in discussion with the Council's Environmental Health Officer</u>'. SEPA's comments in respect of the need for care to be taken not to damage the river banking as part of any development should be added as an additional site requirement. The need for a Flood Risk Assessment is included as a site requirement. SEPA's comments in respect of bridge and culvert structures within and adjacent to the site should be added as an additional site requirement.</p>	<p>that the Council agrees to update the site requirement attached to (BGALA006) to read as follows: 'Odour from the nearby Sewage Treatment Works to be mitigated <u>in discussion with the Council's Environmental Health Officer</u>'. It is recommended that the Council agrees to add a further site requirement stating the following 'Care should be taken not to damage the river banking as part of any development' as well as 'Consideration must be given to bridge and culvert structures within and adjacent to the site'. No further action is required.</p>
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			SEPA's comments in respect of surface water and water environment considerations are suitably dealt with within the site requirements detailed at the MIR stage.	
Growing our economy: Question 6	General – Galashiels / Hawick / Walkerburn	Borders towns such as Galashiels, Hawick and Walkerburn would benefit from increased business areas to bring greater life and vitality to them and to help stem the loss of residents and to reinvigorate these areas. (149)	Comments noted. Consultation with the Economic Development Section of the Council influences the level of employment land allocated and its location within the Local Development Plan. There has been an identified need in the Central Borders which has resulted in the proposed allocation of sites in Galashiels and Hawick. There has been no identified need within Walkerburn although there is an established need in other areas of Tweeddale.	No action required.
Growing our economy: Question 6	BGALA006 (Land at Winston Road I) Galashiels	The contributor notes that this would appear to be a sensible use for the site. (197)	Support noted.	No action required.
Growing our economy: Question 6	BGALA006 (Land at Winston Road I) Galashiels	The Woodland Trust Scotland welcome the provision that potential impact on River Tweed Special Area of Conservation must be mitigated but recommend that the Council works in partnership/consults directly with the Tweed Forum to devise the best mitigation solutions. (199)	The Council would consult with the Scottish Environment Protection Agency (SEPA) as well as the River Tweed Commission and The Tweed Foundation where applicable. The River Tweed Commission is the organisation responsible for maintaining and protecting the population of native fish species. The Tweed Foundation promotes environmental protection and improvement by conserving and	No action required.

			enhancing all species of freshwater fish and their environments in the Tweed District.	
Growing our economy: Question 6	BGALA006 (Land at Winston Road I) Galashiels	SNH acknowledge that 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 as part of the HRA of the plan. 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 additional to requirements that are identified through the HRA. Further advice on habitats and species survey is available on SNH’s website. (213)	Comments noted. In respect of biodiversity risk, the site requirement within the MIR stated the following: ‘Assessment of ecology impacts and provision of mitigation, as appropriate. This is considered to be appropriate.	No action required.
Growing our economy: Question 6	General - Selkirk	The Selkirk and District Community Council suggests there is still a need to plan for future strategic needs and encourage a vision of future growth for Selkirk. For example, approval of a defined line for a by-pass would provide a new coherent town boundary to the east and allow appropriate zoning and development for the future. (305)	The Council supports the aspirations for a bypass around Selkirk on the A7, this is confirmed within Policy IS4: Transport Development and Infrastructure. This has not yet, however, been supported by the Scottish Government by means of funding. The Council considers it would be inappropriate to allocate sites for development to the east of the settlement which may in the future impinge upon and undermine any future options for a bypass at this location.	No action required.
Growing our economy: Question 6	General	Contributor 73 questions the need for additional employment land given that unemployment is already low and the working age population is	The allocation of land for business and industrial development is established through detailed liaison	No action required.

		<p>forecast to decline. Section 4.2 specifies “The proposed SESPlan seeks to ensure LDPs identify, safeguard and deliver a sufficient supply of employment land taking account of market demands and existing infrastructure.” Whilst the MIR puts forward proposals for the allocation of employment land, there is no assessment given of market demands and existing infrastructure. These need to be provided for review and comment prior to any commitment in LDP2 to earmark further employment land. (73)</p>	<p>with the Council’s Economic Development Section and is based upon demand assessment established through enquiries for business development. Furthermore, the Council undertakes an Employment Land Audit annually to monitor the take up and availability of business and industrial land across the Borders.</p>	
<p>Growing our economy: Question 6</p>	<p>General – Tweedbank/ Lowood</p>	<p>Section 4.3 of the MIR makes reference to the Blueprint for the Border Railway and acknowledges that a Masterplan has been prepared for Tweedbank including the Lowood Estate site (the focus of the contributor’s interest as part of the wider “Tweedbank Site”) to the north of Tweedbank Railway Station. It states “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”. There is then reference to the initial ideas that have been prepared through the Masterplan and that they will be “developed further and involve extensive public consultation”. The reference to the Tweedbank site with regard to “excellent development opportunities” and being in an area “with a proven housing market demand” is misleading. A Report submitted to the Council by Jones Lang LaSalle Ltd (JLL) in response to the Tweedbank Masterplan highlights the housing market value and demand constraints that are present. Moreover, to some extent, the Ryden report seems to indicate that the housing market at this location faces extremely challenging issues which</p>	<p>This site was formally allocated for mixed use development through the process of the Housing Supplementary Guidance as part of the Local Development Plan 2016. The principle of mixed use development at this location has therefore been established and is not now in question. The Council is in the process of preparing Supplementary Planning Guidance for the site, which will go through a process of public consultation. This is the avenue for commenting further on the development of this site. However, it must be accepted that the principle of development cannot now be questioned.</p>	<p>No action required.</p>

		are likely to be a serious barrier to future development especially when considered against the expected development costs and relatively low values driven by housing development at this location. The aforesaid JLL Report provides details which should be referred to with regard to the various constraints (in addition to the housing market issues) and two notable ones will be the need to be addressed adequately relate to protected habitats and the challenges with regard to the presence of functional flood plain. In addition, a fundamental point is the scale of development and its potential impact on the environment and how this is likely to be influenced by commercial viability matters. (92)		
Growing our economy: Question 6	General	The contributor states that market led developers prefer certainty and is not convinced that mixed use allocations deliver what is stated on the tin. (236)	Comments noted.	No action required.

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?

Main Issue	Sub Issue	Summary of Main Issues Raised	Proposed Response to Main Issues Raised	Recommendation
Growing our economy: Question 6	Tweeddale Business and Industrial Land	There is a need to allocate business and industrial land in the Eddleston and Walkerburn areas too. Eddleston is close to Edinburgh but good connection to Peebles and is on the bus route. (155)	Comments noted. The council has identified that there is a shortage of business and industrial land in the Northern HMA. The SESplan requires strategic growth in the Scottish Borders to be directed to three Strategic Development Areas (SDA) in Berwickshire, central Borders, and western Borders. The western SDA covers Walkerburn but does not include Eddleston. As part of the Development Options Study carried out by LUC, areas were identified by the consultants in Eddleston that would be suitable for housing but no sites were identified for business and industrial land. Eddleston is constrained in places west of the A703 due to the Eddleston Water flood plain. Walkerburn does have a regeneration site allocated in the Local Development plan site zR200 which may be able to accommodate some business and industrial land. There is challenges to finding more land in Walkerburn mainly due to its topography to the North of the A72 there is steep topology and to the South of the A72 its constrained by	No further action required.

			<p>the road and the River Tweed and its flood plain.</p> <p>However, in light of the consultation responses received during the Main Issues Report public consultation and following further investigation it is recommended that a site for employment – site BESH1001 Land at Eshiels, is taken forward into the Proposed Local Development Plan. This is likely to involve the Council undertaking a compulsory purchase order as is often common practice for such allocations, and it would be envisaged that SOSEP (South of Scotland Economic Partnership) funding would be available to assist in the delivery of the site. Clearly in order for the site to be satisfactorily developed substantial perimeter planting will be required to be carried out at an early stage.</p>	
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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?

Main Issue	Sub Issue	Summary of Main Issues Raised	Proposed Response to Main Issues Raised	Recommendation
Eshiels	MESH1001, Land at Eshiels I & MESH1002, Land at Eshiels II	The contributor makes reference to a separate representation made (91) which covers their objection concerns to the sites MESH1001 and MESH1002. All the points raised in submission (91) are covered below. (112)	Comments noted.	No further action required at this time.
Eshiels	MESH1001, Land at Eshiels I & MESH1002, Land at Eshiels II	<p>The contributor has submitted a separate representation on behalf of many members of the Eshiels Community who object to the preferred allocations (MESH1001 and MESH1002). These concerns are already included within this table, within the issues outlined below. These concerns include, lack of sewage, infrastructure, roads infrastructure and archaeological constraints.</p> <p>They raise landscape impact concerns, given the location in the Tweed Valley Special Landscape Area. Furthermore, landowner/developer willingness to progress with development within those significant sites does not appear to have begun meaningfully. The reliance on such a large allocation at Eshiels to deliver housing within the LDP timeframe when minimal investigation into deliverability and viability has been carried out would seem a risky strategy.</p> <p>The importance of landowner and developer willingness to engage in taking sites forward for</p>	See responses below relating to sites MESH1001 and MESH1002.	No further action required at this time.

		development is being acknowledged with allocations for 95 units in the current LDP being proposed for removal by the Council. The designation of large sites as 'preferred', when landowner/developer willingness is unknown may be regarded as premature. (317)		
Eshiels	MESHI001, Land at Eshiels I	The contributor confirms part ownership of (MESHI001) and supports the inclusion within the MIR. (21)	<p>Comments and support noted.</p> <p>However, in light of the consultation responses received during the Main Issues Report public consultation, including responses from some landowners stating that they are unwilling to release their land for development; as well as following further investigation on the site in relation to the need to upgrade the existing Eshiels road, of which it has now been established that upgrading of the road is not possible due to the Historic Environment Scotland's restrictions of the Scheduled Monument on site MESHI001, it is now not intended to allocate the site within the Proposed Local Development Plan (LDP).</p> <p>Nevertheless, taking into account the immediate need to identify land for employment use, it is recommended that a reduced site at this location for employment only – site BESH1001 Land at Eshiels, is taken forward into the Proposed Local Development Plan. This is likely to involve the Council undertaking a compulsory purchase</p>	It is recommended that the Council agree not to allocate site MESHI001 within the Proposed Local Development Plan, but instead allocate a much reduced employment site - BESH1001 at this location.

			order as is often common practice for such allocations, and it would be envisaged that SOSEP (South of Scotland Economic Partnership) funding would be available to assist in the delivery of the site. Clearly in order for the site to be satisfactorily developed substantial perimeter planting will be required to be carried out at an early stage.	
Eshiels	MESHI001, Land at Eshiels I	The contributor supports the inclusion of this site. (283)	<p>Support noted.</p> <p>However, in light of the consultation responses received during the Main Issues Report public consultation, including responses from some landowners stating that they are unwilling to release their land for development; as well as following further investigation on the site in relation to the need to upgrade the existing Eshiels road, of which it has now been established that upgrading of the road is not possible due to the Historic Environment Scotland's restrictions of the Scheduled Monument on site MESHI001, it is now not intended to allocate the site within the Proposed Local Development Plan (LDP).</p> <p>Nevertheless, taking into account the immediate need to identify land for employment use, it is recommended that a reduced site at this location for employment only – site BESH1001 Land at Eshiels, is</p>	It is recommended that the Council agree not to allocate site MESHI001 within the Proposed Local Development Plan, but instead allocate a much reduced employment site - BESH1001 at this location.

			<p>taken forward into the Proposed Local Development Plan. This is likely to involve the Council undertaking a compulsory purchase order as is often common practice for such allocations, and it would be envisaged that SOSEP (South of Scotland Economic Partnership) funding would be available to assist in the delivery of the site. Clearly in order for the site to be satisfactorily developed substantial perimeter planting will be required to be carried out at an early stage.</p>	
Eshiels	MESH1001, Land at Eshiels I, Eshiels	<p><u>General:</u></p> <p>The contributor objects to the inclusion of (MESH1001) within the MIR. (189)</p> <p>The contributor states that the population density of the Eshiels development alone has 30% households per hectare. (276)</p> <p>Advises that 240 houses will swamp the existing community, linking Peebles to Cardrona, with a major loss of good quality agricultural land and jobs essential to the economy. (20)</p> <p>The contributor highlights that the supporting document makes reference to a sawmill at Eshiels, which has not existed for over 20 years. (150)</p> <p>There are inconsistencies between the proposals and existing SBC policies. (166)</p> <p>The contributor states that SBC should not try to</p>	<p>The SESPlan requires strategic growth in the Scottish Borders to be directed to three Strategic Development Areas (SDA), in the Central Borders, the Western Borders and the Eastern Borders.</p> <p>It should be noted that it is not intended that all of the sites identified within the Main Issues Report (MIR) for the Tweeddale Locality will be brought forward for development. The MIR in paragraph 3.3 notes that “<i>it is not anticipated the LDP2 will require a significant number of new housing sites</i>”. The purpose of the MIR was to identify a number of site options and present those to the public so that LDP2 could then be informed by their responses.</p> <p>It should also be noted that Scottish</p>	<p>It is recommended that the Council agree not to allocate site MESH1001 within the Proposed Local Development Plan, but instead allocate a much reduced employment site - BESH1001 at this location.</p>

		<p>concentrate so many new developments around Peebles. Instead it should be trying to grow the economy around the train corridor leading to Galashiels. (188)</p> <p>The contributor raises concerns that the three fields are in the middle of nowhere and were selected totally at random for no rhyme nor reason. (201)</p> <p>The contributor states that there are people out there who really care about the area. This is their past and their future, and this is something they are willing to fight for. (249)</p> <p>The contributor states that the suggestion of a mixed use conurbation in Eshiels is absurd. (276)</p> <p>The contributor states that instead of this site, new hamlets can be created or the land can be better used, with smaller expansion in more areas. (205)</p>	<p>Planning Policy requires Local Development Plans to allocate a range of sites which are effective or expected to become effective in the plan period to meet the housing land requirement of the strategic development plan up to year 10 from the expected year of adoption. They should provide for a minimum of 5 years effective land supply at all times. Failure to meet this requirement would result in a failure to provide a plan-led system.</p> <p>It should be noted that a Development Options Study was undertaken to identify and assess options for housing and employment land in the Western Strategic Development Area, centred on the central Tweeddale area. This was due to a number of physical and infrastructure constraints within the central Tweeddale area. The study identified a number of potential short and long term housing options as well as sites for business/industrial use. Site MESH1001 was one of the sites identified in that study.</p> <p>It should be noted that the site was identified as a Mixed Use site and the MIR set out a number of site requirements including that a Masterplan would be required in taking the site forward.</p>	
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			<p>It should be noted that paragraph 40 of Scottish Planning Policy requires: <i>“spatial strategies within development plans to promote a sustainable pattern of development appropriate to the area. To do this decisions should be guided by the following policy principles: optimising the use of existing resource capacities, particularly by co-ordinating housing and business development with infrastructure investment including transport, education facilities...”</i>.</p> <p>In the consideration of any site for inclusion in the LDP, a full site assessment is carried out and the views of various internal and external consultees (such as Roads Planning, Economic Development, Landscape, Scottish Water, SEPA, and NHS) are incorporated into that assessment. In doing this rigorous site assessment process, the best sites possible are identified. The site assessment also considers many issues in relation to transport and water/sewage infrastructure, as well as other environmental issues such as archaeology, biodiversity, flood risk and landscape.</p> <p>It should be noted that whilst the site is currently in agricultural use, the land is not identified as Prime Quality Agricultural Land. The</p>	
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			<p>identification of some greenfield / agricultural land is inevitable.</p> <p>In relation to the comment regarding to reference to a sawmill at Eshiels, it should be noted that this is an Ordinance Survey issue and is outwith the control of the Council. Updates on the Ordinance Survey base maps will be undertaken in due course.</p> <p>However, in light of the consultation responses received during the Main Issues Report public consultation, including responses from some landowners stating that they are unwilling to release their land for development; as well as following further investigation on the site in relation to the need to upgrade the existing Eshiels road, of which it has now been established that upgrading of the road is not possible due to the Historic Environment Scotland's restrictions of the Scheduled Monument on site MESH1001, it is now not intended to allocate the site within the Proposed Local Development Plan (LDP).</p> <p>Nevertheless, taking into account the immediate need to identify land for employment use, it is recommended that a reduced site at this location for employment only – site BESH1001 Land at Eshiels, is</p>	
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			<p>taken forward into the Proposed Local Development Plan. This is likely to involve the Council undertaking a compulsory purchase order as is often common practice for such allocations, and it would be envisaged that SOSEP (South of Scotland Economic Partnership) funding would be available to assist in the delivery of the site. Clearly in order for the site to be satisfactorily developed substantial perimeter planting will be required to be carried out at an early stage.</p>	
Eshiels	MESH1001, Land at Eshiels I, Eshiels	<p><u>Deliverability of the site:</u></p> <p>The contributor notes that given the major infrastructure investment required, this has the potential to affect deliverability of the site. Sewerage capacity continues to be a major factor in site deliverability in the Borders generally, it is considered to be premature to allocate such a large site without knowledge or capacity issues. Notes that a fundamental aspect of site deliverability is landowner and developer willingness and sites should only be allocated where there is such willingness to engage in taking forward the development process. There are no assurances regarding the deliverability within LDP2 timeframe as very little background research has been done, including establishing landowner willingness, as noted above and drainage/water supply capacities. (91)</p>	<p>Whilst access to sewage facilities may currently be an issue, upgrades can overcome that issue.</p> <p>A site is effective under the terms of the Planning Advice Note (PAN) 2/2010 if it can be developed within the programme period. The Council undertakes an annual Housing Land Audit that monitors the effectiveness of housing land. This will continue to be used to assess the appropriate allocations in the plan.</p> <p>However, in light of the consultation responses received during the Main Issues Report public consultation, including responses from some landowners stating that they are unwilling to release their land for development; as well as following further investigation on the site in relation to the need to upgrade the</p>	<p>It is recommended that the Council agree not to allocate site MESH1001 within the Proposed Local Development Plan, but instead allocate a much reduced employment site - BESH1001 at this location.</p>

			<p>existing Eshiels road, of which it has now been established that upgrading of the road is not possible due to the Historic Environment Scotland's restrictions of the Scheduled Monument on site MESH1001, it is now not intended to allocate the site within the Proposed Local Development Plan (LDP).</p> <p>Nevertheless, taking into account the immediate need to identify land for employment use, it is recommended that a reduced site at this location for employment only – site BESH1001 Land at Eshiels, is taken forward into the Proposed Local Development Plan. This is likely to involve the Council undertaking a compulsory purchase order as is often common practice for such allocations, and it would be envisaged that SOSEP (South of Scotland Economic Partnership) funding would be available to assist in the delivery of the site. Clearly in order for the site to be satisfactorily developed substantial perimeter planting will be required to be carried out at an early stage.</p>	
Eshiels	MESH1001, Land at Eshiels I, Eshiels	<p><u>Commuter area:</u></p> <p>Concerns raised that the area will become a commuter area, to the detriment of those who already live there. The contributor states that if Edinburgh has a problem with the lack of affordable housing, it must address those needs</p>	<p>The 2001 Census, Travel to Work Data found that only 20% of Peebles resident employed adults worked in Edinburgh and of these 92% were car drivers or passengers, 6% used the bus and 2% used other transport means</p>	<p>It is recommended that the Council agree not to allocate site MESH1001 within the Proposed Local Development Plan,</p>

		<p>itself rather than export the issue to other areas. (108)</p> <p>Contributor raises concerns that residents would need to use their cars to access shops and services. They will just keep going to Edinburgh even in leisure time and not spend money in Peebles or contribute to the community. (141)</p>	<p>(including motorbikes).</p> <p>It should also be noted that the Council are required to identify a generous supply of land to meet identified housing need (including affordable housing) across the Strategic Development Areas. Failure to meet this requirement may result in development sites coming forward through the Development Management process and/or the Planning Appeals process.</p> <p>However, in light of the consultation responses received during the Main Issues Report public consultation, including responses from some landowners stating that they are unwilling to release their land for development; as well as following further investigation on the site in relation to the need to upgrade the existing Eshiels road, of which it has now been established that upgrading of the road is not possible due to the Historic Environment Scotland's restrictions of the Scheduled Monument on site MESH1001, it is now not intended to allocate the site within the Proposed Local Development Plan (LDP).</p> <p>Nevertheless, taking into account the immediate need to identify land for employment use, it is</p>	<p>but instead allocate a much reduced employment site - BESH1001 at this location.</p>
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			recommended that a reduced site at this location for employment only – site BESH1001 Land at Eshiels, is taken forward into the Proposed Local Development Plan. This is likely to involve the Council undertaking a compulsory purchase order as is often common practice for such allocations, and it would be envisaged that SOSEP (South of Scotland Economic Partnership) funding would be available to assist in the delivery of the site. Clearly in order for the site to be satisfactorily developed substantial perimeter planting will be required to be carried out at an early stage.	
Eshiels	MESH1001, Land at Eshiels I, Eshiels	<p><u>Location:</u></p> <p>The contributor states that the location is not suitable for a public transport provision or ‘active travel’ perspective. Existing provision is unsatisfactory based even on current demand at Eshiels. (91)</p>	<p>It is noted that the site is within close proximity to Peebles, which is 2 miles to the west. 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 the Main Issues Report (MIR) notes that: <i>“Improvements to the road network and public transport must continue to be supported”</i>.</p> <p>However, in light of the consultation responses received during the Main Issues Report public consultation, including responses from some landowners stating that they are unwilling to release their land for</p>	It is recommended that the Council agree not to allocate site MESH1001 within the Proposed Local Development Plan, but instead allocate a much reduced employment site - BESH1001 at this location.

			<p>development; as well as following further investigation on the site in relation to the need to upgrade the existing Eshiels road, of which it has now been established that upgrading of the road is not possible due to the Historic Environment Scotland's restrictions of the Scheduled Monument on site MESH1001, it is now not intended to allocate the site within the Proposed Local Development Plan (LDP).</p> <p>Nevertheless, taking into account the immediate need to identify land for employment use, it is recommended that a reduced site at this location for employment only – site BESH1001 Land at Eshiels, is taken forward into the Proposed Local Development Plan. This is likely to involve the Council undertaking a compulsory purchase order as is often common practice for such allocations, and it would be envisaged that SOSEP (South of Scotland Economic Partnership) funding would be available to assist in the delivery of the site. Clearly in order for the site to be satisfactorily developed substantial perimeter planting will be required to be carried out at an early stage.</p>	
Eshiels	MESH1001, Land at Eshiels I, Eshiels	<p><u>Coalescence:</u></p> <p>The contributor states that in the event that both (MESH1001 and MESH1002) are developed, there</p>	<p>Comments noted.</p> <p>It is acknowledged that the Main Issues Report (MIR) identified two sites for potential mixed use</p>	<p>It is recommended that the Council agree not to allocate site</p>

		<p>would be significant coalescence of development in this location on the north side of the River Tweed with consequent detrimental impact upon the SLA. (91)</p>	<p>development; however, it is not considered there would be evidence of coalescence.</p> <p>However, following the MIR public consultation, and as a result of further consideration on the matter, it is proposed that site MESH1002 will not be taken forward into the Proposed Local Development Plan as a mixed use site. It is considered that there are other more appropriate sites that can be allocated within the Proposed Plan within the Western Strategic Development Area.</p> <p>In addition, in light of the consultation responses received during the Main Issues Report public consultation, including responses from some landowners stating that they are unwilling to release their land for development; as well as following further investigation on the site in relation to the need to upgrade the existing Eshiels road, of which it has now been established that upgrading of the road is not possible due to the Historic Environment Scotland's restrictions of the Scheduled Monument on site MESH1001, it is now not intended to allocate the site within the Proposed Local Development Plan (LDP).</p>	<p>MESH1001 within the Proposed Local Development Plan, but instead allocate a much reduced employment site - BESH1001 at this location.</p>
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			Nevertheless, taking into account the immediate need to identify land for employment use, it is recommended that a reduced site at this location for employment only – site BESHI001 Land at Eshiels, is taken forward into the Proposed Local Development Plan. This is likely to involve the Council undertaking a compulsory purchase order as is often common practice for such allocations, and it would be envisaged that SOSEP (South of Scotland Economic Partnership) funding would be available to assist in the delivery of the site. Clearly in order for the site to be satisfactorily developed substantial perimeter planting will be required to be carried out at an early stage.	
Eshiels	MESHI001, Land at Eshiels I, Eshiels	<p><u>Surrounding views/key receptors/setting:</u></p> <p>The contributors object to the inclusion of (MESHI001), including some of the following concerns; impact upon the surrounding views, peace and tranquillity of the area. (31, 33, 34, 37, 43, 64, 76, 83, 98, 140)</p> <p>The contributor raises concerns regarding the impact of the development upon the tranquillity of Peebles and the surrounding countryside. (205)</p> <p>Contributor objects to the inclusion of the site. As a local resident who moved from Edinburgh to live in a rural setting which is famous throughout the world, object to houses or communities to be built on their doorstep. (97)</p>	<p>It should be noted that it is not intended that all of the sites identified within the Main Issues Report (MIR) for the Tweeddale Locality will be brought forward for development.</p> <p>The MIR in paragraph 3.3 notes that <i>“it is not anticipated the LDP [Local Development Plan] 2 will require a significant number of new housing sites”</i>. The purpose of the MIR was to identify a number of site options and present those to the public so that LDP2 could then be informed by their responses. In addition, it should be noted that the Council are</p>	It is recommended that the Council agree not to allocate site MESHI001 within the Proposed Local Development Plan, but instead allocate a much reduced employment site - BESHI001 at this location.

		<p>Contributor states that the area between Eshiels and Cardrona is exceptionally beautiful. (167)</p> <p>The contributor raises concerns that the views from tourist cottage(s) will change drastically and objects to the development. (49, 96)</p> <p>Contributor raises concerns regarding the impact upon the views/landscape/scenery. (50, 52,53, 149, 202, 239, 243, 320, 233)</p> <p>The development would result in the loss of existing views from many of the current houses in Eshiels. (90)</p> <p>The contributor states that there would be an unacceptable landscape impact from key receptors along the A72 given the openness and topography of the site. (91)</p> <p>The development will have a huge impact on the scenic character of this beautiful part of the Tweed valley and approach to Glentress, identified as being a major tourist attraction. The creation of a separate development will blight the landscape for tourists, walkers and mountain bikers. (46)</p> <p>The contributor states that the cycle path allows access to the beautiful green area between Peebles and Cardrona and it should be retained. (249)</p> <p>The contributor states that the rural development plan talks of the importance of the open and sweeping scenic vistas. (276)</p>	<p>also required to allocate sufficient land within the Central, Eastern and Western Strategic Development Areas.</p> <p>Scottish Planning Policy requires LDP's to allocate a range of sites which are effective or expected to become effective in the plan period to meet the housing land requirement of the strategic development plan up to year 10 from the expected year of adoption. They should provide for a minimum of 5 years effective land supply at all times. Failure to meet this requirement would result in a failure to provide a plan-led system.</p> <p>In the consideration of any site for inclusion in the LDP, a full site assessment is carried out and the views of various internal and external consultees (such as Roads Planning, Economic Development, Landscape, Scottish Water, SEPA, and NHS) are incorporated into that assessment. In doing this rigorous site assessment process, the best sites possible are identified. The site assessment also considers many issues in relation to transport and water/sewage infrastructure, as well as other environmental issues such as archaeology, biodiversity, flood risk and landscape.</p>	
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		<p>The contributor states that people enjoy the 'wilderness' experience and this must be valued. (243)</p> <p>The contributor raises concerns that the development will destroy their views from the garden and the approach to Glentress Forest and surrounding hills. (227)</p> <p>Contributor raises concerns regarding the visual impact of the development. (197)</p>	<p>In respect to comments regarding the potential impacts on tourism and on Glentress; it should be noted that VisitScotland and the Forestry Commission have been consulted regarding the potential allocation of this site within the Local Development Plan and neither have objected to its potential allocation.</p> <p>With regards to comments relating to landscape and that the site is located within the Tweed Valley Special Landscape Area, it should be noted that neither Scottish Natural Heritage or the Council's Landscape Section objected to the potential inclusion of the site within the Local Development Plan.</p> <p>It should be noted that the issue regarding loss of a view is not a material consideration in Planning.</p> <p>However, in light of the consultation responses received during the Main Issues Report public consultation, including responses from some landowners stating that they are unwilling to release their land for development; as well as following further investigation on the site in relation to the need to upgrade the existing Eshiels road, of which it has now been established that upgrading of the road is not possible due to the Historic Environment</p>	
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			<p>Scotland's restrictions of the Scheduled Monument on site MESH1001, it is now not intended to allocate the site within the Proposed Local Development Plan (LDP).</p> <p>Nevertheless, taking into account the immediate need to identify land for employment use, it is recommended that a reduced site at this location for employment only – site BESH1001 Land at Eshiels, is taken forward into the Proposed Local Development Plan. This is likely to involve the Council undertaking a compulsory purchase order as is often common practice for such allocations, and it would be envisaged that SOSEP (South of Scotland Economic Partnership) funding would be available to assist in the delivery of the site. Clearly in order for the site to be satisfactorily developed substantial perimeter planting will be required to be carried out at an early stage.</p>	
Eshiels	MESH1001, Land at Eshiels I, Eshiels	<p><u>Scale of the development/character of the area/SLA:</u></p> <p>The contributor states that the scale of the proposed development will blight the lives of the current Eshiels community. (46, 69)</p> <p>Contributor raises concerns regarding the number of houses suggested. They note that other rural sites within the plan have much lower densities. They suggest that a development of around 20</p>	<p>It should be noted that it is not intended that all of the sites identified within the Main Issues Report (MIR) for the Tweeddale Locality will be brought forward for development.</p> <p>The MIR in paragraph 3.3 notes that <i>“it is not anticipated the LDP [Local Development Plan] 2 will require a significant number of new housing</i></p>	<p>It is recommended that the Council agree not to allocate site MESH1001 within the Proposed Local Development Plan, but instead allocate a much reduced employment site - BESH1001 at this</p>

		<p>houses within Eshiels would be more appropriate. (300)</p> <p>The contributor highlights that Eshiels is not an existing settlement within the LDP and that housing/industrial premises would swamp Eshiels. (139)</p> <p>The contributor states that the development would have a negative impact upon the Tweed Valley. (188)</p> <p>The contributor states that having a huge development at the entrance to Peebles will take away from the appeal of Peebles. (186)</p> <p>The contributor raises concerns regarding the unique organic character and development pattern of Eshiels. Housing co-exists with small scale rural and agricultural enterprise, which makes it a very hospitable place where people enjoy living and working. Previous new buildings have been carefully integrated into the landscape and the existing settlement pattern, retained within the original field boundaries. (139)</p> <p>The contributor objects to the development of this site, raising concerns regarding the scale of the proposed development, as well as the location and the impact of which, will be too great upon the surrounding area. (51)</p> <p>The contributor states that the development would be out of scale/character for the area. (90, 98, 140, 142, 150, 158, 166, 178, 179, 180, 185, 188, 186, 194, 198, 201, 241, 268, 269, 276, 298, 207)</p>	<p><i>sites</i>". The purpose of the MIR was to identify a number of site options and present those to the public so that LDP2 could then be informed by their responses. In addition, it should be noted that the Council are also required to allocate sufficient land within the Central, Eastern and Western Strategic Development Areas.</p> <p>Scottish Planning Policy requires LDP's to allocate a range of sites which are effective or expected to become effective in the plan period to meet the housing land requirement of the strategic development plan up to year 10 from the expected year of adoption. They should provide for a minimum of 5 years effective land supply at all times. Failure to meet this requirement would result in a failure to provide a plan-led system.</p> <p>In the consideration of any site for inclusion in the LDP, a full site assessment is carried out and the views of various internal and external consultees (such as Roads Planning, Economic Development, Landscape, Scottish Water, SEPA, and NHS) are incorporated into that assessment. In doing this rigorous site assessment process, the best sites possible are identified. The site assessment also considers many</p>	<p>location.</p>
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		<p>The contributor states that the development would severely detract from the current atmosphere and attractiveness of the area. (149)</p> <p>The proposal for the two Eshiels sites exceeds the number of houses/businesses for the whole of the rest of the Borders and are completely out of proportion. The site is unwelcome urbanisation. (172)</p> <p>The site is out of character and contrary to Policy PMD4 and LDP2MIR para 3.6. (172, 185, 186, 198, 207, 216)</p> <p>The contributor states that the site is out of proportion. (216)</p> <p>The contributor states that the site is too compact for the proposed development and the scheme shows characteristic indications of overdevelopment. The layout and form is different from other dwellings in the immediate vicinity. Raises concerns that the proposed layout and design features are not informed by any analysis of what should fit respectfully within the local scene and with other sites in the area, merely by site restraints. Development proposals must demonstrate that they, and ancillary activities associated with them, will respect and enhance the character of the site, its context and surroundings in terms of its architectural approach. This poor design does not reflect this. (98)</p> <p>The contributor states that the development would destroy the character of the area. This would be an unwelcome urbanisation of the countryside</p>	<p>issues in relation to transport and water/sewage infrastructure, as well as other environmental issues such as archaeology, biodiversity, flood risk and landscape.</p> <p>In respect to comments regarding to potential impacts on tourism and on Glentress; it should be noted that VisitScotland and the Forestry Commission have been consulted regarding the potential allocation of this site within the Local Development Plan and neither have objected to its potential allocation.</p> <p>Furthermore, it should be noted that the Council's Roads Planning Section and Network Manager have been consulted. It is noted that neither of these consultees objected to the potential allocation of the site.</p> <p>With regards to comments relating to landscape and that the site is located within the Tweed Valley Special Landscape Area, it should be noted that neither Scottish Natural Heritage nor the Council's Landscape Section objected to the potential inclusion of the site within the Local Development Plan.</p> <p>In respect to comments that the site would be contrary to LDP Policy PMD4 Development Outwith Development Boundaries, it should</p>	
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		<p>which will contribute to destroying the uniqueness of the Scottish Borders countryside. (52)</p> <p>The contributor states that the scale of the development is incongruous with the existing settlement, the landscape setting and the SLA, resulting in a loss of openness, with detrimental impact upon the local landscape character. The contributor highlights that the site is very prominent in the landscape setting and specifically on the approaches to and from Peebles. The area is exposed and its development will have a material detrimental impact upon the setting of Eshiels and will appear incongruous within the wider landscape. It is not considered that development of the scale proposed at this location would be based upon a clear understanding of the context or the 'sense of place' of the existing settlement at Eshiels. (91)</p> <p>The contributor states that the site is located within the heart of the Tweed Valley SLA where management recommendation include taking great care with development on settlement edges. Development of either or both of the Eshiels sites would materially and detrimentally impact upon the SLA and the features for which the designation exists and may have a materially detrimental impact upon tourism. (91)</p> <p>The contributor states that Eshiels is a designated SLA and additional development as proposed will result in the urbanisation of an, essentially rural area. (166)</p> <p>The contributor raised concerns regarding the impact upon the Special Landscape Area. (172,</p>	<p>be noted that had the site been allocated, the site and Eshiels would be included within a new Development Boundary.</p> <p>In respect to comments regarding amenity, it should be noted that Policy HD3 Protection of Residential Amenity would be relevant in the consideration of any planning application on the site.</p> <p>In addition, it is noted that the MIR sets out a number of site requirements that include a requirement for a Masterplan in advance of taking site MESH1001 forward for development.</p> <p>However, in light of the consultation responses received during the Main Issues Report public consultation, including responses from some landowners stating that they are unwilling to release their land for development; as well as following further investigation on the site in relation to the need to upgrade the existing Eshiels road, of which it has now been established that upgrading of the road is not possible due to the Historic Environment Scotland's restrictions of the Scheduled Monument on site MESH1001, it is now not intended to allocate the site within the Proposed Local Development Plan (LDP).</p>	
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	<p>178, 179, 185, 186, 239, 207, 216)</p> <p>The contributor raises concerns that the site is within the Tweed Valley SLA and is therefore due to special protection from insensitive development such as those proposed. It is not of an appropriate scale, will have a major landscape impact, and will prejudice the character of the area. The proposed developments are not appropriate and counter to existing policies. It represents unwelcomed urbanisation of the countryside which will contribute to destroying the uniqueness of the Scottish Borders countryside and biodiversity. (155)</p> <p>The contributor states that the location of business or industrial land in close proximity to the A72 is likely to have a greater detrimental impact upon the landscape setting than housing of appropriate density, with any landscaping taking many years to mature as has been the case, and continues to be the case, at Cardrona. (91)</p> <p>The contributor states that this development would produce a highly visible development, visible from the road, and just as visible as the over development of the Kittlegairy estate. An almost continuous development along this road would be the result, spoiling the view for residents and visitors alike, and having an adverse effect on the whole valley. (108)</p> <p>The contributor states that the development would result in the loss of landscape characteristics evident within the Borders landscapes, including hardwood planting and shelter belts, as well as agricultural land. The Council should perhaps look</p>	<p>Nevertheless, taking into account the immediate need to identify land for employment use, it is recommended that a reduced site at this location for employment only – site BESH1001 Land at Eshiels, is taken forward into the Proposed Local Development Plan. This is likely to involve the Council undertaking a compulsory purchase order as is often common practice for such allocations, and it would be envisaged that SOSEP (South of Scotland Economic Partnership) funding would be available to assist in the delivery of the site. Clearly in order for the site to be satisfactorily developed substantial perimeter planting will be required to be carried out at an early stage.</p>	
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	<p>at Eshiels and use it as a model for placemaking in other parts of the Borders. (139)</p> <p>The contributor objects to further proposals for more urban development in the Tweed Valley around Glentress. One of the great attractions of Glentress as a destination is that it feels like it is out in the country and the approach has an attractive ambience. (154)</p> <p>The contributor states that 240 units is wrong for a number of reasons in an area where there are currently only around 20 houses. (155)</p> <p>The contributor considers that the proposed development would result in the area becoming urbanised. (271)</p> <p>The contributor states that the intensity of development of housing and business premises on the two Eshiels sites is excessive and equates to more than is proposed for the 'preferred' sites in the remainder of the SBC area. (166)</p> <p>The contributor states that any developments should be appropriate to the immediate environment and therefore be only on a small scale (eg) small groups or individual properties in keeping with the surroundings. (201)</p> <p>The contributor states that making Eshiels a much bigger satellite of Peebles will destroy the countryside feel of the Western Borders. (223)</p> <p>The contributor states that they are a regular visitor to Glentress as a keen mountain biker and these proposals would badly effect the</p>		
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		<p>surrounding area. (266)</p> <p>The contributor raises concerns that Eshiels is a small settlement located in the beautiful Tweed Valley with stunning views. There has been a settlement in the Eshiels area for well over 200 years. The current settlement is made up of mainly single housing ranging in age from Victorian to modern day. (292)</p> <p>The contributor states that the current approach to Glentress forest is in keeping with the surrounding countryside that attracts people to the area. Developing this area for housing will severely detract from its current atmosphere and attractiveness. (292)</p> <p>The contributor states that, if the development was implemented, it would transform the area from a rural environment to a more urban one potentially reducing the quality of life for the existing residents. (293)</p> <p>The contributor states that the development site is in a Special Landscape Area and development on the proposed scale would make a mockery of this designation. (298)</p> <p>The contributor raises concerns at the loss of the countryside. (268)</p> <p>The contributor raises concerns regarding the density and scale of the proposed development, stating that if it is anything like Cardrona, the number of houses will treble as is happening there. (257)</p>		
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	<p>The contributor states that the proposed development seems at odds with the landscape/out of proportion. (239, 243)</p> <p>The contributor states that the urbanisation would be most unwelcome in this rural economy. (216)</p> <p>The contributor states that locating a big mixed use site so close to Glentress is crazy, it will detract from the wild natural beauty which is part of the attraction of the Seven Stanes Leisure Facility (into which millions is being poured). They state that an alternative would be to locate more business/industrial units why not use March Street Mills. (217)</p> <p>The contributor states that the area is of great beauty and this type of development would be out of scale to the existing settlement. (229)</p> <p>The contributor states that development of the proposed magnitude would ruin the approach to Glentress and Peebles. Peebles will be ruined and it will be just another struggling town. The uniqueness of Peebles and the surrounding countryside should not be spoilt for the sake of the greed of the developers. (233)</p> <p>The contributor raises concerns regarding the over development in the vicinity of Eshiels. (206)</p> <p>The contributor states that it is too big a development in a badly chosen location. The proposed mixed use sites would detract from the approach to Glentress and Peebles from the east, one of the delights of the eastern entrance are the open spaces, fields, woodland etc on the north</p>		
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		<p>side of the road. (197)</p> <p>The contributor raises concerns regarding the number of units proposed, which would swamp the existing hamlet and cause logistical problems. (197)</p> <p>The contributor raises concerns regarding the impact upon the special scenic area, impact upon the character of the area and visual damage to the landscape. (197)</p> <p>Current policy EP5 helps to protect against inappropriate development in the Special Landscape Area. These proposals are inappropriate and should be rejected. (318)</p> <p>The contributor does not consider that the siting of industrial buildings alongside housing is appropriate. (149)</p>		
Eshiels	MESHI001, Land at Eshiels I, Eshiels	<p><u>Tourism:</u></p> <p>The contributor objects to the inclusion of (MESHI001) and the potential impact upon tourism. (37, 40, 48, 49, 50, 51, 53, 64, 83, 98, 140, 141, 142, 149, 178, 179, 186, 197, 202, 239, 241, 243, 257, 266, 268, 269, 300, 320, 271, 209, 227, 229, 233, 235)</p> <p>The contributor states that the area will become less attractive to walkers and cyclists. (188)</p> <p>The contributor raises concerns that such a development will make Glentress less appealing if it is surrounded by housing and business estate. (186)</p>	<p>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 partly due to its proximity to Edinburgh.</p> <p>The Main Issues Report (MIR) recognises that 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,</p>	<p>It is recommended that the Council agree not to allocate site MESHI001 within the Proposed Local Development Plan, but instead allocate a much reduced employment site - BESH001 at this location.</p>

		<p>The contributor states that these areas of natural beauty are becoming less and less now and they are sure that the Scottish Tourist Board must have also made their concerns heard. (76)</p> <p>The contributor states the development of this site would have a detrimental effect on tourism and people's enjoyment of the Tweed Valley. (52, 69, 90, 139, 188)</p> <p>The contributor raises concerns that Glentress has an international reputation as a centre of excellence for mountain biking. (139)</p> <p>Whilst there may be benefits of having additional tenants in the area, the area is one of beauty where the contributor visits regularly and tourism is extremely important for the area. Mountain biking and outdoor pursuits in Glentress are a year round activity, generating income for the area. Building more houses would really take detriment and adversely affect tourism. (32)</p> <p>The contributor states that Glentress mountain biking is celebrated all over Britain for its spectacular biking in the heart of the Tweed Valley. Having a huge development would have a negative effect on families, mountain bikers and hikers visiting the area. (51)</p> <p>The contributor objects to the inclusion of the site, as any such development would be incompatible with the existence of the Tweed Valley Forest Park and the declared intention to developer tourism at Glentress, in the town of Peebles and in the Tweed Valley generally. (59)</p>	<p>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. It is acknowledged that the Plan 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.</p> <p>It should be noted that Scottish Natural Heritage, VisitScotland and the Forestry Commission have all been consulted regarding the potential allocation of site MESH1001 within the Local Development Plan. However, none objected to its potential allocation.</p> <p>In addition, it is noted that the MIR sets out a number of site requirements that include a requirement for a Masterplan in advance of taking the site forward for development.</p> <p>It should also be noted that in relation to LDP policy ED7 Business, Tourism and Leisure Development in the Countryside, that policy aims to allow for</p>	
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		<p>The proposal for these two sites will detract from the tourist potential of the area and hence its economic development by blighting the visual approach to Glentress and the views from within the forest outwards. Glentress is a highly successful tourist destination, for walkers and mountain bikers, also people visiting the immediate area. Tourists will be put off the area if it is part of an urban sprawl. There is an increasing number of other mountain biking areas with which Glentress is competing and the proposed development will only make it a less attractive option amongst these. (90)</p> <p>Further proposed development, particularly on the scale suggested for the Eshiels area near the entrance to Glentress, feels like further urbanisation of this beautiful location which will hugely detract from its attraction as a destination for visitors. (154)</p> <p>The contributor raises concerns that the development will remove a sense of countryside experience which will impact negatively on tourism. (155)</p> <p>The contributor states that the proposed uses are inconsistent with and are potentially damaging to the type and nature of tourism development taking place at Glentress and the expectations of the visitors who are and will be attracted to it. (166)</p> <p>The contributor states that the area provides a range of recreational activities; mountain biking, horse riding, golf, walking, cycling and fishing. The suggested development will destroy much of the</p>	<p>appropriate employment generating development in the countryside whilst protecting the environment and to ensure that business, tourism and leisure related developments are appropriate to their location. It is not considered that any of the potential sites identified within the MIR is contrary to that policy.</p> <p>However, in light of the consultation responses received during the Main Issues Report public consultation, including responses from some landowners stating that they are unwilling to release their land for development; as well as following further investigation on the site in relation to the need to upgrade the existing Eshiels road, of which it has now been established that upgrading of the road is not possible due to the Historic Environment Scotland's restrictions of the Scheduled Monument on site MESH1001, it is now not intended to allocate the site within the Proposed Local Development Plan (LDP).</p> <p>Nevertheless, taking into account the immediate need to identify land for employment use, it is recommended that a reduced site at this location for employment only – site BESH1001 Land at Eshiels, is taken forward into the Proposed Local Development Plan. This is</p>	
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		<p>attraction of this area and undermine ongoing investment in the recreational facilities. (167)</p> <p>The contributor states that Glentress is used for walking, running and camping. The proposed dwellings will have a substantially negative impact on the attractiveness of Glentress as a tourist destination, and being able to deliver a positive experience for customers. (185)</p> <p>The contributor states that Eshiels is an area of natural beauty which attracts a huge number of visitors, particularly to Glentress. They raise concerns that the proposed large scale development would spoil the visitor experience to the area. (201)</p> <p>The contributor raises concerns regarding the impact of the development upon Glentress for biking. The development would take away the peacefulness. (205)</p> <p>The contributor raises concerns that development on this site would ruin the countryside of the area including Glentress which is one of the areas key tourism hotspots. (246)</p> <p>The contributor states that the urbanisation, apart from biodiversity impact, will change the experience for 300,000 visitors to Glentress alone never mind the other mountain bike trails. (276)</p> <p>The contributor states that Eshiels is the gateway to Glentress forest which is part of the world famous 7stanes bike parks which attracts over 300,000 visitors to the area annually. (292)</p>	<p>likely to involve the Council undertaking a compulsory purchase order as is often common practice for such allocations, and it would be envisaged that SOSEP (South of Scotland Economic Partnership) funding would be available to assist in the delivery of the site. Clearly in order for the site to be satisfactorily developed substantial perimeter planting will be required to be carried out at an early stage.</p>	
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	<p>The contributor raised concerns regarding the impact upon Glentress/Tweed Valley. (268, 269, 257, 271, 300)</p> <p>The contributor raises concerns that development on this scale and in this area would form a visual corridor which would have a significant impact on the landscape value for tourism, right next to one of the Scottish Borders biggest tourist attractions, Glentress Forest. (239)</p> <p>The contributor states that the development would have a detrimental economic impact on the Glentress area which is the main tourist destination (e.g) mountain biking, walking, Go Ape. This is counter to Policy ED7. (207)</p> <p>The contributor states that the development would have a massive hit on the economic development of the Glentress area as a draw for walking and mountain biking tourists. (216)</p> <p>The contributor states that any development in the immediate area of Glentress should be tourist related, rather than aimed at small businesses which should be located on brownfield sites. (216)</p> <p>The contributor states that these sites are in the open countryside and major development in this area will detract from the quality that the visitors value so much from visits to the Scottish Borders. (30)</p> <p>The contributor raises concerns that the site would be adjacent to the Forest Holidays development within Glentress, the proposal would blanket that area with development. (206)</p>		
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		<p>The contributor states the impact on the surrounding recreational area of Glentress and surrounding countryside on outdoor activities will be adversely affected. This appears to be counter to Policy ED7. (198)</p> <p>Glentress Forest is one of the principal tourist attractions in this part of the Borders and has attracted considerable investment for leisure facilities including a holiday complex, outdoor tree activities as well as developing as a significant mountain biking centre. Any major development in this location begins to urbanise the countryside and detracts from what tourists and visitors are seeking, peace and tranquillity. Given that Peebles is becoming increasingly dependent upon tourists for its long term survival, any development that hinders its progress in this regard has to be challenged. (318)</p>		
Eshiels	MESH1001, Land at Eshiels I, Eshiels	<p><u>Land economics:</u></p> <p>Contributor raised concerns at the inclusion of (MESH1001), in respect of land economics. (24)</p>	<p>This site was identified through an independent study that 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 Main Issues Report (MIR).</p> <p>It should be noted that deliverability of the potential sites was considered, in terms of access and infrastructure constraints. Developer interests were contacted at two points in the study: initially to gather an understanding of the types of sites likely to be of interest; and later</p>	<p>It is recommended that the Council agree not to allocate site MESH1001 within the Proposed Local Development Plan, but instead allocate a much reduced employment site - BESH1001 at this location.</p>

			<p>to consider viability of the potential development sites.</p> <p>It is therefore not considered that there are issues relating to land economics that would prevent the site MESH1001 from coming forward.</p> <p>However, in light of the consultation responses received during the Main Issues Report public consultation, including responses from some landowners stating that they are unwilling to release their land for development; as well as following further investigation on the site in relation to the need to upgrade the existing Eshiels road, of which it has now been established that upgrading of the road is not possible due to the Historic Environment Scotland's restrictions of the Scheduled Monument on site MESH1001, it is now not intended to allocate the site within the Proposed Local Development Plan (LDP).</p> <p>Nevertheless, taking into account the immediate need to identify land for employment use, it is recommended that a reduced site at this location for employment only – site BESH1001 Land at Eshiels, is taken forward into the Proposed Local Development Plan. This is likely to involve the Council</p>	
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			undertaking a compulsory purchase order as is often common practice for such allocations, and it would be envisaged that SOSEP (South of Scotland Economic Partnership) funding would be available to assist in the delivery of the site. Clearly in order for the site to be satisfactorily developed substantial perimeter planting will be required to be carried out at an early stage.	
Eshiels	MESHI001, Land at Eshiels I, Eshiels	<p><u>Traffic:</u></p> <p>The contributor raises concerns regarding the impact upon traffic and the A72/surrounding road networks/parking/potential for accidents. (20, 52, 69, 90, 108, 139, 141, 142, 145, 149, 155, 158, 166, 167, 172, 185, 186, 197, 198, 201, 202, 239, 241, 243, 269, 271, 276, 292, 293, 300, 207, 216, 229)</p> <p>Concerns that the development will create a lot of extra traffic as people will inevitable drive to Peebles for various services. (46)</p> <p>Concerns are raised that if business units were to be located at Eshiels this could increase the likelihood of large vehicles/lorries in the vicinity. (202)</p> <p>The contributor states that the proposal is neither rural or urban, as it is within the school catchment distance and yet the pupils have no bus available but have to walk along the side of an increasingly busy A72. The alternative is for parents to transport them to school by car, across the bridge thereby increasing further congestion in Peebles.</p>	<p>It should be noted that it is not intended to allocate all of the sites identified within the Main Issues Report within the Proposed Local Development Plan.</p> <p>Whilst the primary responsibility for operating the development planning system for the Scottish Borders lies with the Council, Circular 6/2013 Development Planning states that all interests should be engaged as early and as fully as possible. In addition that document also states “<i>key agencies are under a specific duty to co-operate in the preparation of development plans</i>”; this includes Scottish Natural Heritage, Scottish Environmental Protection Agency, Scottish Water and NHS (Health Board). The Council have consulted with all key agencies throughout the Local Development Plan process and will continue to do so. This then allows key agencies to plan according to their needs and</p>	<p>It is recommended that the Council agree not to allocate site MESHI001 within the Proposed Local Development Plan, but instead allocate a much reduced employment site - BESH1001 at this location.</p>

		<p>(271)</p> <p>The contributor states that the development will result in a considerable increase in traffic, as every house will have a minimum of 2 cars, every business will have at least 2 cars. The town could not cope with all the extra traffic. (235)</p> <p>The location is sufficiently remote from the town and its facilities that it will be inevitable that a development of the type proposed will have a significant impact upon road traffic. Given the need to use cars more to access shops, where will these extra cars park? Peebles is already running short of adequate parking facilities; there are very few, if any, sites that could be used for car parking. (318)</p> <p>The contributor states that increasing the settlement along the A72 risks an increase in the number of accidents, in particular cyclists coming off the hill routes quickly, straight onto the A72. (108)</p>	<p>demands also.</p> <p>In the consideration of any site for inclusion in the LDP, a full site assessment is carried out and the views of various internal and external consultees (such as Roads Planning, Economic Development, Landscape, Scottish Water, SEPA, and NHS) are incorporated into that assessment. In doing this rigorous site assessment process, the best sites possible are identified. The site assessment also considers many issues in relation to transport and water/sewage infrastructure, as well as other environmental issues such as archaeology, biodiversity, flood risk and landscape.</p> <p>Furthermore, it should be noted that the Council's Roads Planning Section and Network Manager have been consulted. It is noted that neither of these consultees objected to the potential allocation of the site MESH1001.</p> <p>In respect to comments regarding school transport, it should be noted that transport is provided to pupils who live over 2 miles from their catchment school in primary and to those who live over 3 miles away from their catchment school in secondary.</p>	
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			<p>It should be noted that the site was identified as a Mixed Use site with housing. Furthermore the site requirements set out in the Main Issues Report stated that a Masterplan would be required in taking the site forward.</p> <p>In addition, it is not anticipated that any of the mixed use sites to be identified in the Main Issues Report would have a negative impact on Peebles.</p> <p>Whilst Eshiels may not have a pub or a shop, it has good access to employment and services, and there is the potential access to public transport to be improved on as Eshiels is located just off the A72. In addition, Eshiels is also located in close proximity to the Walkerburn to Peebles multi use path. It is also noted that a public footpath runs along the A72 into Peebles, although it is noted that this is on the southern side of the road. A site requirement also sets out a requirement for options for improvements to the existing public transport infrastructure will need to be explored, as well as the suitability of pedestrian provision on the A72.</p> <p>However, in light of the consultation responses received during the Main</p>	
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			<p>Issues Report public consultation, including responses from some landowners stating that they are unwilling to release their land for development; as well as following further investigation on the site in relation to the need to upgrade the existing Eshiels road, of which it has now been established that upgrading of the road is not possible due to the Historic Environment Scotland's restrictions of the Scheduled Monument on site MESH1001, it is now not intended to allocate the site within the Proposed Local Development Plan (LDP).</p> <p>Nevertheless, taking into account the immediate need to identify land for employment use, it is recommended that a reduced site at this location for employment only – site BESH1001 Land at Eshiels, is taken forward into the Proposed Local Development Plan. This is likely to involve the Council undertaking a compulsory purchase order as is often common practice for such allocations, and it would be envisaged that SOSEP (South of Scotland Economic Partnership) funding would be available to assist in the delivery of the site. Clearly in order for the site to be satisfactorily developed substantial perimeter planting will be required to be carried out at an early stage.</p>	
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Eshiels	MESH1001, Land at Eshiels I, Eshiels	<p><u>Noise and air quality:</u></p> <p>The contributor raises concerns regarding noise and air quality, as a result of the development. (20)</p>	<p>In relation to comments regarding noise and air quality, these are detailed issues that would be considered at planning application stage. However, it should be noted that neither SEPA nor Environmental Health have objected to the site on the basis of noise or air quality.</p> <p>However, in light of the consultation responses received during the Main Issues Report public consultation, including responses from some landowners stating that they are unwilling to release their land for development; as well as following further investigation on the site in relation to the need to upgrade the existing Eshiels road, of which it has now been established that upgrading of the road is not possible due to the Historic Environment Scotland's restrictions of the Scheduled Monument on site MESH1001, it is now not intended to allocate the site within the Proposed Local Development Plan (LDP).</p> <p>Nevertheless, taking into account the immediate need to identify land for employment use, it is recommended that a reduced site at this location for employment only – site BESH1001 Land at Eshiels, is taken forward into the Proposed Local Development Plan. This is</p>	<p>It is recommended that the Council agree not to allocate site MESH1001 within the Proposed Local Development Plan, but instead allocate a much reduced employment site - BESH1001 at this location.</p>
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			likely to involve the Council undertaking a compulsory purchase order as is often common practice for such allocations, and it would be envisaged that SOSEP (South of Scotland Economic Partnership) funding would be available to assist in the delivery of the site. Clearly in order for the site to be satisfactorily developed substantial perimeter planting will be required to be carried out at an early stage.	
Eshiels	MESH1001, Land at Eshiels I, Eshiels	<p><u>Infrastructure/services:</u></p> <p>The contributors raise a number of concerns regarding the existing infrastructure and services/amenities in and around Peebles. These concerns include the capacity of existing; schools, roads (including parking), sewerage treatment, utility infrastructure and health centres which are already stretched and the requirement for an additional bridge over the River Tweed. More houses in Eshiels or Peebles should not be considered until these facilities are improved first. (20, 23, 69, 141, 145, 155, 166)</p> <p>This is an area of outstanding natural beauty and does not have the infrastructure or facilities to support such a large development. If housing is required then land should be sought with better transport links to local amenities. (38)</p> <p>Contributors raised issues regarding school transport and the distance school children will have to travel to school means that pupils do not qualify for a school bus. (46, 155, 172, 186, 198, 205, 207, 216, 239, 269)</p>	<p>It should be noted that it is not intended to allocate all of the sites identified within the Main Issues Report within the Proposed Local Development Plan.</p> <p>Whilst the primary responsibility for operating the development planning system for the Scottish Borders lies with the Council, Circular 6/2013 Development Planning states that all interests should be engaged as early and as fully as possible. In addition that document also states “<i>key agencies are under a specific duty to co-operate in the preparation of development plans</i>”; this includes Scottish Natural Heritage, Scottish Environmental Protection Agency, Scottish Water and NHS (Health Board). The Council have consulted with all key agencies throughout the Local Development Plan process and will continue to do so. This then allows key agencies to plan</p>	It is recommended that the Council agree not to allocate site MESH1001 within the Proposed Local Development Plan, but instead allocate a much reduced employment site - BESH1001 at this location.

		<p>Raised concerns regarding the current infrastructure provision (this includes reference to schools, health centres, roads, parking, fire/police/ambulance services, water, electricity, gas, and sewerage facilities). (53, 59, 83, 90, 139, 149, 179, 180, 194, 197, 201, 205, 252, 257, 292, 300, 209, 217, 229, 235)</p> <p>The contributor states that there would need to be local infrastructure improvements if the developments at Eshiels were to go ahead, including; road lay-out on the A72, new sewerage provision and new water pumping station to get the water up the hill. The developers should be responsible for funding these. (155)</p> <p>The contributor objects to the inclusion of the site and states that the site is not considered to be capable of being delivered within the LDP lifespan due to the significant infrastructure constraints which have not been sufficiently researched to date. These include; landowner willingness, sewerage capacity, water treatment capacity, archaeological constraints and roads infrastructure requirements. Other significant material infrastructure constraints include school capacities and healthcare facilities. (91)</p> <p>The contributor states that the existing access is not suitable. Major investment would be required to create a new 'through route' access within the sites and new junctions with the A72. The viability of the investment requirement is unknown, which could realistically affect deliverability. There is no direct and sustainable off-road link to Peebles. The walkway/cycleway is located to the south of</p>	<p>according to their needs and demands also.</p> <p>In the consideration of any site for inclusion in the LDP, a full site assessment is carried out and the views of various internal and external consultees (such as Roads Planning, Economic Development, Landscape, Scottish Water, SEPA, and NHS) are incorporated into that assessment. In doing this rigorous site assessment process, the best sites possible are identified. The site assessment also considers many issues in relation to transport and water/sewage infrastructure, as well as other environmental issues such as archaeology, biodiversity, flood risk and landscape.</p> <p>NHS Borders have stated that they will continue to engage with SBC colleagues to provide primary care and public health input to the wider planning process including the creation of the next Scottish Borders Council Local Development Plan early in its preparation cycle as part of a Health in All Policies approach.</p> <p>It should be noted that Scottish Water were consulted as part of the site assessment process undertaken for site MESH1001. In addition, whilst access to sewage facilities may currently be an issue,</p>	
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	<p>the recycling centre with the nearest connection points onto the route being at some distance from the site and requiring crossing of the busy A72. Without a new safe off-site route to Peebles which is constructed to directly connect with the site, there would be an increased number of pedestrians which would have to use the existing pavements adjacent to the busy and fast road, this putting more pedestrian traffic at risk. Furthermore, as the site is over 3 miles away from the High School, children would not be entitled to a school bus pass. (91)</p> <p>Concerns are raised that the development will result in an increase in the population, which will put pressure on the existing infrastructure and services residents would require, including schools, doctors and social services. (108)</p> <p>Concerns are raised that future road expansion will take place along the old railway tracks, which are currently used for walking/cycling. (108)</p> <p>The contributor raises concerns regarding suitable footpaths between Eshiels and Peebles. Highlighting that there is currently a badly maintained narrow footpath. The old railway cycle path does not link Eshiels and Peebles directly. (139)</p> <p>The contributor raises concerns regarding the lack of a safe footpath between Eshiels and Peebles. (239)</p> <p>The contributor states that the majority of home owners within the new proposed dwellings will be commuters and this will have a substantial impact</p>	<p>upgrades can overcome that issue.</p> <p>Furthermore, it is noted that the Council's Education, Archaeology, and Roads Planning sections, as well as Historic Environment Scotland and Scottish Natural Heritage have been consulted. It is noted that none of these consultees objected to the potential allocation of the site MESH1002.</p> <p>In respect to comments regarding school transport, it should be noted that transport is provided to pupils who live over 2 miles from their catchment school in primary and to those who live over 3 miles away from their catchment school in secondary.</p> <p>It should be noted that the site was identified as a Mixed Use site with housing. Furthermore the site requirements set out in the Main Issues Report stated that a Masterplan would be required in taking site MESH1001 forward.</p> <p>In addition, it is not anticipated any of the mixed use sites to be identified in the Proposed Plan will have a negative impact on the economy of Peebles.</p> <p>Whilst Eshiels may not have a pub or a shop, it has good access to</p>	
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		<p>on the quality of the roads between Eshiels and Edinburgh, as well as increasing car miles. (185)</p> <p>There needs to be significant investment in Peebles High School before any significant expansions to the local population can be considered. The contributor raised concerns regarding the capacity of Peebles High School. (185)</p> <p>Haylodge Health Centre is becoming more and more stretched, with growing waiting times for appointments. The contributor highlights that it would take 500 new houses to justify increasing the health centre budget to recruit 1 additional GP. The proposed dwellings would be completely irresponsible given this situation. (185)</p> <p>The contributor states that there is only 1 ambulance covering the area. (185)</p> <p>The contributor states that there will need to be massive changes to the roads, accesses, junctions etc in the immediate area of Eshiels to cope with the number of people requiring access to the A72 main road from the new development. This is already a very busy and highly dangerous road. (201)</p> <p>The contributor states that mixed use is not appropriate for the site, due to the narrow access roads. (273)</p> <p>The contributor states that commitment to extensive infrastructure improvements are required before any further significant development can take place. (269)</p>	<p>employment and services, and there is the potential access to public transport to be improved on as Eshiels is located just off the A72. In addition, Eshiels is also located in close proximity to the Walkerburn to Peebles multi use path. It is also noted that a public footpath runs along the A72 into Peebles, although it is noted that this is on the southern side of the road. A site requirement set out a requirement for options for improvements to the existing public transport infrastructure to be explored, as well as the suitability of pedestrian provision on the A72.</p> <p>The 2001 Census, Travel to Work Data found that only 20% of Peebles resident employed adults worked in Edinburgh and of these 92% were car drivers or passengers, 6% used the bus and 2% used other transport means (including motorbikes).</p> <p>This site was identified through an independent study that 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 Main Issues Report (MIR).</p> <p>It should be noted that deliverability</p>	
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		<p>The contributor raises concerns regarding the car parking facilities within Peebles and that it cannot cope with the current population. (252)</p> <p>The contributor questions the expansion in infrastructure required. They question how this proposal will link to Peebles, as it is well outside and looks like a housing scheme, stuck in a random field. The Cardrona proposals also have a similar look about them and they wonder about the need for more community infrastructure on the Cardrona site. (243)</p> <p>The proposal would encourage a large amount of school car traffic. (241)</p> <p>The contributor raised concerns regarding the infrastructure requirements and physical ability to re-route the A72, drainage and re-location of existing septic tanks. (239)</p> <p>The contributor advises that measures to support sustainable transport in the form of safe cycling and walking to Peebles, along the A72 are considered through the site requirements and in association with (MESH1002). (213)</p> <p>The contributor states that there is insufficient road and water infrastructure. (235)</p> <p>The contributor raises concerns regarding infrastructure issues, including the A72 as a result of the development. As a result, there will be slowing of moving traffic and a knock on effect of not enough parking provision in Peebles. People may travel to Straiton with the consequent</p>	<p>of the potential sites was considered, in terms of access and infrastructure constraints. Developer interests were contacted at two points in the study: initially to gather an understanding of the types of sites likely to be of interest; and later to consider viability of the potential development sites.</p> <p>In relation to effectiveness, a site is effective under the terms of the Planning Advice Note (PAN) 2/2010 if it can be developed within the programme period. The Council undertakes an annual Housing Land Audit that monitors the effectiveness of housing land. This will continue to be used to assess the appropriate allocations in the plan.</p> <p>It is therefore not considered that there are issues relating to land economics that would prevent the site from coming forward.</p> <p>Comments regarding the measures to support sustainable transport in the form of safe cycling and walking to Peebles, along the A72 are considered through the site requirements set out in the Main Issues Report.</p> <p>However, in light of the consultation responses received during the Main Issues Report public consultation,</p>	
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		<p>negative effect to the vibrancy and economic health of Peebles. (197)</p> <p>The contributor states that Eshiels has no amenities and residents will go into Peebles and head to Edinburgh. (197)</p> <p>The contributor states that the location is not suitable for a public transport provision or 'active travel' perspective. Existing provision is unsatisfactory based even on current demand at Eshiels. (91)</p>	<p>including responses from some landowners stating that they are unwilling to release their land for development; as well as following further investigation on the site in relation to the need to upgrade the existing Eshiels road, of which it has now been established that upgrading of the road is not possible due to the Historic Environment Scotland's restrictions of the Scheduled Monument on site MESH1001, it is now not intended to allocate the site within the Proposed Local Development Plan (LDP).</p> <p>Nevertheless, taking into account the immediate need to identify land for employment use, it is recommended that a reduced site at this location for employment only – site BESH1001 Land at Eshiels, is taken forward into the Proposed Local Development Plan. This is likely to involve the Council undertaking a compulsory purchase order as is often common practice for such allocations, and it would be envisaged that SOSEP (South of Scotland Economic Partnership) funding would be available to assist in the delivery of the site. Clearly in order for the site to be satisfactorily developed substantial perimeter planting will be required to be carried out at an early stage.</p>	
Eshiels	MESH1001,	<u>Ribbon development and green belt:</u>	It should be noted that it is not	It is recommended

	<p>Land at Eshiels I, Eshiels</p>	<p>The contributors raise concerns that development on this site would be ribbon development. (23, 139, 149, 150, 155, 172, 178, 179, 185, 186, 197, 198, 205, 241, 269, 276, 292, 207, 216, 229)</p> <p>The Borders is known for its vast and grass fields and rolling hills, by adding these houses, Peebles and Cardrona will be inadvertently forced together while simultaneously wiping away the grass fields that make the Borders so special. (180)</p> <p>The contributor states that building in Eshiels will connect the Borders corridor, with housing stretching from Peebles to Cardrona, spoiling much of the countryside and changing these areas from a peaceful small town to a disruptive large town. (205)</p> <p>The contributor states that in the event that both (MESH1001 and MESH1002) are developed, there would be significant coalescence of development in this location on the north side of the River Tweed with consequent detrimental impact upon the SLA. (91)</p>	<p>intended to allocate all of the sites identified within the Main Issues Report within the Proposed Local Development Plan.</p> <p>In the consideration of any site for inclusion in the Main Issues Report, a full site assessment was carried out and the views of various internal and external consultees (such as Roads Planning, Economic Development, Landscape, Scottish Water, and Scottish Natural Heritage) are incorporated into that assessment. This rigorous site assessment process then allows identification of the best sites possible.</p> <p>It is not considered that development at this location would result in ribbon development or coalescence of the settlements within the Tweed Valley.</p> <p>However, in light of the consultation responses received during the Main Issues Report public consultation, including responses from some landowners stating that they are unwilling to release their land for development; as well as following further investigation on the site in relation to the need to upgrade the existing Eshiels road, of which it has now been established that upgrading of the road is not possible</p>	<p>that the Council agree not to allocate site MESH1001 within the Proposed Local Development Plan, but instead allocate a much reduced employment site - BESH1001 at this location.</p>
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			<p>due to the Historic Environment Scotland's restrictions of the Scheduled Monument on site MESH1001, it is now not intended to allocate the site within the Proposed Local Development Plan (LDP).</p> <p>Nevertheless, taking into account the immediate need to identify land for employment use, it is recommended that a reduced site at this location for employment only – site BESH1001 Land at Eshiels, is taken forward into the Proposed Local Development Plan. This is likely to involve the Council undertaking a compulsory purchase order as is often common practice for such allocations, and it would be envisaged that SOSEP (South of Scotland Economic Partnership) funding would be available to assist in the delivery of the site. Clearly in order for the site to be satisfactorily developed substantial perimeter planting will be required to be carried out at an early stage.</p>	
Eshiels	MESH1001, Land at Eshiels I, Eshiels	<p><u>Health & wellbeing/amenity of existing residents:</u></p> <p>The contributor states that the development of (MESH1001) would impact upon the health and well being of the existing residents. (43)</p> <p>The development would have a negative effect on the amenity of the existing residents at Eshiels. These contributors include reference to; noise, light and dust pollution. (90, 95)</p>	<p>It should be noted that the site is located within the Strategic Green Network as set out in Local Development Plan policy EP12 Green Networks. The aim of Green Networks are to assist in supporting sustainable economic growth, tourism, recreation, the creation of an environment that promotes a healthier-living lifestyle, and the</p>	<p>It is recommended that the Council agree not to allocate site MESH1001 within the Proposed Local Development Plan, but instead allocate a much reduced employment site -</p>

			<p>protection and enhancement of biodiversity, and have the potential to improve water quality, promote flood protection and reduce pollution.</p> <p>It is therefore not considered that development at this location would have a negative impact on the health and wellbeing of existing residents.</p> <p>In relation to comments regarding noise, light and dust pollution, these would be issues that would be considered at planning application stage.</p> <p>In respect to comments regarding amenity, it should be noted that Policy HD3 Protection of Residential Amenity would be relevant in the consideration of any planning application on site MESH1001.</p> <p>However, in light of the consultation responses received during the Main Issues Report public consultation, including responses from some landowners stating that they are unwilling to release their land for development; as well as following further investigation on the site in relation to the need to upgrade the existing Eshiels road, of which it has now been established that upgrading of the road is not possible</p>	<p>BESH1001 at this location.</p>
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			<p>due to the Historic Environment Scotland's restrictions of the Scheduled Monument on site MESH1001, it is now not intended to allocate the site within the Proposed Local Development Plan (LDP).</p> <p>Nevertheless, taking into account the immediate need to identify land for employment use, it is recommended that a reduced site at this location for employment only – site BESH1001 Land at Eshiels, is taken forward into the Proposed Local Development Plan. This is likely to involve the Council undertaking a compulsory purchase order as is often common practice for such allocations, and it would be envisaged that SOSEP (South of Scotland Economic Partnership) funding would be available to assist in the delivery of the site. Clearly in order for the site to be satisfactorily developed substantial perimeter planting will be required to be carried out at an early stage.</p>	
Eshiels	MESH1001, Land at Eshiels I, Eshiels	<p><u>Dark skies lost:</u></p> <p>The contributor states the development will result in the loss of Peebles dark sky. (51, 69, 90, 276)</p> <p>The contributors raise concerns regarding the impact of the development upon the Eshiels dark sky environment. (139, 149, 155, 186, 197, 292)</p>	<p>It should be noted that it is not intended that all of the sites identified within the Main Issues Report (MIR) for the Tweeddale Locality will be brought forward for development. The MIR in paragraph 3.3 notes that "<i>it is not anticipated the LDP2 will require a significant number of new housing sites</i>". The purpose of the MIR was to identify a</p>	<p>It is recommended that the Council agree not to allocate site MESH1001 within the Proposed Local Development Plan, but instead allocate a much reduced employment site -</p>

			<p>number of site options and present those to the public so that LDP2 could then be informed by their responses.</p> <p>However the Council are aware that the lighting of roads, footpaths, domestic and commercial property should be an integral element of all new development proposals at the outset and not, as has sometimes been the case in the past, addressed as an afterthought. Furthermore it is possible to reduce many of the negative effects of lighting through careful design and planning, using lighting only where and when necessary, using an appropriate strength of light and adjusting light fittings to direct the light to where it is required. It is acknowledged that illumination should be appropriate to the surroundings and character of the area as a whole.</p> <p>However, in light of the consultation responses received during the Main Issues Report public consultation, including responses from some landowners stating that they are unwilling to release their land for development; as well as following further investigation on the site in relation to the need to upgrade the existing Eshiels road, of which it has now been established that</p>	<p>BESHI001 at this location.</p>
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			<p>upgrading of the road is not possible due to the Historic Environment Scotland's restrictions of the Scheduled Monument on site MESH1001, it is now not intended to allocate the site within the Proposed Local Development Plan (LDP).</p> <p>Nevertheless, taking into account the immediate need to identify land for employment use, it is recommended that a reduced site at this location for employment only – site BESH1001 Land at Eshiels, is taken forward into the Proposed Local Development Plan. This is likely to involve the Council undertaking a compulsory purchase order as is often common practice for such allocations, and it would be envisaged that SOSEP (South of Scotland Economic Partnership) funding would be available to assist in the delivery of the site. Clearly in order for the site to be satisfactorily developed substantial perimeter planting will be required to be carried out at an early stage.</p>	
Eshiels	MESH1001, Land at Eshiels I, Eshiels	<p><u>Loss of agricultural land:</u></p> <p>The contributor states that a great deal of agricultural land will be lost along with the rural jobs associated with the land. (69)</p> <p>The contributor states that the development would cause the destruction of ancient pastures. (108)</p>	<p>It should be noted that it is not intended that all of the sites identified within the Main Issues Report (MIR) for the Tweeddale Locality will be brought forward for development. The MIR in paragraph 3.3 notes that "<i>it is not anticipated the LDP2 will require a significant number of new housing sites</i>". The</p>	<p>It is recommended that the Council agree not to allocate site MESH1001 within the Proposed Local Development Plan, but instead allocate a much reduced</p>

		<p>The contributor states that the development would result in the loss of prime quality agricultural land. (30, 149, 166, 205, 292)</p> <p>The contributor raises concerns at the loss of good quality agricultural land and the impact on agricultural employment essential to the economy of the Scottish Borders. (155)</p> <p>The site will result in the removal of agricultural land counter to Policy ED10. (172, 185, 186, 198, 207, 216)</p> <p>Contributor raises concerns regarding the loss of green belts and agricultural land. (241)</p>	<p>purpose of the MIR was to identify a number of site options and present those to the public so that LDP2 could then be informed by their responses.</p> <p>In the consideration of any site for inclusion in the LDP, a full site assessment is carried out and the views of various internal and external consultees (such as Roads Planning, Economic Development, Landscape, Scottish Water, SEPA, and NHS) are incorporated into that assessment. In doing this rigorous site assessment process, the best sites possible are identified.</p> <p>It should be noted that whilst the site is currently in agricultural use for grazing, the land is not identified as Prime Quality Agricultural Land. It is noted that the identification of some greenfield / agricultural land is inevitable.</p> <p>However, in light of the consultation responses received during the Main Issues Report public consultation, including responses from some landowners stating that they are unwilling to release their land for development; as well as following further investigation on the site in relation to the need to upgrade the existing Eshiels road, of which it has now been established that</p>	<p>employment site - BESH1001 at this location.</p>
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			<p>upgrading of the road is not possible due to the Historic Environment Scotland's restrictions of the Scheduled Monument on site MESH1001, it is now not intended to allocate the site within the Proposed Local Development Plan (LDP).</p> <p>Nevertheless, taking into account the immediate need to identify land for employment use, it is recommended that a reduced site at this location for employment only – site BESH1001 Land at Eshiels, is taken forward into the Proposed Local Development Plan. This is likely to involve the Council undertaking a compulsory purchase order as is often common practice for such allocations, and it would be envisaged that SOSEP (South of Scotland Economic Partnership) funding would be available to assist in the delivery of the site. Clearly in order for the site to be satisfactorily developed substantial perimeter planting will be required to be carried out at an early stage.</p>	
Eshiels	MESH1001, Land at Eshiels I, Eshiels	<p><u>Loss of existing community within Eshiels:</u></p> <p>The contributor states that the proposed development would mean the existing community would be lost. (69, 186)</p> <p>The contributor fears this small rural community may be permanently scarred by this proposal. (201)</p>	<p>It should be noted that it is not intended that all of the sites identified within the Main Issues Report (MIR) for the Tweeddale Locality will be brought forward for development. The MIR in paragraph 3.3 notes that "<i>it is not anticipated the LDP2 will require a significant number of new housing sites</i>". The</p>	<p>It is recommended that the Council agree not to allocate site MESH1001 within the Proposed Local Development Plan, but instead allocate a much reduced</p>

			<p>purpose of the MIR was to identify a number of site options and present those to the public so that LDP2 could then be informed by their responses.</p> <p>It is noted that the MIR sets out a number of site requirements that include a requirement for a Masterplan in advance of taking site MESH1001 forward for development.</p> <p>However, in light of the consultation responses received during the Main Issues Report public consultation, including responses from some landowners stating that they are unwilling to release their land for development; as well as following further investigation on the site in relation to the need to upgrade the existing Eshiels road, of which it has now been established that upgrading of the road is not possible due to the Historic Environment Scotland's restrictions of the Scheduled Monument on site MESH1001, it is now not intended to allocate the site within the Proposed Local Development Plan (LDP).</p> <p>Nevertheless, taking into account the immediate need to identify land for employment use, it is recommended that a reduced site at this location for employment only – site BESH1001 Land at Eshiels, is</p>	<p>employment site - BESH1001 at this location.</p>
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			<p>taken forward into the Proposed Local Development Plan. This is likely to involve the Council undertaking a compulsory purchase order as is often common practice for such allocations, and it would be envisaged that SOSEP (South of Scotland Economic Partnership) funding would be available to assist in the delivery of the site. Clearly in order for the site to be satisfactorily developed substantial perimeter planting will be required to be carried out at an early stage.</p>	
Eshiels	MESH1001, Land at Eshiels I, Eshiels	<p><u>Burn:</u></p> <p>The contributor raises concerns regarding the slippage of land adjacent to the burn which runs along the north side of the plateau fields in the valley, north of the River Tweed. The natural embankment (a significant length of where the western end of the new build is proposed), could disintegrate. (88)</p>	<p>It should be noted that the Scottish Environment Protection Agency (SEPA) were consulted as part of the site assessment process and as a result the following site requirement was included in the Main Issues Report for the site: “<i>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</i>”.</p> <p>However, in light of the consultation responses received during the Main Issues Report public consultation, including responses from some landowners stating that they are unwilling to release their land for development; as well as following further investigation on the site in relation to the need to upgrade the</p>	<p>It is recommended that the Council agree not to allocate site MESH1001 within the Proposed Local Development Plan, but instead allocate a much reduced employment site - BESH1001 at this location.</p>

			<p>existing Eshiels road, of which it has now been established that upgrading of the road is not possible due to the Historic Environment Scotland's restrictions of the Scheduled Monument on site MESH1001, it is now not intended to allocate the site within the Proposed Local Development Plan (LDP).</p> <p>Nevertheless, taking into account the immediate need to identify land for employment use, it is recommended that a reduced site at this location for employment only – site BESH1001 Land at Eshiels, is taken forward into the Proposed Local Development Plan. This is likely to involve the Council undertaking a compulsory purchase order as is often common practice for such allocations, and it would be envisaged that SOSEP (South of Scotland Economic Partnership) funding would be available to assist in the delivery of the site. Clearly in order for the site to be satisfactorily developed substantial perimeter planting will be required to be carried out at an early stage.</p>	
Eshiels	MESH1001, Land at Eshiels I, Eshiels	<p><u>Indicative site capacity:</u></p> <p>The contributor states that the indicative site capacity for this site and (MESH1002) is greater than the 'preferred sites' for the whole of the Borders. (90)</p>	<p>It is not intended to allocate all of the sites identified within the Main Issues Report within the Proposed Local Development Plan.</p> <p>The SESPlan requires strategic growth in the Scottish Borders to be</p>	<p>It is recommended that the Council agree not to allocate site MESH1001 within the Proposed Local Development Plan,</p>

			<p>directed to three Strategic Development Areas (SDA) in the Central Borders, the Western Borders and the Eastern Borders.</p> <p>It should also be noted that Scottish Planning Policy requires Local Development Plans to allocate a range of sites which are effective or expected to become effective in the plan period to meet the housing land requirement of the strategic development plan up to year 10 from the expected year of adoption. They should provide for a minimum of 5 years effective land supply at all times. Failure to meet this requirement would result in a failure to provide a plan-led system. In the consideration of any site for inclusion in the LDP, a full site assessment is carried out and the views of various internal and external consultees (such as Roads Planning, Economic Development, Landscape, Scottish Water, SEPA, and NHS) are incorporated into that assessment. The site assessment also considers many issues in relation to transport and water/sewage infrastructure, as well as other environmental issues such as archaeology, biodiversity, flood risk and landscape. In doing this rigorous site assessment process, the best sites possible are identified.</p>	<p>but instead allocate a much reduced employment site - BESH1001 at this location.</p>
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			<p>It should be noted that a Development Options Study was undertaken to identify and assess options for housing and employment land in the Western Strategic Development Area, centred on the central Tweeddale area. This was due to a number of physical and infrastructure constraints within the central Tweeddale area. The study identified a number of potential short and long term housing options as well as sites for business/industrial use. Site MESH1001 was one of the sites identified in that study.</p> <p>However, in light of the consultation responses received during the Main Issues Report public consultation, including responses from some landowners stating that they are unwilling to release their land for development; as well as following further investigation on the site in relation to the need to upgrade the existing Eshiels road, of which it has now been established that upgrading of the road is not possible due to the Historic Environment Scotland's restrictions of the Scheduled Monument on site MESH1001, it is now not intended to allocate the site within the Proposed Local Development Plan (LDP).</p> <p>Nevertheless, taking into account the immediate need to identify land</p>	
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			for employment use, it is recommended that a reduced site at this location for employment only – site BESH001 Land at Eshiels, is taken forward into the Proposed Local Development Plan. This is likely to involve the Council undertaking a compulsory purchase order as is often common practice for such allocations, and it would be envisaged that SOSEP (South of Scotland Economic Partnership) funding would be available to assist in the delivery of the site. Clearly in order for the site to be satisfactorily developed substantial perimeter planting will be required to be carried out at an early stage.	
Eshiels	MESH001, Land at Eshiels I, Eshiels	<p><u>Flood risk:</u></p> <p>The contributor states that the development would increase flooding risk for the housing and fields below the road. (90, 235)</p> <p>The contributor states that the development may lead to flooding of areas to the south of the A72. (166)</p> <p>The contributor states that there was widespread flooding 2 years ago along the Tweed Valley, which demonstrated that the A72 is very vulnerable to flooding, for much of its length it is also at risk from erosion by the River Tweed. Putting further housing in an area where its vital routes are at risk, would be irresponsible. There are no alternative routes in the event of flooding. Building over agricultural land will prevent rainfall</p>	<p>It is not intended to allocate all of the sites identified within the Main Issues Report within the Proposed Local Development Plan.</p> <p>It should be noted that Scottish Environment Protection Agency (SEPA) and the Council's Flood and Coastal Management Team were consulted as part of the site assessment process undertaken for the site. Neither consultee have objected to the potential inclusion of the site within the Plan.</p> <p>In addition, the Main Issues Report included a site requirement for a Flood Risk Assessment to assess the risk from the Linn Burn and the</p>	It is recommended that the Council agree not to allocate site MESH001 within the Proposed Local Development Plan, but instead allocate a much reduced employment site - BESH001 at this location.

	<p>moving slowly through the soil, run-off will be swifter and this will exacerbate flooding. (108)</p> <p>The contributor highlights that the main road and lower field at Eshiels are subject to flooding every time there is heavy rain. The building of new roads and new paved parking areas would add to this problem. (139)</p> <p>The contributor raises concerns there will be a significantly increased flood risk for the existing houses especially as the land does not drain well at present. Furthermore, likely to be increased risk to the A72 where there are frequent flooding issues. (150)</p> <p>The contributor states that although the 2 sites are not currently in the SEPA flood risk zone this will change drastically once the agricultural land is removed contributing to faster run-off, increasing the rate at which rainwater falling on the proposed new development reaches the Tweed. SEPA would need to investigate with revised models. (155)</p> <p>The contributor raises concerns regarding flood risk as a result of development on this site/surrounding area/roads. (172, 198, 205, 269)</p> <p>The contributor states that the land adjacent to the proposed dwellings is prone to flooding, and this has often encroached onto the A72 road. With rising water tables and wet weather, 26 hectares of tarmac'd land would need significant investment in drainage for the whole area. (185)</p> <p>The contributor states that significant flooding</p>	<p>small water course that flows adjacent to the site.</p> <p>However, in light of the consultation responses received during the Main Issues Report public consultation, including responses from some landowners stating that they are unwilling to release their land for development; as well as following further investigation on the site in relation to the need to upgrade the existing Eshiels road, of which it has now been established that upgrading of the road is not possible due to the Historic Environment Scotland's restrictions of the Scheduled Monument on site MESH1001, it is now not intended to allocate the site within the Proposed Local Development Plan (LDP).</p> <p>Nevertheless, taking into account the immediate need to identify land for employment use, it is recommended that a reduced site at this location for employment only – site BESH1001 Land at Eshiels, is taken forward into the Proposed Local Development Plan. This is likely to involve the Council undertaking a compulsory purchase order as is often common practice for such allocations, and it would be envisaged that SOSEP (South of Scotland Economic Partnership) funding would be available to assist</p>	
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		<p>takes place most years on (MESH1001) site. Question whether the Council intend to stipulate that the houses and businesses are built on stilts. (298)</p> <p>The contributor states that the areas at the bottom of the fields act as flood plains at the moment with housing here the road and houses opposite will be subject to flooding. The road currently floods over the road when heavy rainfall. (241)</p> <p>The contributor raises concerns regarding the potential for flooding from the hills into the fields. (239)</p> <p>The contributor states that the development adjacent to the flood plain would increase the risk of flooding to homes/buildings/fields below the A72. (207)</p> <p>The contributor raises concerns regarding flood risk as a result of the development, for the houses and fields below the A72, due to 27 acres of developed/tarmacked land close to the floodplain. (216)</p>	<p>in the delivery of the site. Clearly in order for the site to be satisfactorily developed substantial perimeter planting will be required to be carried out at an early stage.</p>	
Eshiels	MESH1001, Land at Eshiels I, Eshiels	<p><u>Sewerage disposal:</u></p> <p>The contributors raise concerns regarding the main sewage system, capacity and the fact that the site is downstream of the works. (90, 139)</p> <p>The contributor states that there is no public sewer at Eshiels. The level of investment which would be required in order to service both sites is currently unknown. (91)</p> <p>Contributor raises concerns regarding the</p>	<p>It should be noted that Scottish Water were consulted as part of the site assessment process undertaken for the site, and did not object to the potential allocation of the site. In addition, whilst access to sewage facilities may currently be an issue, upgrades can overcome that issue.</p> <p>However, in light of the consultation responses received during the Main</p>	<p>It is recommended that the Council agree not to allocate site MESH1001 within the Proposed Local Development Plan, but instead allocate a much reduced employment site - BESH1001 at this location.</p>

		<p>problems of sewerage disposal/treatment from the site. (172, 197, 198, 269, 293, 207, 216, 229, 235)</p> <p>The contributor advises that the proposed number of dwellings would have a detrimental impact on sewage processing at Eshiels Recycling Centre, along with the ability to process all waste from these dwellings. (185)</p> <p>Apart from some low level comment regarding WWTW and WTW, which are assumed to refer to waste water treatment and sewerage, there is little or no consideration as to how levels of waste and sewerage will be dealt with. This site is downstream of the existing sewerage facilities that serve Peebles. (318)</p> <p>Contributor raises concerns regarding septic tank waste and whether the existing treatment plant can cope with this amount of houses. (197)</p>	<p>Issues Report public consultation, including responses from some landowners stating that they are unwilling to release their land for development; as well as following further investigation on the site in relation to the need to upgrade the existing Eshiels road, of which it has now been established that upgrading of the road is not possible due to the Historic Environment Scotland's restrictions of the Scheduled Monument on site MESH1001, it is now not intended to allocate the site within the Proposed Local Development Plan (LDP).</p> <p>Nevertheless, taking into account the immediate need to identify land for employment use, it is recommended that a reduced site at this location for employment only – site BESH1001 Land at Eshiels, is taken forward into the Proposed Local Development Plan. This is likely to involve the Council undertaking a compulsory purchase order as is often common practice for such allocations, and it would be envisaged that SOSEP (South of Scotland Economic Partnership) funding would be available to assist in the delivery of the site. Clearly in order for the site to be satisfactorily developed substantial perimeter planting will be required to be carried out at an early stage.</p>	
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Eshiels	MESH1001, Land at Eshiels I, Eshiels	<p><u>Natural heritage/archaeology:</u></p> <p>The contributor states that the development would not protect or enhance the natural heritage of the area. (90)</p> <p>The contributor raises concerns regarding the impact that developing the site will have upon archaeological interest. A Roman settlement was once situated there and there are many artefacts which remain buried. If building works is carried out many of the remains will be destroyed. (194)</p> <p>The contributor states that there are archaeological/heritage constraints within part of the site. Installation/upgrading of infrastructure may detrimentally impact upon these interests. (91)</p> <p>The contributor states that development may cause damage to the historic sites, buildings and artefacts close to the access road. (108)</p> <p>The contributor states that this is an historic and close knit peaceful community, with its roots in post WW1 social change and history in arboriculture. Numerous artefacts alongside the roads and tracks would be at risk. (108)</p> <p>The contributor states that the allocation has the potential for direct and setting impacts on scheduled monument SM3667 Eshiels Roman Camp. They are content with the principle of development in this area and welcome the inclusion of mitigation requirements for an adequate buffer zone to protect the physical remains and setting of Eshiels Roman Camps, a</p>	<p>It should be noted that the Council's Ecology Officer and Heritage and Design Officer, as well as Scottish Natural Heritage (SNH) and Historic Environment Scotland (HES) were consulted as part of the site assessment process undertaken for the site. It is noted that none of these consultees objected to the potential allocation of site MESH1001.</p> <p>It should be noted that the site was identified as a Mixed Use site and the MIR set out a number of site requirements including that a Masterplan would be required in taking the site forward. In respect to that requirement, Historic Environment Scotland have recommended that early consultation is undertaken with them.</p> <p>However, in light of the consultation responses received during the Main Issues Report public consultation, including responses from some landowners stating that they are unwilling to release their land for development; as well as following further investigation on the site in relation to the need to upgrade the existing Eshiels road, of which it has now been established that upgrading of the road is not possible due to the Historic Environment</p>	<p>It is recommended that the Council agree not to allocate site MESH1001 within the Proposed Local Development Plan, but instead allocate a much reduced employment site - BESH1001 at this location.</p>
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		<p>suitable management regime for the section of the monument within or adjacent to the development area, and for any infrastructure upgrades to avoid impacts on the scheduled monument. They note that a masterplan would be required for these sites, and recommend early consultation with HES on the development of any masterplan that may emerge. (164)</p> <p>The contributor raises concerns that the development will disrupt the site of archaeological interest, the Roman marching camp that is situated on both sides of the A72. (167)</p> <p>The contributor raises concerns in respect of the archaeological impact of the new infrastructure on the local scheduled monuments. (239)</p>	<p>Scotland's restrictions of the Scheduled Monument on site MESH1001, it is now not intended to allocate the site within the Proposed Local Development Plan (LDP).</p> <p>Nevertheless, taking into account the immediate need to identify land for employment use, it is recommended that a reduced site at this location for employment only – site BESH1001 Land at Eshiels, is taken forward into the Proposed Local Development Plan. This is likely to involve the Council undertaking a compulsory purchase order as is often common practice for such allocations, and it would be envisaged that SOSEP (South of Scotland Economic Partnership) funding would be available to assist in the delivery of the site. Clearly in order for the site to be satisfactorily developed substantial perimeter planting will be required to be carried out at an early stage.</p>	
Eshiels	MESH1001, Land at Eshiels I, Eshiels	<p><u>Greenhouse gas emission:</u></p> <p>The contributor advises that the development would not reduce the need to travel or greenhouse gas emissions. (90)</p>	<p>The SESPlan requires strategic growth in the Scottish Borders to be directed to three Strategic Development Areas (SDA) in the Central Borders, the Western Borders and the Eastern borders.</p> <p>It should also be noted that Scottish Planning Policy requires Local Development Plans to allocate a range of sites which are effective or</p>	<p>It is recommended that the Council agree not to allocate site MESH1001 within the Proposed Local Development Plan, but instead allocate a much reduced employment site - BESH1001 at this</p>

			<p>expected to become effective in the plan period to meet the housing land requirement of the strategic development plan up to year 10 from the expected year of adoption. They should provide for a minimum of 5 years effective land supply at all times. Failure to meet this requirement would result in a failure to provide a plan-led system. In the consideration of any site for inclusion in the LDP, a full site assessment is carried out and the views of various internal and external consultees (such as Roads Planning, Economic Development, Landscape, Scottish Water, SEPA, and NHS) are incorporated into that assessment. The site assessment also considers many issues in relation to transport and water/sewage infrastructure, as well as other environmental issues such as archaeology, biodiversity, flood risk and landscape. In doing this rigorous site assessment process, the best sites possible are identified.</p> <p>Whilst Eshiels may not have a pub or a shop, it has good access to employment and services, and there is the potential access to public transport to be improved on as Eshiels is located just off the A72. In addition, Eshiels is also located in close proximity to the Walkerburn to Peebles multi use path. It is also</p>	<p>location.</p>
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			<p>noted that a public footpath runs along the A72 into Peebles, although it is noted that this is on the southern side of the road. A site requirement also sets out a requirement for options for improvements to the existing public transport infrastructure will need to be explored, as well as the suitability of pedestrian provision on the A72.</p> <p>In addition, the plan will continue to encourage and facilitate sustainable means of travel.</p> <p>However, in light of the consultation responses received during the Main Issues Report public consultation, including responses from some landowners stating that they are unwilling to release their land for development; as well as following further investigation on the site in relation to the need to upgrade the existing Eshiels road, of which it has now been established that upgrading of the road is not possible due to the Historic Environment Scotland's restrictions of the Scheduled Monument on site MESH1001, it is now not intended to allocate the site within the Proposed Local Development Plan (LDP).</p> <p>Nevertheless, taking into account the immediate need to identify land</p>	
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			for employment use, it is recommended that a reduced site at this location for employment only – site BESHI001 Land at Eshiels, is taken forward into the Proposed Local Development Plan. This is likely to involve the Council undertaking a compulsory purchase order as is often common practice for such allocations, and it would be envisaged that SOSEP (South of Scotland Economic Partnership) funding would be available to assist in the delivery of the site. Clearly in order for the site to be satisfactorily developed substantial perimeter planting will be required to be carried out at an early stage.	
Eshiels	MESHI001, Land at Eshiels I, Eshiels	<p><u>Biodiversity:</u></p> <p>The contributor advises that the site presents moderate biodiversity constraints including potential impact upon the River Tweed SAC/SSSI. (91)</p> <p>The contributor states that the proposal would have a reduction of biodiversity counter to Policy EP3. (172, 207)</p> <p>Contributors raise concerns including the following; impact upon local wildlife/ecology/biodiversity/TPO's (108, 140, 167, 179, 185, 202, 239, 241, 216)</p> <p>The contributor raises concerns in respect of the environmental impact upon biodiversity. (239)</p>	<p>It is should be noted that the Council's Ecology Officer as well as Scottish Natural Heritage (SNH) and Scottish Environment Protection Agency (SEPA) were consulted as part of the site assessment process undertaken for site MESHI001. It is noted that none of these consultees objected to the potential allocation of the site MESHI001.</p> <p>In addition, the Main Issues Report included a number of site requirements including "<i>Protect and enhance the existing boundary features, where possible</i>", "<i>Assessment of ecology impacts and provision of mitigation, as appropriate</i>"; and "<i>Mitigation to</i></p>	It is recommended that the Council agree not to allocate site MESHI001 within the Proposed Local Development Plan, but instead allocate a much reduced employment site - BESH001 at this location.

		<p>The contributor raises concerns regarding the environmental impact from the development. (197)</p>	<p><i>ensure no significant effect on River Tweed SAC/SSSI</i>.</p> <p>However, in light of the consultation responses received during the Main Issues Report public consultation, including responses from some landowners stating that they are unwilling to release their land for development; as well as following further investigation on the site in relation to the need to upgrade the existing Eshiels road, of which it has now been established that upgrading of the road is not possible due to the Historic Environment Scotland's restrictions of the Scheduled Monument on site MESH1001, it is now not intended to allocate the site within the Proposed Local Development Plan (LDP).</p> <p>Nevertheless, taking into account the immediate need to identify land for employment use, it is recommended that a reduced site at this location for employment only – site BESH1001 Land at Eshiels, is taken forward into the Proposed Local Development Plan. This is likely to involve the Council undertaking a compulsory purchase order as is often common practice for such allocations, and it would be envisaged that SOSEP (South of Scotland Economic Partnership) funding would be available to assist</p>	
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			in the delivery of the site. Clearly in order for the site to be satisfactorily developed substantial perimeter planting will be required to be carried out at an early stage.	
Eshiels	MESHI001, Land at Eshiels I, Eshiels	<p><u>Impact upon River Tweed SAC:</u></p> <p>The contributor states that the proposal would increase the risk of pollution to the River Tweed and its tributaries. (108)</p>	<p>It should be noted that the Council's Ecology Officer as well as Scottish Natural Heritage (SNH) and Scottish Environment Protection Agency (SEPA) were consulted as part of the site assessment process undertaken for the site. It is noted that none of these consultees objected to the potential allocation of the site MESHI001.</p> <p>In addition, the Main Issues Report included a number of site requirements including "Assessment of ecology impacts and provision of mitigation, as appropriate"; and "Mitigation to ensure no significant effect on River Tweed SAC/SSSI".</p> <p>However, in light of the consultation responses received during the Main Issues Report public consultation, including responses from some landowners stating that they are unwilling to release their land for development; as well as following further investigation on the site in relation to the need to upgrade the existing Eshiels road, of which it has now been established that upgrading of the road is not possible due to the Historic Environment</p>	It is recommended that the Council agree not to allocate site MESHI001 within the Proposed Local Development Plan, but instead allocate a much reduced employment site - BESH001 at this location.

			<p>Scotland's restrictions of the Scheduled Monument on site MESH1001, it is now not intended to allocate the site within the Proposed Local Development Plan (LDP).</p> <p>Nevertheless, taking into account the immediate need to identify land for employment use, it is recommended that a reduced site at this location for employment only – site BESH1001 Land at Eshiels, is taken forward into the Proposed Local Development Plan. This is likely to involve the Council undertaking a compulsory purchase order as is often common practice for such allocations, and it would be envisaged that SOSEP (South of Scotland Economic Partnership) funding would be available to assist in the delivery of the site. Clearly in order for the site to be satisfactorily developed substantial perimeter planting will be required to be carried out at an early stage.</p>	
Eshiels	MESH1001, Land at Eshiels I, Eshiels	<p><u>Landscape (SNH):</u></p> <p>The contributor states that development of this site would lead to a significant change in the landscape character of the area, which is currently rural and with dispersed dwellings. They raise concerns that development has the potential to be detrimental to the landscape character and would lead to an isolated and low density development that is physically and perceptually detached from the town.</p>	<p>It is noted that the MIR sets out a number of site requirements that include a requirement for a Masterplan in advance of taking site MESH1001 forward for development.</p> <p>However, in light of the consultation responses received during the Main Issues Report public consultation, including responses from some landowners stating that they are</p>	<p>It is recommended that the Council agree not to allocate site MESH1001 within the Proposed Local Development Plan, but instead allocate a much reduced employment site - BESH1001 at this</p>

		<p>The draft site requirements propose planting, landscaping and shelter belts will be required to provide mitigation and help integrate the site with its surroundings. At this location, they consider that such measures would change the character of this section of the Innerleithen Road, losing the sense of openness and views across this site towards Cardie Hill and Ven Law. The contributor considers that allocating this site is required, part allocation in the northern part of the proposed site around Eshiels steading should be considered. Development would form a less dominant feature and would be within an area where existing boundary features could be strengthened to further reduce impacts.</p> <p>Recommend that if the site is taken forward, that the placemaking aims for the site are clearly articulated in advance. They suggest that the design intentions for neighbourhood functions, the urban form, density of development and the approach to design led landscape mitigation, across this site and (MESH1002) should be clearly set out within the LDP. They advise that in order to produce a coherent approach to a new settlement pattern in this location, an integrated approach to urban form which considered views and design relationship/set back of development from the A72, will be required through a clearly communicated site development brief. (213)</p>	<p>unwilling to release their land for development; as well as following further investigation on the site in relation to the need to upgrade the existing Eshiels road, of which it has now been established that upgrading of the road is not possible due to the Historic Environment Scotland's restrictions of the Scheduled Monument on site MESH1001, it is now not intended to allocate the site within the Proposed Local Development Plan (LDP).</p> <p>Nevertheless, taking into account the immediate need to identify land for employment use, it is recommended that a reduced site at this location for employment only – site BESH1001 Land at Eshiels, is taken forward into the Proposed Local Development Plan. This is likely to involve the Council undertaking a compulsory purchase order as is often common practice for such allocations, and it would be envisaged that SOSEP (South of Scotland Economic Partnership) funding would be available to assist in the delivery of the site. Clearly in order for the site to be satisfactorily developed substantial perimeter planting will be required to be carried out at an early stage.</p>	<p>location.</p>
Eshiels	MESH1001, Land at Eshiels I,	<p><u>Co-location issues:</u></p> <p>The contributor highlights that there may be co-</p>	<p>Comment noted. Co-location issues with the nearby Peebles waste water treatment</p>	<p>It is recommended that the Council agree not to</p>

	Eshiels	location issues, including odours, with the nearby Peebles waste water treatment works and the adjacent Eshiels recycling centre. (91)	<p>works and the adjacent Eshiels recycling centre would need to be investigated as part of any planning application.</p> <p>It should also be noted that as part of the site assessment undertaken for site MESH1001, SEPA have stated that there is unlikely to be an impact on the site from SEPA's perspective. Possible odour issues from the Sewage Treatment Works would be dealt with by Scottish Borders Council Environmental Health.</p> <p>However, in light of the consultation responses received during the Main Issues Report public consultation, including responses from some landowners stating that they are unwilling to release their land for development; as well as following further investigation on the site in relation to the need to upgrade the existing Eshiels road, of which it has now been established that upgrading of the road is not possible due to the Historic Environment Scotland's restrictions of the Scheduled Monument on site MESH1001, it is now not intended to allocate the site within the Proposed Local Development Plan (LDP).</p> <p>Nevertheless, taking into account the immediate need to identify land</p>	allocate site MESH1001 within the Proposed Local Development Plan, but instead allocate a much reduced employment site - BESH1001 at this location.
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			for employment use, it is recommended that a reduced site at this location for employment only – site BESH1001 Land at Eshiels, is taken forward into the Proposed Local Development Plan. This is likely to involve the Council undertaking a compulsory purchase order as is often common practice for such allocations, and it would be envisaged that SOSEP (South of Scotland Economic Partnership) funding would be available to assist in the delivery of the site. Clearly in order for the site to be satisfactorily developed substantial perimeter planting will be required to be carried out at an early stage.	
Eshiels	MESH1001, Land at Eshiels I, Eshiels	<p><u>Suggested limitations on construction works:</u></p> <p>The contributor suggests that the following limitations are put on any construction work;</p> <ul style="list-style-type: none"> - Sound barriers put in place between their property and the proposed construction works - Acceptable type and level of noise be decided upon, monitored and enforced by Environmental Health Officers on a regular basis - Environmental Health Officers to monitor the amount of light pollution on their property - Environmental Health officers to monitor the proposed construction site to ensure that the dust and smell levels - Request that vehicle movements on the small rural road be limited to specific traffic times and restricted number of vehicles that pass by 	<p>Building works by their very nature, generate noise and additional traffic etc. Planning permissions sometimes include conditions intended to minimise impacts, both during the construction phase and afterwards, during the life of the development. However, issues such as those raised would be dealt with at planning application stage if required.</p> <p>However, in light of the consultation responses received during the Main Issues Report public consultation, including responses from some landowners stating that they are unwilling to release their land for development; as well as following</p>	It is recommended that the Council agree not to allocate site MESH1001 within the Proposed Local Development Plan, but instead allocate a much reduced employment site - BESH1001 at this location.

		<p>at any given time</p> <ul style="list-style-type: none"> - Request restrictions on the working hours to set times of the day, as to minimise noise pollution during unsociable hours and that no construction works take place on the weekends. (95) 	<p>further investigation on the site in relation to the need to upgrade the existing Eshiels road, of which it has now been established that upgrading of the road is not possible due to the Historic Environment Scotland's restrictions of the Scheduled Monument on site MESH1001, it is now not intended to allocate the site within the Proposed Local Development Plan (LDP).</p> <p>Nevertheless, taking into account the immediate need to identify land for employment use, it is recommended that a reduced site at this location for employment only – site BESH1001 Land at Eshiels, is taken forward into the Proposed Local Development Plan. This is likely to involve the Council undertaking a compulsory purchase order as is often common practice for such allocations, and it would be envisaged that SOSEP (South of Scotland Economic Partnership) funding would be available to assist in the delivery of the site. Clearly in order for the site to be satisfactorily developed substantial perimeter planting will be required to be carried out at an early stage.</p>	
Eshiels	MESH1001, Land at Eshiels I, Eshiels	<p><u>Access to an existing property:</u></p> <p>The contributor states that the proposed entry barrier/gate on the planning application will be situated directly in front of their property and it will</p>	<p>The Main Issues Report does not set out any access proposals in relation to the potential allocation of site MESH1E001. However, given the location of the contributor's</p>	<p>It is recommended that the Council agree not to allocate site MESH1001 within</p>

		<p>restrict visitors, traffic and movement to their house. Therefore, the contributor requests that the barriers are altered or moved further up the road running alongside their property and/or to install separate barriers at the entrance at the individual car parks so that movement to access their house is not restricted. (95)</p>	<p>property, it is not envisaged that any proposed access for site MESH1001 would impact on their property.</p> <p>However, in light of the consultation responses received during the Main Issues Report public consultation, including responses from some landowners stating that they are unwilling to release their land for development; as well as following further investigation on the site in relation to the need to upgrade the existing Eshiels road, of which it has now been established that upgrading of the road is not possible due to the Historic Environment Scotland's restrictions of the Scheduled Monument on site MESH1001, it is now not intended to allocate the site within the Proposed Local Development Plan (LDP).</p> <p>Nevertheless, taking into account the immediate need to identify land for employment use, it is recommended that a reduced site at this location for employment only – site BESH1001 Land at Eshiels, is taken forward into the Proposed Local Development Plan. This is likely to involve the Council undertaking a compulsory purchase order as is often common practice for such allocations, and it would be envisaged that SOSEP (South of Scotland Economic Partnership)</p>	<p>the Proposed Local Development Plan, but instead allocate a much reduced employment site - BESH1001 at this location.</p>
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			<p>funding would be available to assist in the delivery of the site. Clearly in order for the site to be satisfactorily developed substantial perimeter planting will be required to be carried out at an early stage.</p>	
Eshiels	MESHI001, Land at Eshiels I, Eshiels	<p><u>De-value existing properties:</u> The contributor states that the proposal will devalue existing properties. (98)</p>	<p>It should be noted that this is not a material planning consideration.</p> <p>However, in light of the consultation responses received during the Main Issues Report public consultation, including responses from some landowners stating that they are unwilling to release their land for development; as well as following further investigation on the site in relation to the need to upgrade the existing Eshiels road, of which it has now been established that upgrading of the road is not possible due to the Historic Environment Scotland's restrictions of the Scheduled Monument on site MESHI001, it is now not intended to allocate the site within the Proposed Local Development Plan (LDP).</p> <p>Nevertheless, taking into account the immediate need to identify land for employment use, it is recommended that a reduced site at this location for employment only – site BESH1001 Land at Eshiels, is taken forward into the Proposed Local Development Plan. This is likely to involve the Council</p>	<p>It is recommended that the Council agree not to allocate site MESHI001 within the Proposed Local Development Plan, but instead allocate a much reduced employment site - BESH1001 at this location.</p>

			undertaking a compulsory purchase order as is often common practice for such allocations, and it would be envisaged that SOSEP (South of Scotland Economic Partnership) funding would be available to assist in the delivery of the site. Clearly in order for the site to be satisfactorily developed substantial perimeter planting will be required to be carried out at an early stage.	
Eshiels	MESHI001, Land at Eshiels I, Eshiels	<p><u>Design:</u></p> <p>The contributor states that any development must be designed to a high standard, avoid unacceptable impacts on amenity, and demonstrate social, economic and environmental sustainability. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.</p> <p>(98)</p>	<p>It should be noted that the Council has produced Supplementary Planning Guidance (SPG) on Placemaking and Design to encourage good design and sustainable development in the Borders. This SPG relates to all housing tenures including affordable housing.</p> <p>In addition, it is noted that the MIR sets out a number of site requirements that include a requirement for a Masterplan in advance of taking the site forward for development.</p> <p>However, in light of the consultation responses received during the Main Issues Report public consultation, including responses from some landowners stating that they are unwilling to release their land for development; as well as following further investigation on the site in relation to the need to upgrade the</p>	It is recommended that the Council agree not to allocate site MESHI001 within the Proposed Local Development Plan, but instead allocate a much reduced employment site - BESH1001 at this location.

			<p>existing Eshiels road, of which it has now been established that upgrading of the road is not possible due to the Historic Environment Scotland's restrictions of the Scheduled Monument on site MESH1001, it is now not intended to allocate the site within the Proposed Local Development Plan (LDP).</p> <p>Nevertheless, taking into account the immediate need to identify land for employment use, it is recommended that a reduced site at this location for employment only – site BESH1001 Land at Eshiels, is taken forward into the Proposed Local Development Plan. This is likely to involve the Council undertaking a compulsory purchase order as is often common practice for such allocations, and it would be envisaged that SOSEP (South of Scotland Economic Partnership) funding would be available to assist in the delivery of the site. Clearly in order for the site to be satisfactorily developed substantial perimeter planting will be required to be carried out at an early stage.</p>	
Eshiels	MESH1001, Land at Eshiels I, Eshiels	<p><u>Carbon foot print/sustainability:</u></p> <p>The contributor states that an increase in the number of houses (and their occupants) will mean people doing more journeys to get to work, shops etc as there are no facilities close by. This is at odds with the reports stated aim to decrease the</p>	<p>It is not intended to allocate all of the sites identified within the Main Issues Report within the Proposed Local Development Plan.</p> <p>The SESPlan requires strategic growth in the Scottish Borders to be</p>	<p>It is recommended that the Council agree not to allocate site MESH1001 within the Proposed Local Development Plan,</p>

		<p>carbon footprint in the area. (108)</p> <p>The contributor raises concerns that the development will make each household less sustainable as more fossil-fuel miles have to be made to Peebles to shops and schools. (155)</p> <p>The contributor raises concerns regarding the additional carbon emissions, as most homeowners will be commuters. This is counter to the overall SBC objective to be more sustainable by reducing car miles. (172)</p> <p>The contributor states that with such a significant amount of housing proposed this is counter to the overall SBC objective to be more sustainable by reducing car miles, especially as most new home owners will be commuters. (186)</p> <p>The contributor raises concerns that the location of the site will mean the majority of housing if not all will be heavily reliant on private vehicles which does not make this proposal a more sustainable in accordance with LDP MIR para 2.15. (198)</p> <p>The contributor raises concerns that the focus of the LDP is targeting the wrong transport corridors and proposing a higher level of carbon emissions which is contrary to the council's objective of increased sustainability and reduced carbon road miles. (201)</p> <p>The contributor raises concerns that the development would add significantly to carbon emissions, as the majority of house owners will commute to work. This is counter to the overall SBC objective to be more sustainable by reducing</p>	<p>directed to three Strategic Development Areas (SDA) in the Central Borders, the Western Borders and the Eastern Borders.</p> <p>It should also be noted that Scottish Planning Policy requires Local Development Plans to allocate a range of sites which are effective or expected to become effective in the plan period to meet the housing land requirement of the strategic development plan up to year 10 from the expected year of adoption. They should provide for a minimum of 5 years effective land supply at all times. Failure to meet this requirement would result in a failure to provide a plan-led system. In the consideration of any site for inclusion in the LDP, a full site assessment is carried out and the views of various internal and external consultees (such as Roads Planning, Economic Development, Landscape, Scottish Water, SEPA, and NHS) are incorporated into that assessment. The site assessment also considers many issues in relation to transport and water/sewage infrastructure, as well as other environmental issues such as archaeology, biodiversity, flood risk and landscape. In doing this rigorous site assessment process, the best sites possible are identified.</p>	<p>but instead allocate a much reduced employment site - BESH1001 at this location.</p>
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		<p>car miles. (292)</p> <p>The contributor states that residents will need to drive to work in Edinburgh, adding to the traffic congestion and pollution. (252)</p> <p>The contributor states that you will be adding to the carbon footprint as it will be family housing with more commuters where car is the only available transport. (241)</p> <p>The contributor raises concerns regarding the increased carbon emissions as a result of the development. (239, 229)</p> <p>The contributor raised concerns regarding the carbon emission increase, as most house owners will be commuters. This is in the opposition to the overall SBC objective to reduce car miles and increase sustainable lifestyles/living. LDP2 MIR para 2.15. (207)</p> <p>The contributor raises concerns that the proposal contradicts the promotion of sustainable travel principles in section 5.8. Development along the A72 will encourage more private car miles, where development along the Borders railway would increase returns on the public expenditure on that public transport. (209)</p> <p>The contributor raises concerns that more cars means more carbon emissions, which is against the SBC objective to be more sustainable by reducing car miles (LDP2 MIR Para.2.15) (216)</p> <p>The contributor raises concerns regarding the extended fossil fuel pollution as a result of the</p>	<p>In relation to the site assessment undertaken for the site, it should be noted that the Roads Planning Section have stated: "... <i>Options for improvements to the existing public transport infrastructure will need to be explored as will the suitability of pedestrian provision in the A72</i>".</p> <p>It is not considered that the majority of new residents that would live at Eshiels would be commuters travelling to Edinburgh. It should be noted that the 2001 Census, Travel to Work Data found that only 20% of Peebles resident employed adults worked in Edinburgh and of these 92% were car drivers or passengers, 6% used the bus and 2% used other transport means (including motorbikes).</p> <p>Whilst Eshiels may not have a pub or a shop, it has good access to employment and services, and there is the potential access to public transport to be improved on as Eshiels is located just off the A72. In addition, Eshiels is also located in close proximity to the Walkerburn to Peebles multi use path. It is also noted that a public footpath runs along the A72 into Peebles, although it is noted that this is on the southern side of the road. A site requirement also sets out a requirement for options for</p>	
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		<p>development. (197)</p> <p>Concerns raised that the area will become a commuter area, to the detriment of those who already live there. The contributor states that if Edinburgh has a problem with the lack of affordable housing, it must address those needs itself rather than export the issue to other areas. (108)</p> <p>Contributor raises concerns that residents would need to use their cars to access shops and services. They will just keep going to Edinburgh even in leisure time and not spend money in Peebles or contribute to the community. (141)</p>	<p>improvements to the existing public transport infrastructure will need to be explored, as well as the suitability of pedestrian provision on the A72.</p> <p>However, in light of the consultation responses received during the Main Issues Report public consultation, including responses from some landowners stating that they are unwilling to release their land for development; as well as following further investigation on the site in relation to the need to upgrade the existing Eshiels road, of which it has now been established that upgrading of the road is not possible due to the Historic Environment Scotland's restrictions of the Scheduled Monument on site MESH1001, it is now not intended to allocate the site within the Proposed Local Development Plan (LDP).</p> <p>Nevertheless, taking into account the immediate need to identify land for employment use, it is recommended that a reduced site at this location for employment only – site BESH1001 Land at Eshiels, is taken forward into the Proposed Local Development Plan. This is likely to involve the Council undertaking a compulsory purchase order as is often common practice for such allocations, and it would be</p>	
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			envisaged that SOSEP (South of Scotland Economic Partnership) funding would be available to assist in the delivery of the site. Clearly in order for the site to be satisfactorily developed substantial perimeter planting will be required to be carried out at an early stage.	
Eshiels	MESHI001, Land at Eshiels I, Eshiels	<p><u>Food security:</u></p> <p>The contributor raises concerns regarding food security. The need for a secure local food supply increases, and destroying good agricultural land by building on it is unwise. Land unsuitable for food production should be the land put forward for building, it may be more expensive for the developer, but then it would be even more expensive to try to produce essential food from unsuitable land. (108)</p>	<p>Comments noted.</p> <p>Whilst, brownfield land is the first consideration when identifying additional sites, as a result of limited land availability there is pressure on greenfield land for development, especially in areas where demand for housing is high. The Council therefore seeks to allocate brownfield sites as a redevelopment priority. The Main Issues Report identifies regeneration opportunities across the Borders which are suitable for a variety of uses including housing and employment.</p> <p>It should also be noted that whilst the site is currently in agricultural use, the land is not identified as Prime Quality Agricultural Land. It is considered that the identification of some greenfield / agricultural land is inevitable.</p> <p>However, in light of the consultation responses received during the Main Issues Report public consultation, including responses from some landowners stating that they are</p>	It is recommended that the Council agree not to allocate site MESHI001 within the Proposed Local Development Plan, but instead allocate a much reduced employment site - BESH1001 at this location.

			<p>unwilling to release their land for development; as well as following further investigation on the site in relation to the need to upgrade the existing Eshiels road, of which it has now been established that upgrading of the road is not possible due to the Historic Environment Scotland's restrictions of the Scheduled Monument on site MESH1001, it is now not intended to allocate the site within the Proposed Local Development Plan (LDP).</p> <p>Nevertheless, taking into account the immediate need to identify land for employment use, it is recommended that a reduced site at this location for employment only – site BESH1001 Land at Eshiels, is taken forward into the Proposed Local Development Plan. This is likely to involve the Council undertaking a compulsory purchase order as is often common practice for such allocations, and it would be envisaged that SOSEP (South of Scotland Economic Partnership) funding would be available to assist in the delivery of the site. Clearly in order for the site to be satisfactorily developed substantial perimeter planting will be required to be carried out at an early stage.</p>	
Eshiels	MESH1001, Land at Eshiels I,	<p><u>Woodland:</u></p> <p>The contributor has identified ancient semi natural</p>	<p>Comments noted.</p> <p>However, it should be noted that the wooded area to the north-eastern</p>	<p>It is recommended that the Council agree not to</p>

	Eshiels	<p>woodland present at the north eastern boundary of the site. According to the Scottish Government's policy on woodland removal, there is a strong presumption against the removal of this type of woodland. According to SPP provisions, development which is likely to negatively impact this type of woodland should be located away from the area. Therefore they would like to see a requirement included which asks for a buffer area between the development boundary and the woodland. (199)</p> <p>They would also be able to support the requirement to protect and enhance boundary features, if the wording 'where possible' was removed. (199)</p> <p>They would like to see any additional planting on site to be specifically native tree planting with trees which have been sourced and grown within the UK. (199)</p>	<p>boundary of the site is not an Ancient Woodland. In addition, while the area referred to by the contributor is only slightly within the site boundary (as evident on the "Scotland's Environment" website), it is not considered that removal of all or even part of this woodland would be required in the development of site MESH1001.</p> <p>It should also be noted that the Main Issues Report sets out a number of site requirements that include a requirement for a Masterplan in advance of taking site MESH1001 forward for development. That document would be subject to public consultation and would also include greater detail as to the potential development of the site.</p> <p>In respect to the site requirement to protect and enhance boundary features, it is not considered appropriate to remove the wording "<i>where possible</i>". As it would be inevitable that some boundary features may require removal to gain vehicular/pedestrian access into the site.</p> <p>However, in light of the consultation responses received during the Main Issues Report public consultation, including responses from some landowners stating that they are</p>	<p>allocate site MESH1001 within the Proposed Local Development Plan, but instead allocate a much reduced employment site - BESH1001 at this location.</p> <p>In respect to site BESH1001 it is noted that the following site requirements are recommended in relation to landscaping for inclusion within the Proposed Local Development Plan:</p> <ul style="list-style-type: none"> • "Protect and enhance the existing boundary features, where possible. Buffer areas for new and existing landscaping will be required • Planting, landscaping and shelterbelt required, to provide mitigation from
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			<p>unwilling to release their land for development; as well as following further investigation on the site in relation to the need to upgrade the existing Eshiels road, of which it has now been established that upgrading of the road is not possible due to the Historic Environment Scotland's restrictions of the Scheduled Monument on site MESH1001, it is now not intended to allocate the site within the Proposed Local Development Plan (LDP).</p> <p>Nevertheless, taking into account the immediate need to identify land for employment use, it is recommended that a reduced site at this location for employment only – site BESH1001 Land at Eshiels, is taken forward into the Proposed Local Development Plan. This is likely to involve the Council undertaking a compulsory purchase order as is often common practice for such allocations, and it would be envisaged that SOSEP (South of Scotland Economic Partnership) funding would be available to assist in the delivery of the site. Clearly in order for the site to be satisfactorily developed substantial perimeter planting will be required to be carried out at an early stage.</p>	<p>the impacts of development from sensitive receptors and to help integrate the site into the wider setting</p> <ul style="list-style-type: none"> • The long term maintenance of landscaped areas must be addressed”.
Eshiels	MESH1001, Land at Eshiels I,	<u>Disproportionate/alternative locations for development:</u>	It should be noted that it is not intended that all of the sites identified within the Main Issues	It is recommended that the Council agree not to

	Eshiels	<p>The contributor states that the scale of the proposed mixed use site is disproportionate to the developments proposed elsewhere in the Borders. (201)</p> <p>The contributor raises concerns regarding high number of houses proposed compared to other areas and proportion of the total number for the Borders. (241)</p> <p>The contributor states that the sites are looking to deliver the largest number of houses of the whole plan, in a hamlet that is not even identified as a settlement. The proposal is disproportionate to the size of the small settlement which currently exists. (239)</p> <p>The contributor states that the number of houses/businesses suggested for the Eshiels sites on its own is greater than the 'preferred sites' for the rest of the Scottish Borders, which is shocking and totally disproportionate. (207)</p> <p>The contributor states that the number of units (240) for 2 preferred sites at Eshiels is greater than for the whole of the rest of the Borders, which is out of proportion. (216)</p> <p>The contributor states that the proposal is disproportionate to the overall requirement (3,841). (197)</p> <p>The main settlements are the areas which should be developed Borders wide, developing very small settlements such as Eshiels will cause undue pressure on an already heavily laden services system. (179)</p>	<p>Report (MIR) for the Tweeddale Locality will be brought forward for development. The MIR in paragraph 3.3 notes that "<i>it is not anticipated the LDP2 will require a significant number of new housing sites</i>". The purpose of the MIR was to identify a number of site options and present those to the public so that LDP2 could then be informed by their responses.</p> <p>In addition, it should be noted that the Council are also required to allocate sufficient land within the Central, Eastern and Western Strategic Development Areas.</p> <p>Scottish Planning Policy requires LDP's to allocate a range of sites which are effective or expected to become effective in the plan period to meet the housing land requirement of the strategic development plan up to year 10 from the expected year of adoption. They should provide for a minimum of 5 years effective land supply at all times. Failure to meet this requirement would result in a failure to provide a plan-led system.</p> <p>This site was identified through an independent study that was carried out by consultants to identify site options within the vicinity of Peebles. The study findings have</p>	allocate site MESH1001 within the Proposed Local Development Plan, but instead allocate a much reduced employment site - BESH1001 at this location.
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		<p>The contributor states that the houses proposed would be disproportionate to the total number of proposed houses planned for the whole of the Borders. (185)</p>	<p>informed the potential site options set out in the Main Issues Report (MIR).</p> <p>However, in light of the consultation responses received during the Main Issues Report public consultation, including responses from some landowners stating that they are unwilling to release their land for development; as well as following further investigation on the site in relation to the need to upgrade the existing Eshiels road, of which it has now been established that upgrading of the road is not possible due to the Historic Environment Scotland's restrictions of the Scheduled Monument on site MESH1001, it is now not intended to allocate the site within the Proposed Local Development Plan (LDP).</p> <p>Nevertheless, taking into account the immediate need to identify land for employment use, it is recommended that a reduced site at this location for employment only – site BESH1001 Land at Eshiels, is taken forward into the Proposed Local Development Plan. This is likely to involve the Council undertaking a compulsory purchase order as is often common practice for such allocations, and it would be envisaged that SOSEP (South of Scotland Economic Partnership)</p>	
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			<p>funding would be available to assist in the delivery of the site. Clearly in order for the site to be satisfactorily developed substantial perimeter planting will be required to be carried out at an early stage.</p>	
Eshiels	MESH1001, Land at Eshiels I, Eshiels	<p><u>Existing business/industrial sites:</u></p> <p>The contributor states that there are a number of existing business units/industrial areas in the town of Peebles that are currently not at full capacity. If business units are at Eshiels it will take business away from the High Street which already has empty premises. (202)</p> <p>The contributor states that they are unaware of any businesses or industry being carried out at Eshiels. They are therefore confused as to why this has been designated as a mixed use development site. (269)</p> <p>The contributor states the businesses based in small units (.g) Calvary Park, whilst making a contribution, are a tiny %. Peebles has in essence become a distant suburb of Edinburgh. Trying to address/improve this by suggesting mixed use development and urbanisation in Eshiels is nonsensical. (207)</p>	<p>It is not intended to allocate all of the sites identified within the Main Issues Report within the Proposed Local Development Plan.</p> <p>It should be noted that the LDP process is advised by the Council's Economic Development section as to the requirement for additional land for Business and Industrial use. In addition, it should be noted that the Council through the Economic Development section and the Development Management section, receives regular enquiries from businesses to locate within the Western Strategic Development Area. Furthermore, the Council undertakes an Employment Land Audit annually to monitor the take up and availability of business and industrial land across the Borders.</p> <p>It should also be noted, that the Council have not received any acceptable alternative locations for Mixed Use/ Business and Industrial sites within the Western Strategic Development Area for inclusion in the LDP2 as part of the call for sites or through the Main Issues Report</p>	<p>It is recommended that the Council agree not to allocate site MESH1001 within the Proposed Local Development Plan, but instead allocate a much reduced employment site - BESH1001 at this location.</p>

			<p>public consultation process.</p> <p>In addition, it is not anticipated that any of the mixed use sites identified within the Main Issues Report would have a negative impact on the Peebles High street.</p> <p>It should be noted that as at March 2018, there were 343,535 Small and Medium-sized Enterprises (SMEs) operating in Scotland, providing an estimated 1.2 million jobs. SMEs accounted for 99.3% of all private sector enterprises, accounting for 54.9% of private sector employment and 41.5% of private sector turnover. (Scottish Government Website https://www2.gov.scot/Topics/Statistics/Browse/Business/Corporate/KeyFacts). This therefore, illustrates the importance that SME's make to the economy.</p> <p>However, in light of the consultation responses received during the Main Issues Report public consultation, including responses from some landowners stating that they are unwilling to release their land for development; as well as following further investigation on the site in relation to the need to upgrade the existing Eshiels road, of which it has now been established that upgrading of the road is not possible</p>	
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			<p>due to the Historic Environment Scotland's restrictions of the Scheduled Monument on site MESH1001, it is now not intended to allocate the site within the Proposed Local Development Plan (LDP).</p> <p>Nevertheless, taking into account the immediate need to identify land for employment use, it is recommended that a reduced site at this location for employment only – site BESH1001 Land at Eshiels, is taken forward into the Proposed Local Development Plan. This is likely to involve the Council undertaking a compulsory purchase order as is often common practice for such allocations, and it would be envisaged that SOSEP (South of Scotland Economic Partnership) funding would be available to assist in the delivery of the site. Clearly in order for the site to be satisfactorily developed substantial perimeter planting will be required to be carried out at an early stage.</p>	
Eshiels	MESH1001, Land at Eshiels I, Eshiels	<p><u>Amenity:</u></p> <p>They would lose their view and have no privacy as a result of the development. They do not feel that it would be a safe place to raise their family. They chose to live their because of it's rural, scenic and offers space for leisure. (202)</p> <p>The contributor raises concerns regarding the impact upon the amenity, including views, noise</p>	<p>In the event of that any planning application was submitted on site MESH1001, Policy HD3 Protection of Residential Amenity would be taken into account in its consideration.</p> <p>The Council is aware of the sensitive location and designations and notes within the site</p>	<p>It is recommended that the Council agree not to allocate site MESH1001 within the Proposed Local Development Plan, but instead allocate a much reduced employment site -</p>

		<p>and lighting as a result of the development. (249)</p> <p>The contributor states that the volume proposed in Eshiels would be overbearing on the current properties. (276)</p> <p>The contributor raises concerns in respect of the destruction of the visual amenity. (209)</p>	<p>requirements for site MESH1001 in the Main Issues Report (MIR) that landscaping and screening would need to be carefully considered together with the site layout and design during the planning process to minimise any detrimental impacts on the landscape and views.</p> <p>In addition, it is noted that the MIR set out a number of other site requirements that included a requirement for a Masterplan in advance of taking the site forward for development.</p> <p>However, in light of the consultation responses received during the Main Issues Report public consultation, including responses from some landowners stating that they are unwilling to release their land for development; as well as following further investigation on the site in relation to the need to upgrade the existing Eshiels road, of which it has now been established that upgrading of the road is not possible due to the Historic Environment Scotland's restrictions of the Scheduled Monument on site MESH1001, it is now not intended to allocate the site within the Proposed Local Development Plan (LDP).</p> <p>Nevertheless, taking into account the immediate need to identify land</p>	<p>BESH1001 at this location.</p>
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			for employment use, it is recommended that a reduced site at this location for employment only – site BESH001 Land at Eshiels, is taken forward into the Proposed Local Development Plan. This is likely to involve the Council undertaking a compulsory purchase order as is often common practice for such allocations, and it would be envisaged that SOSEP (South of Scotland Economic Partnership) funding would be available to assist in the delivery of the site. Clearly in order for the site to be satisfactorily developed substantial perimeter planting will be required to be carried out at an early stage.	
Eshiels	MESH001, Land at Eshiels I, Eshiels	<p><u>Drainage:</u></p> <p>The contributor states that drainage on the Eshiels site from this proposed development may contribute negatively to the flow of the River Tweed. (276)</p> <p>Contributor raises concerns regarding the drainage from the site. (269, 293)</p> <p>Contributor states that there is no surface water or foul water drainage facilities. The existing capacity of the Scottish Water Sewerage Treatment Works at Eshiels is already being exceeded with limited opportunity for expansion. The option for 'reed bed' treatment and disposal into the River Tweed is not viable due to constraints from SEPA and loss of high value tourist salmon fishing and environmental damage. (252)</p>	As part of the site assessment process for the site, SEPA were consulted and stated that they required a Flood Risk Assessment to be undertaken to assess 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. In addition, due to the steepness of the adjacent hill slopes, SEPA also recommended 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. It is noted that SEPA did not object to the potential	It is recommended that the Council agree not to allocate site MESH001 within the Proposed Local Development Plan, but instead allocate a much reduced employment site - BESH001 at this location.

			<p>inclusion of the site within the Plan.</p> <p>In respect to Sewage facilities, whilst access to sewage facilities may currently be an issue, upgrades can overcome that issue.</p> <p>However, in light of the consultation responses received during the Main Issues Report public consultation, including responses from some landowners stating that they are unwilling to release their land for development; as well as following further investigation on the site in relation to the need to upgrade the existing Eshiels road, of which it has now been established that upgrading of the road is not possible due to the Historic Environment Scotland's restrictions of the Scheduled Monument on site MESH1001, it is now not intended to allocate the site within the Proposed Local Development Plan (LDP).</p> <p>Nevertheless, taking into account the immediate need to identify land for employment use, it is recommended that a reduced site at this location for employment only – site BESH1001 Land at Eshiels, is taken forward into the Proposed Local Development Plan. This is likely to involve the Council undertaking a compulsory purchase order as is often common practice</p>	
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			for such allocations, and it would be envisaged that SOSEP (South of Scotland Economic Partnership) funding would be available to assist in the delivery of the site. Clearly in order for the site to be satisfactorily developed substantial perimeter planting will be required to be carried out at an early stage.	
Eshiels	MESHI001, Land at Eshiels I, Eshiels	<p><u>Siting of industrial buildings:</u></p> <p>The contributor states that they do not think that the siting of industrial units within a housing development is appropriate. (292)</p>	<p>It should be noted that site MESHI001 was identified as a Mixed Use site and not a Housing site. Furthermore the site requirements set out in the Main Issues Report stated that a Masterplan would be required in taking the site forward. The Masterplan would seek to address the concern raised by the contributor in relation to siting industrial buildings adjacent to residential use.</p> <p>However, in light of the consultation responses received during the Main Issues Report public consultation, including responses from some landowners stating that they are unwilling to release their land for development; as well as following further investigation on the site in relation to the need to upgrade the existing Eshiels road, of which it has now been established that upgrading of the road is not possible due to the Historic Environment Scotland's restrictions of the</p>	It is recommended that the Council agree not to allocate site MESHI001 within the Proposed Local Development Plan, but instead allocate a much reduced employment site - BESH1001 at this location.

			<p>Scheduled Monument on site MESH1001, it is now not intended to allocate the site within the Proposed Local Development Plan (LDP).</p> <p>Nevertheless, taking into account the immediate need to identify land for employment use, it is recommended that a reduced site at this location for employment only – site BESH1001 Land at Eshiels, is taken forward into the Proposed Local Development Plan. This is likely to involve the Council undertaking a compulsory purchase order as is often common practice for such allocations, and it would be envisaged that SOSEP (South of Scotland Economic Partnership) funding would be available to assist in the delivery of the site. Clearly in order for the site to be satisfactorily developed substantial perimeter planting will be required to be carried out at an early stage.</p>	
Eshiels	MESH1001, Land at Eshiels I, Eshiels	<p><u>Lack of services within Eshiels:</u></p> <p>The contributor states that Eshiels currently has no pub or shop. Housing development should surely be focussed on places that can offer residents some local services. (300)</p>	<p>Whilst Eshiels may not have a pub or a shop, it has good access to employment and services, and there is the potential access to public transport to be improved on as Eshiels is located just off the A72. In addition, Eshiels is also located in close proximity to the Walkerburn to Peebles multi use path. It is also noted that a public footpath runs along the A72 into Peebles, although it is noted that this is on</p>	<p>It is recommended that the Council agree not to allocate site MESH1001 within the Proposed Local Development Plan, but instead allocate a much reduced employment site - BESH1001 at this location.</p>

			<p>the southern side of the road. A site requirement also sets out a requirement for options for improvements to the existing public transport infrastructure will need to be explored, as well as the suitability of pedestrian provision on the A72.</p> <p>In addition, it should be noted that the Council are also required to allocate sufficient land within the Central, Eastern and Western Strategic Development Areas.</p> <p>Scottish Planning Policy requires Local Development Plans to allocate a range of sites which are effective or expected to become effective in the plan period to meet the housing land requirement of the strategic development plan up to year 10 from the expected year of adoption. They should provide for a minimum of 5 years effective land supply at all times. Failure to meet this requirement would result in a failure to provide a plan-led system.</p> <p>Site MESH1001 was identified through an independent study that 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 Main Issues Report (MIR).</p>	
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			<p>However, in light of the consultation responses received during the Main Issues Report public consultation, including responses from some landowners stating that they are unwilling to release their land for development; as well as following further investigation on the site in relation to the need to upgrade the existing Eshiels road, of which it has now been established that upgrading of the road is not possible due to the Historic Environment Scotland's restrictions of the Scheduled Monument on site MESH1001, it is now not intended to allocate the site within the Proposed Local Development Plan (LDP).</p> <p>Nevertheless, taking into account the immediate need to identify land for employment use, it is recommended that a reduced site at this location for employment only – site BESH1001 Land at Eshiels, is taken forward into the Proposed Local Development Plan. This is likely to involve the Council undertaking a compulsory purchase order as is often common practice for such allocations, and it would be envisaged that SOSEP (South of Scotland Economic Partnership) funding would be available to assist in the delivery of the site. Clearly in order for the site to be satisfactorily</p>	
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			developed substantial perimeter planting will be required to be carried out at an early stage.	
Eshiels	MESHI001, Land at Eshiels I, Eshiels	<p><u>Lack of benefit to Peebles High Street:</u></p> <p>The contributor states that the majority of householders will have to commute to work by car to work in Edinburgh, there is likely to be little benefit to the Local High Street in Peebles, as most commuters will shop in larger centres, such as Straiton. (269)</p>	<p>It is not considered that the majority of the new residents on site MESHI001 would be commuters to Edinburgh. It should be noted that the 2001 Census, Travel to Work Data found that only 20% of Peebles resident employed adults worked in Edinburgh. In addition, it is considered that Eshiels has good access to services and facilities at Peebles, including close proximity to the Walkerburn to Peebles multi use path. It is therefore considered that it would be likely that any potential development at this location would benefit Peebles High street.</p> <p>In addition, it should be noted that the Council are also required to allocate sufficient land within the Central, Eastern and Western Strategic Development Areas.</p> <p>Scottish Planning Policy requires Local Development Plans to allocate a range of sites which are effective or expected to become effective in the plan period to meet the housing land requirement of the strategic development plan up to year 10 from the expected year of adoption. They should provide for a minimum of 5 years effective land supply at all times. Failure to meet this</p>	It is recommended that the Council agree not to allocate site MESHI001 within the Proposed Local Development Plan, but instead allocate a much reduced employment site - BESH1001 at this location.

			<p>requirement would result in a failure to provide a plan-led system.</p> <p>However, in light of the consultation responses received during the Main Issues Report public consultation, including responses from some landowners stating that they are unwilling to release their land for development; as well as following further investigation on the site in relation to the need to upgrade the existing Eshiels road, of which it has now been established that upgrading of the road is not possible due to the Historic Environment Scotland's restrictions of the Scheduled Monument on site MESH1001, it is now not intended to allocate the site within the Proposed Local Development Plan (LDP).</p> <p>Nevertheless, taking into account the immediate need to identify land for employment use, it is recommended that a reduced site at this location for employment only – site BESH1001 Land at Eshiels, is taken forward into the Proposed Local Development Plan. This is likely to involve the Council undertaking a compulsory purchase order as is often common practice for such allocations, and it would be envisaged that SOSEP (South of Scotland Economic Partnership) funding would be available to assist</p>	
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			in the delivery of the site. Clearly in order for the site to be satisfactorily developed substantial perimeter planting will be required to be carried out at an early stage.	
Eshiels	MESHI001, Land at Eshiels I, Eshiels	<p><u>Proposed use for the site:</u></p> <p>The contributor cannot conceive how any business use land could be profitably operated in the site, even assuming both are approved. The community size is too small to sustain any retail operation, and proximity to Peebles would further reduce that. Catering facilities in Peebles have been criticised in recent years as being oversupplied, so it is difficult to conceive any catering at Eshiels would be able to compare. That only leaves light industrial, however the contributor would contend that an expansion of Cavalry Park would be far more in keeping, and far more likely to be commercially viable. (267)</p>	<p>Following assessment of the site MESHI001, it was considered that the area could be suitable for commercial mixed use development given its location close to Peebles, and the A72.</p> <p>It is noted that promoting mixed use sites is in line with national policy and gives an opportunity to create more sustainable areas with residential and non-retail employment activities.</p> <p>In addition it is noted that the Main Issues Report did not set out the exact use for employment and mixed use sites to give the market the flexibility to satisfy demand in different sectors.</p> <p>It should be noted, that a part of the Longer Term Mixed Use site within Peebles, site SPEEB005 has been identified as having potential to come forward in the short term to accommodate business and industrial use; however, the Economic Development Section of the Council are of the view that additional land for business and industrial use needs to be identified</p>	It is recommended that the Council agree not to allocate site MESHI001 within the Proposed Local Development Plan, but instead allocate a much reduced employment site - BESHI001 at this location.

			<p>through the Local Development Plan process.</p> <p>However, in light of the consultation responses received during the Main Issues Report public consultation, including responses from some landowners stating that they are unwilling to release their land for development; as well as following further investigation on the site in relation to the need to upgrade the existing Eshiels road, of which it has now been established that upgrading of the road is not possible due to the Historic Environment Scotland's restrictions of the Scheduled Monument on site MESH1001, it is now not intended to allocate the site within the Proposed Local Development Plan (LDP).</p> <p>Nevertheless, taking into account the immediate need to identify land for employment use, it is recommended that a reduced site at this location for employment only – site BESH1001 Land at Eshiels, is taken forward into the Proposed Local Development Plan. This is likely to involve the Council undertaking a compulsory purchase order as is often common practice for such allocations, and it would be envisaged that SOSEP (South of Scotland Economic Partnership) funding would be available to assist</p>	
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			in the delivery of the site. Clearly in order for the site to be satisfactorily developed substantial perimeter planting will be required to be carried out at an early stage.	
Eshiels	MESHI001, Land at Eshiels I, Eshiels	<p><u>Pressure from developers:</u></p> <p>The contributor states that the impression they get, is that the developers are pushing for more housing in the Peebles area. (257)</p>	<p>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.</p> <p>It should be noted that it is not intended that all of the sites identified within the Main Issues Report (MIR) for the Tweeddale Locality will be brought forward for development. The MIR in paragraph 3.3 notes that "<i>it is not anticipated the LDP [Local Development Plan] 2 will require a significant number of new housing sites</i>". The purpose of the MIR was to identify a number of site options and present those to the public so that LDP2 could then be informed by their responses.</p> <p>In addition, it should be noted that the Council are also required to allocate sufficient land within the Central, Eastern and Western Strategic Development Areas. Scottish Planning Policy requires LDP's to allocate a range of sites which are effective or expected to become effective in the plan period to meet the housing land requirement of the strategic</p>	It is recommended that the Council agree not to allocate site MESHI001 within the Proposed Local Development Plan, but instead allocate a much reduced employment site - BESHI001 at this location.

			<p>development plan up to year 10 from the expected year of adoption. They should provide for a minimum of 5 years effective land supply at all times. Failure to meet this requirement would result in a failure to provide a plan-led system.</p> <p>However, in light of the consultation responses received during the Main Issues Report public consultation, including responses from some landowners stating that they are unwilling to release their land for development; as well as following further investigation on the site in relation to the need to upgrade the existing Eshiels road, of which it has now been established that upgrading of the road is not possible due to the Historic Environment Scotland's restrictions of the Scheduled Monument on site MESH1001, it is now not intended to allocate the site within the Proposed Local Development Plan (LDP).</p> <p>Nevertheless, taking into account the immediate need to identify land for employment use, it is recommended that a reduced site at this location for employment only – site BESH1001 Land at Eshiels, is taken forward into the Proposed Local Development Plan. This is likely to involve the Council undertaking a compulsory purchase</p>	
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			order as is often common practice for such allocations, and it would be envisaged that SOSEP (South of Scotland Economic Partnership) funding would be available to assist in the delivery of the site. Clearly in order for the site to be satisfactorily developed substantial perimeter planting will be required to be carried out at an early stage.	
Eshiels	MESHI001, Land at Eshiels I, Eshiels	<p><u>Does not align with overall aims of strategy:</u></p> <p>The contributor states that the development of this site does not align with the overall aims of the development strategy because the aims set out by the Council regarding sustainability and climate change seek to increase commercial woodlands whereas development of these sites would reduce this aspect. (252)</p>	<p>It should be noted that site MESHI001 currently does not take the form of a woodland area. It is noted that there are a number of boundary trees on site, however, the site requirements contained within the Main Issues Report (MIR) sought to protect and enhance the existing boundary features.</p> <p>The SESPlan requires strategic growth in the Scottish Borders to be directed to three Strategic Development Areas (SDA) in the Central Borders, the Western Borders and the Eastern Borders.</p> <p>It should also be noted that Scottish Planning Policy requires Local Development Plans to allocate a range of sites which are effective or expected to become effective in the plan period to meet the housing land requirement of the strategic development plan up to year 10 from the expected year of adoption. They should provide for a minimum</p>	It is recommended that the Council agree not to allocate site MESHI001 within the Proposed Local Development Plan, but instead allocate a much reduced employment site - BESH001 at this location.

			<p>of 5 years effective land supply at all times. Failure to meet this requirement would result in a failure to provide a plan-led system.</p> <p>However, in light of the consultation responses received during the Main Issues Report public consultation, including responses from some landowners stating that they are unwilling to release their land for development; as well as following further investigation on the site in relation to the need to upgrade the existing Eshiels road, of which it has now been established that upgrading of the road is not possible due to the Historic Environment Scotland's restrictions of the Scheduled Monument on site MESH1001, it is now not intended to allocate the site within the Proposed Local Development Plan (LDP).</p> <p>Nevertheless, taking into account the immediate need to identify land for employment use, it is recommended that a reduced site at this location for employment only – site BESH1001 Land at Eshiels, is taken forward into the Proposed Local Development Plan. This is likely to involve the Council undertaking a compulsory purchase order as is often common practice for such allocations, and it would be envisaged that SOSEP (South of</p>	
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			Scotland Economic Partnership) funding would be available to assist in the delivery of the site. Clearly in order for the site to be satisfactorily developed substantial perimeter planting will be required to be carried out at an early stage.	
Eshiels	MESHI001, Land at Eshiels I, Eshiels	<u>Broadband infrastructure:</u> The contributor raises concerns regarding the lack of suitable broadband infrastructure. (239)	The Scottish Borders has benefited from the Digital Scotland Superfast Broadband rollout which was 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.	No further action required.
Eshiels	MESHI001, Land at	<u>Existing use on the site:</u>	It should be noted that the Forestry Commission are a statutory	It is recommended that the Council

	Eshiels I, Eshiels	<p>The contributor raises concerns that Forestry Commission do not appear to have been consulted at the appropriate level as to the impact of the proposed development on the use of the new Forest Lodges, on major events where the Forestry Commission use these fields for additional parking, nor has it been considered the impact on parking more generally, in reduced appeal of Glentress generally if the development goes ahead, and more specifically the loss of revenue for the Forestry Commission of cars parking in the new development in preference to the paid car parks, nor any provision to mitigate the impact of this on the residents of the proposed developments. (239)</p>	<p>consultee in the Development Plan process and will continue to be involved.</p> <p>In respect to comments regarding to potential impacts on tourism and on Glentress; it should be noted that VisitScotland and the Forestry Commission have been consulted regarding the potential allocation of this site within the Local Development Plan and neither have objected to its potential allocation.</p> <p>However, in light of the consultation responses received during the Main Issues Report public consultation, including responses from some landowners stating that they are unwilling to release their land for development; as well as following further investigation on the site in relation to the need to upgrade the existing Eshiels road, of which it has now been established that upgrading of the road is not possible due to the Historic Environment Scotland's restrictions of the Scheduled Monument on site MESH1001, it is now not intended to allocate the site within the Proposed Local Development Plan (LDP).</p> <p>Nevertheless, taking into account the immediate need to identify land for employment use, it is recommended that a reduced site at</p>	<p>agree not to allocate site MESH1001 within the Proposed Local Development Plan, but instead allocate a much reduced employment site - BESH1001 at this location.</p>
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			<p>this location for employment only – site BESHI001 Land at Eshiels, is taken forward into the Proposed Local Development Plan. This is likely to involve the Council undertaking a compulsory purchase order as is often common practice for such allocations, and it would be envisaged that SOSEP (South of Scotland Economic Partnership) funding would be available to assist in the delivery of the site. Clearly in order for the site to be satisfactorily developed substantial perimeter planting will be required to be carried out at an early stage.</p>	
Eshiels	MESHI001, Land at Eshiels I, Eshiels	<p><u>Local economy:</u></p> <p>The contributor states that the development would damage the local economy and is counter to Policy ED7. They also raise concerns that it is likely new arrivals will be commuters to Edinburgh, with there being a lack of economic spending. (216)</p>	<p>It should also be noted that LDP policy ED7 Business, Tourism and Leisure Development in the Countryside aims to allow for appropriate employment generating development in the countryside whilst protecting the environment and to ensure that business, tourism and leisure related developments are appropriate to their location. It is not considered that any of the potential sites identified within the Main Issues Report is contrary to this policy.</p> <p>In addition, it should be noted that the 2001 Census, Travel to Work Data found that only 20% of Peebles resident employed adults worked in Edinburgh and of these 92% were car drivers or</p>	<p>It is recommended that the Council agree not to allocate site MESHI001 within the Proposed Local Development Plan, but instead allocate a much reduced employment site - BESH001 at this location.</p>

			<p>passengers, 6% used the bus and 2% used other transport means (including motorbikes).</p> <p>However, in light of the consultation responses received during the Main Issues Report public consultation, including responses from some landowners stating that they are unwilling to release their land for development; as well as following further investigation on the site in relation to the need to upgrade the existing Eshiels road, of which it has now been established that upgrading of the road is not possible due to the Historic Environment Scotland's restrictions of the Scheduled Monument on site MESH1001, it is now not intended to allocate the site within the Proposed Local Development Plan (LDP).</p> <p>Nevertheless, taking into account the immediate need to identify land for employment use, it is recommended that a reduced site at this location for employment only – site BESH1001 Land at Eshiels, is taken forward into the Proposed Local Development Plan. This is likely to involve the Council undertaking a compulsory purchase order as is often common practice for such allocations, and it would be envisaged that SOSEP (South of Scotland Economic Partnership)</p>	
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			<p>funding would be available to assist in the delivery of the site. Clearly in order for the site to be satisfactorily developed substantial perimeter planting will be required to be carried out at an early stage.</p>	
Eshiels	MESHI001, Land at Eshiels I, Eshiels	<p><u>Housing tenure:</u></p> <p>The contributor states that the housing will be for the affluent people from outwith the Borders. A few 'affordable' houses thrown in will not solve housing problems for people who live here. (235)</p>	<p>It should be noted that Scottish Planning Policy (SPP) and the Strategic Development Plan (SDP) include an affordable housing benchmark figure of 25%. The benchmark was given detailed consideration as part of the Affordable Housing SPG and this confirmed a need for 25%.</p> <p>The SDP requires strategic growth in the Scottish Borders to be directed to three Strategic Development Areas (SDA) in the Central Borders, the Western Borders and the Eastern Borders.</p> <p>It should also be noted that SPP requires Local Development Plans to allocate a range of sites which are effective or expected to become effective in the plan period to meet the housing land requirement of the strategic development plan up to year 10 from the expected year of adoption. They should provide for a minimum of 5 years effective land supply at all times. Failure to meet this requirement would result in a failure to provide a plan-led system.</p>	<p>It is recommended that the Council agree not to allocate site MESHI001 within the Proposed Local Development Plan, but instead allocate a much reduced employment site - BESHI001 at this location.</p>

			<p>However, in light of the consultation responses received during the Main Issues Report public consultation, including responses from some landowners stating that they are unwilling to release their land for development; as well as following further investigation on the site in relation to the need to upgrade the existing Eshiels road, of which it has now been established that upgrading of the road is not possible due to the Historic Environment Scotland's restrictions of the Scheduled Monument on site MESH1001, it is now not intended to allocate the site within the Proposed Local Development Plan (LDP).</p> <p>Nevertheless, taking into account the immediate need to identify land for employment use, it is recommended that a reduced site at this location for employment only – site BESH1001 Land at Eshiels, is taken forward into the Proposed Local Development Plan. This is likely to involve the Council undertaking a compulsory purchase order as is often common practice for such allocations, and it would be envisaged that SOSEP (South of Scotland Economic Partnership) funding would be available to assist in the delivery of the site. Clearly in order for the site to be satisfactorily developed substantial perimeter</p>	
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			planting will be required to be carried out at an early stage.	
Eshiels	MESH1001, Land at Eshiels I, Eshiels	<p><u>Light pollution:</u></p> <p>The contributor raises concerns regarding the introduction of light pollution for the first time, to the hamlet. (197)</p>	<p>In relation to comments regarding light pollution, this is a detailed issue that would be considered at planning application stage.</p> <p>However, in light of the consultation responses received during the Main Issues Report public consultation, including responses from some landowners stating that they are unwilling to release their land for development; as well as following further investigation on the site in relation to the need to upgrade the existing Eshiels road, of which it has now been established that upgrading of the road is not possible due to the Historic Environment Scotland's restrictions of the Scheduled Monument on site MESH1001, it is now not intended to allocate the site within the Proposed Local Development Plan (LDP).</p> <p>Nevertheless, taking into account the immediate need to identify land for employment use, it is recommended that a reduced site at this location for employment only – site BESH1001 Land at Eshiels, is taken forward into the Proposed Local Development Plan. This is likely to involve the Council undertaking a compulsory purchase order as is often common practice</p>	It is recommended that the Council agree not to allocate site MESH1001 within the Proposed Local Development Plan, but instead allocate a much reduced employment site - BESH1001 at this location.

			for such allocations, and it would be envisaged that SOSEP (South of Scotland Economic Partnership) funding would be available to assist in the delivery of the site. Clearly in order for the site to be satisfactorily developed substantial perimeter planting will be required to be carried out at an early stage.	
Eshiels	MESHI001, Land at Eshiels I, Eshiels	<p><u>Contrary to MIR statement:</u></p> <p>The contributor raises concerns that the proposal is contrary to the MIR statement, regarding the protection of the Scottish Borders Countryside and sustainable travel principles. (197)</p>	<p>It is acknowledged that paragraph 5.8 of the Main Issues Report (MIR) states: “<i>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</i>”.</p> <p>However, Scottish Planning Policy (SPP) requires Local Development Plans to allocate a range of sites which are effective or expected to become effective in the plan period to meet the housing land requirement of the strategic development plan up to year 10 from the expected year of adoption. They should provide for a minimum</p>	It is recommended that the Council agree not to allocate site MESHI001 within the Proposed Local Development Plan, but instead allocate a much reduced employment site - BESH1001 at this location.

			<p>of 5 years effective land supply at all times. Failure to meet this requirement would result in a failure to provide a plan-led system. In the consideration of any site for inclusion in the LDP, a full site assessment is carried out and the views of various internal and external consultees (such as Roads Planning, Economic Development, Landscape, Scottish Water, SEPA, and NHS) are incorporated into that assessment. In doing this rigorous site assessment process, the best sites possible are identified. The site assessment also considers many issues in relation to transport and water/sewage infrastructure, as well as other environmental issues such as archaeology, biodiversity, flood risk and landscape.</p> <p>However, in light of the consultation responses received during the Main Issues Report public consultation, including responses from some landowners stating that they are unwilling to release their land for development; as well as following further investigation on the site in relation to the need to upgrade the existing Eshiels road, of which it has now been established that upgrading of the road is not possible due to the Historic Environment Scotland's restrictions of the Scheduled Monument on site</p>	
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			<p>MESHI001, it is now not intended to allocate the site within the Proposed Local Development Plan (LDP).</p> <p>Nevertheless, taking into account the immediate need to identify land for employment use, it is recommended that a reduced site at this location for employment only – site BESH001 Land at Eshiels, is taken forward into the Proposed Local Development Plan. This is likely to involve the Council undertaking a compulsory purchase order as is often common practice for such allocations, and it would be envisaged that SOSEP (South of Scotland Economic Partnership) funding would be available to assist in the delivery of the site. Clearly in order for the site to be satisfactorily developed substantial perimeter planting will be required to be carried out at an early stage.</p>	
Eshiels	MESHI001, Land at Eshiels I, Eshiels	<p><u>Settlement boundary:</u></p> <p>The contributor states could/should Eshiels seek to be a settlement boundary especially if the plan goes ahead? (276)</p>	<p>Comments noted.</p> <p>It should be noted that had either site MESHI001 or MESHI002 been allocated within the Proposed Local Development Plan (LDP) 2, then a new Development Boundary would have been drawn around Eshiels thereby giving Eshiels settlement status within the LDP.</p> <p>However, in light of the consultation responses received during the Main Issues Report public consultation,</p>	<p>It is recommended that the Council agree not to allocate site MESHI001 within the Proposed Local Development Plan, but instead allocate a much reduced employment site - BESH001 at this location.</p>

			<p>including responses from some landowners stating that they are unwilling to release their land for development; as well as following further investigation on the site in relation to the need to upgrade the existing Eshiels road, of which it has now been established that upgrading of the road is not possible due to the Historic Environment Scotland's restrictions of the Scheduled Monument on site MESH1001, it is now not intended to allocate the site within the Proposed Local Development Plan (LDP).</p> <p>Nevertheless, taking into account the immediate need to identify land for employment use, it is recommended that a reduced site at this location for employment only – site BESH1001 Land at Eshiels, is taken forward into the Proposed Local Development Plan. This is likely to involve the Council undertaking a compulsory purchase order as is often common practice for such allocations, and it would be envisaged that SOSEP (South of Scotland Economic Partnership) funding would be available to assist in the delivery of the site. Clearly in order for the site to be satisfactorily developed substantial perimeter planting will be required to be carried out at an early stage.</p>	
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			Furthermore, given that it is recommended that only an employment allocation is proposed at Eshiels, it is not recommended that a new Development Boundary is drawn to form a formal settlement at this location. It is noted that a similar approach has already been taken elsewhere within the LDP at St Boswells for Charlesfield.	
Eshiels	MESHI001, Land at Eshiels I, Eshiels	SEPA state that in respect of co-location, 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 Environmental Health.	<p>Comments noted. Co-location issues, if necessary would issues investigated as part of any planning application.</p> <p>However, in light of the consultation responses received during the Main Issues Report public consultation, including responses from some landowners stating that they are unwilling to release their land for development; as well as following further investigation on the site in relation to the need to upgrade the existing Eshiels road, of which it has now been established that upgrading of the road is not possible due to the Historic Environment Scotland's restrictions of the Scheduled Monument on site MESHI001, it is now not intended to allocate the site within the Proposed Local Development Plan (LDP).</p> <p>Nevertheless, taking into account the immediate need to identify land for employment use, it is</p>	<p>It is recommended that the Council agree not to allocate site MESHI001 within the Proposed Local Development Plan, but instead allocate a much reduced employment site - BESH1001 at this location.</p> <p>Include the following site requirement within the Proposed Local Development Plan for site BESH1001: <i>"It appears that there may be a culverted watercourse at the southern end of the site, therefore a feasibility study will be required to</i></p>

		<p>There is a watercourse that runs through/adjacent to the site which should be protected and enhanced as part of any development. Therefore, a site requirement is needed 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 required.</p> <p>It appears that there may be a culverted watercourse at the southern end of the site. It is</p>	<p>recommended that a reduced site at this location for employment only – site BESH1001 Land at Eshiels, is taken forward into the Proposed Local Development Plan. This is likely to involve the Council undertaking a compulsory purchase order as is often common practice for such allocations, and it would be envisaged that SOSEP (South of Scotland Economic Partnership) funding would be available to assist in the delivery of the site. Clearly in order for the site to be satisfactorily developed substantial perimeter planting will be required to be carried out at an early stage.</p> <p>As a result of a reduced site now recommended at this location, many of the site requirements set out for MESH1001 are still relevant for site BESH1001.</p> <p>It is noted that the Main Issues Report already noted the site requirement for site MESH1001 regarding the need for a maintenance buffer strip of at least 6 metres wide is provided between the watercourse and built development and that additional water quality buffer strips may be required.</p> <p>Comment noted. It is proposed that a new site</p>	<p><i>investigate the potential for channel restoration</i>".</p> <p>In addition it is also proposed in relation to flood risk to include reference to the River Tweed: "... <i>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</i>".</p>
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		<p>therefore recommended that a site requirement is attached requiring a feasibility study including a flood risk assessment to be undertaken prior to development to assess the potential for channel restoration.</p> <p>SEPA 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.</p> <p>There is a surface water hazard identified.</p> <p>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. It appears that there may be a culverted watercourse at the southern end of the site. Depending on the use of the proposed site, there may be a requirement for permission to be sought for certain activities from SEPA. (119)</p>	<p>requirement is included within the Proposed Local Development Plan regarding the need for a feasibility study.</p> <p>Comments noted. It is proposed that the first site requirement is amended to include, that the River Tweed may also require consideration.</p> <p>Comment noted.</p> <p>Comments noted. It is noted that reference to foul water disposal will be made within Volume 2 of the Proposed Local Development Plan.</p> <p>These issues would be addressed at planning application stage.</p>	
Eshiels	MESHI002, Land at	<u>General:</u>	The SESPlan requires strategic growth in the Scottish Borders to be	It is recommended that the Council

	Eshiels II, Eshiels	<p>The contributor objects to the inclusion of (MESH1002) within the MIR. (189)</p> <p>The contributor states that the population density of the Eshiels development alone has 30% households per hectare. (276)</p> <p>Advises that 240 houses will swamp the existing community, linking Peebles to Cardrona, with a major loss of good quality agricultural land and jobs essential to the economy. (20)</p> <p>The contributor highlights that the supporting document makes reference to a sawmill at Eshiels, which has not existed for over 20 years. (150)</p> <p>There are inconsistencies between the proposals and existing SBC policies. (166)</p> <p>The contributor states that SBC should not try to concentrate so many new developments around Peebles. Instead it should be trying to grow the economy around the train corridor leading to Galashiels. (188)</p> <p>The contributor raises concerns that the three fields are in the middle of nowhere and were selected totally at random for no rhyme nor reason. (201)</p> <p>The contributor states that there are people out there who really care about the area. This is their past and their future, and this is something they are willing to fight for. (249)</p> <p>The contributor states that the suggestion of a</p>	<p>directed to three Strategic Development Areas (SDA), in the Central Borders, the Western Borders and the Eastern Borders.</p> <p>It should be noted that it is not intended that all of the sites identified within the Main Issues Report (MIR) for the Tweeddale Locality will be brought forward for development. The MIR in paragraph 3.3 notes that “<i>it is not anticipated the LDP2 will require a significant number of new housing sites</i>”. The purpose of the MIR was to identify a number of site options and present those to the public so that the Local Development Plan (LDP) 2 could then be informed by their responses.</p> <p>It should also be noted that Scottish Planning Policy requires LDP’s to allocate a range of sites which are effective or expected to become effective in the plan period to meet the housing land requirement of the strategic development plan up to year 10 from the expected year of adoption. They should provide for a minimum of 5 years effective land supply at all times. Failure to meet this requirement would result in a failure to provide a plan-led system.</p> <p>This site was identified through an independent study that was carried</p>	agree not to allocate this site within the Proposed Local Development Plan.
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		<p>mixed use conurbation in Eshiels is absurd. (276)</p>	<p>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 Main Issues Report (MIR). It should be noted that the site was identified as a Mixed Use site and the Main Issues Report set out a number of site requirements including that a Masterplan would be required in taking the site forward.</p> <p>In the consideration of any site for inclusion in the LDP, a full site assessment is carried out and the views of various internal and external consultees (such as Roads Planning, Economic Development, Landscape, Scottish Water, SEPA, and NHS) are incorporated into that assessment. In doing this rigorous site assessment process, the best sites possible are identified. The site assessment also considers many issues in relation to transport and water/sewage infrastructure, as well as other environmental issues such as archaeology, biodiversity, flood risk and landscape.</p> <p>It should be noted that whilst the site is currently in agricultural use, the land is not identified as Prime Quality Agricultural Land. The identification of some greenfield / agricultural land is however</p>	
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			<p>inevitable.</p> <p>In relation to the comment regarding to reference to a sawmill at Eshiels, it should be noted that this is an Ordinance Survey issue and is outwith the control of the Council. Updates on the Ordinance Survey base maps will be undertaken in due course.</p> <p>However, in light of the consultation responses received during the Main Issues Report public consultation, including responses from some landowners stating that they are unwilling to release their land for development; as well as following further investigation on the site in relation to the need to upgrade the existing Eshiels road, of which it has now been established that upgrading of the road is not possible due to the Historic Environment Scotland's restrictions around the adjacent Scheduled Monument, it is now not intended to allocate site MESH1002 within the Proposed Local Development Plan (LDP) for mixed use. It is considered that there are other more appropriate sites that can be allocated within the Proposed Plan within the Western Strategic Development Area.</p> <p>As a result of the above, it is considered inappropriate to identify</p>	
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			site MESH1002 within the Proposed LDP.	
Eshiels	MESH1002, Land at Eshiels II, Eshiels	<p><u>Deliverability of the site:</u></p> <p>The contributor notes that given the major infrastructure investment required, this has the potential to affect deliverability of the site. Given sewerage capacity continues to be a major factor in site deliverability in the Borders generally, it is considered to be premature to allocate such a large site without knowledge or capacity issues. Notes that a fundamental aspect of site deliverability is landowner and developer willingness and sites should only be allocated where there is such willingness to engage in taking forward the development process. There are no assurances regarding the deliverability within LDP2 timeframe as very little background research has been done, including establishing landowner willingness, as noted above and drainage/water supply capacities (91)</p>	<p>Whilst access to sewage facilities may currently be an issue, upgrades can overcome that issue.</p> <p>A site is effective under the terms of the Planning Advice Note (PAN) 2/2010 if it can be developed within the programme period. The Council undertakes an annual Housing Land Audit that monitors the effectiveness of housing land. This will continue to be used to assess the appropriate allocations in the plan.</p> <p>However, in light of the consultation responses received during the Main Issues Report public consultation, including responses from some landowners stating that they are unwilling to release their land for development; as well as following further investigation on the site in relation to the need to upgrade the existing Eshiels road, of which it has now been established that upgrading of the road is not possible due to the Historic Environment Scotland's restrictions around the adjacent Scheduled Monument, it is now not intended to allocate site MESH1002 within the Proposed Local Development Plan (LDP) for mixed use. It is considered that there are other more appropriate sites that can be allocated within the</p>	It is recommended that the Council agree not to allocate this site within the Proposed Local Development Plan.

			<p>Proposed Plan within the Western Strategic Development Area.</p> <p>As a result of the above, it is considered inappropriate to identify site MESH1002 within the Proposed LDP.</p>	
Eshiels	MESH1002, Land at Eshiels II, Eshiels	<p><u>Commuter area:</u></p> <p>Concerns raised that the area will become a commuter area, to the detriment of those who already live there. The contributor states that if Edinburgh has a problem with the lack of affordable housing, it must address those needs itself rather than export the issue to other areas. (108)</p> <p>Contributor raises concerns that residents would need to use their cars to access shops and services. They will just keep going to Edinburgh even in leisure time and not spend money in Peebles or contribute to the community. (141)</p>	<p>The 2001 Census, Travel to Work Data found that 20% of Peebles resident employed adults worked in Edinburgh and of these 92% were car drivers or passengers, 6% used the bus and 2% used other transport means (including motorbikes).</p> <p>It should also be noted that the Council are required to identify a generous supply of land to meet identified housing need (including affordable housing) across the Strategic Development Areas. Failure to meet this requirement may result in development sites coming forward through the Development Management process and/or the Planning Appeals process.</p> <p>However, in light of the consultation responses received during the Main Issues Report public consultation, including responses from some landowners stating that they are unwilling to release their land for development; as well as following further investigation on the site in relation to the need to upgrade the</p>	<p>It is recommended that the Council agree not to allocate this site within the Proposed Local Development Plan.</p>

			<p>existing Eshiels road, of which it has now been established that upgrading of the road is not possible due to the Historic Environment Scotland's restrictions around the adjacent Scheduled Monument, it is now not intended to allocate site MESH1002 within the Proposed Local Development Plan (LDP) for mixed use. It is considered that there are other more appropriate sites that can be allocated within the Proposed Plan within the Western Strategic Development Area.</p> <p>As a result of the above, it is considered inappropriate to identify site MESH1002 within the Proposed LDP.</p>	
Eshiels	MESH1002, Land at Eshiels II, Eshiels	<p><u>Location:</u></p> <p>The contributor states that the location is not suitable for a public transport provision or 'active travel' perspective. Existing provision is unsatisfactory based even on current demand at Eshiels. (91)</p>	<p>It is noted that the site is within close proximity to Peebles, which is 2 miles to the west. 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 the Main Issues Report (MIR) notes that: <i>"Improvements to the road network and public transport must continue to be supported"</i>.</p> <p>However, in light of the consultation responses received during the Main Issues Report public consultation, including responses from some</p>	It is recommended that the Council agree not to allocate this site within the Proposed Local Development Plan.

			<p>landowners stating that they are unwilling to release their land for development; as well as following further investigation on the site in relation to the need to upgrade the existing Eshiels road, of which it has now been established that upgrading of the road is not possible due to the Historic Environment Scotland's restrictions around the adjacent Scheduled Monument, it is now not intended to allocate site MESH1002 within the Proposed Local Development Plan (LDP) for mixed use. It is considered that there are other more appropriate sites that can be allocated within the Proposed Plan within the Western Strategic Development Area.</p> <p>As a result of the above, it is considered inappropriate to identify site MESH1002 within the Proposed LDP.</p>	
Eshiels	MESH1002, Land at Eshiels II, Eshiels	<p><u>Coalescence:</u></p> <p>The contributor states that in the event that both (MESH1001 and MESH1002) are developed, there would be significant coalescence of development in this location on the north side of the River Tweed with consequent detrimental impact upon the SLA. (91)</p>	<p>Comments noted.</p> <p>It is acknowledged that the Main Issues Report (MIR) identified two sites for potential mixed use development; however, it is not considered there would be evidence of coalescence.</p> <p>However, in light of the consultation responses received during the Main Issues Report public consultation, including responses from some landowners stating that they are</p>	It is recommended that the Council agree not to allocate this site within the Proposed Local Development Plan.

			<p>unwilling to release their land for development; as well as following further investigation on the site in relation to the need to upgrade the existing Eshiels road, of which it has now been established that upgrading of the road is not possible due to the Historic Environment Scotland's restrictions around the adjacent Scheduled Monument, it is now not intended to allocate site MESH1002 within the Proposed Local Development Plan (LDP) for mixed use. It is considered that there are other more appropriate sites that can be allocated within the Proposed Plan within the Western Strategic Development Area.</p> <p>As a result of the above, it is considered inappropriate to identify site MESH1002 within the Proposed LDP.</p>	
Eshiels	MESH1002, Land at Eshiels II, Eshiels	<p><u>Surrounding views/key receptors/setting:</u></p> <p>The contributors object to the inclusion of (MESH1002), being regular visitors to the area, including some of the following concerns; impact upon the surrounding views, peace and tranquillity of the area. (31, 33, 34, 37, 43, 64, 76, 83, 98, 140)</p> <p>The contributor raises concerns regarding the impact of the development upon the tranquillity of Peebles and the surrounding countryside. (205)</p> <p>Contributor objects to the inclusion of the site. As</p>	<p>It should be noted that it is not intended that all of the sites identified within the Main Issues Report (MIR) for the Tweeddale Locality will be brought forward for development.</p> <p>The MIR in paragraph 3.3 notes that <i>"it is not anticipated the LDP [Local Development Plan] 2 will require a significant number of new housing sites"</i>. The purpose of the MIR was to identify a number of site options and present those to the public so</p>	It is recommended that the Council agree not to allocate this site within the Proposed Local Development Plan.

	<p>a local resident who moved from Edinburgh to live in a rural setting which is famous throughout the world, object to houses or communities to be built on their doorstep. (97)</p> <p>Contributor states that the area between Eshiels and Cardrona is exceptionally beautiful. (167)</p> <p>The contributor raises concerns that the views from the tourist cottage will change drastically and objects to the development. (49,96)</p> <p>The development would result in the loss of existing views from many of the current houses in Eshiels. (90)</p> <p>Contributor raises concerns regarding the impact upon the views/landscape/scenery. (50, 52, 53, 149, 202, 239, 243, 320, 233)</p> <p>The contributor states that there would be an unacceptable landscape impact from key receptors along the A72 given the openness and topography of the site. (91)</p> <p>The development will have a huge impact on the scenic character of this beautiful part of the Tweed valley and approach to Glentress, identified as being a major tourist attraction. The creation of a separate development will blight the landscape for tourists, walkers and mountain bikers. (46)</p> <p>The contributor states the impact on the surrounding recreational area of Glentress and surrounding countryside on outdoor activities will be adversely affected. This appears to be counter to Policy ED7. (198)</p>	<p>that LDP2 could then be informed by their responses. In addition, it should be noted that the Council are also required to allocate sufficient land within the Central, Eastern and Western Strategic Development Areas.</p> <p>Scottish Planning Policy requires LDP's to allocate a range of sites which are effective or expected to become effective in the plan period to meet the housing land requirement of the strategic development plan up to year 10 from the expected year of adoption. They should provide for a minimum of 5 years effective land supply at all times. Failure to meet this requirement would result in a failure to provide a plan-led system.</p> <p>In the consideration of any site for inclusion in the LDP, a full site assessment is carried out and the views of various internal and external consultees (such as Roads Planning, Economic Development, Landscape, Scottish Water, SEPA, and NHS) are incorporated into that assessment. In doing this rigorous site assessment process, the best sites possible are identified. The site assessment also considers many issues in relation to transport and water/sewage infrastructure, as well as other environmental issues such</p>	
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		<p>The contributor states that the cycle path allows access to the beautiful green area between Peebles and Cardrona and it should be retained. (249)</p> <p>The contributor states that the rural development plan talks of the importance of the open and sweeping scenic vistas. (276)</p> <p>The contributor states that people enjoy the 'wilderness' experience and this must be valued. (243)</p> <p>The contributor raises concerns that the development will destroy their views from the garden and the approach to Glentress Forest and surrounding hills. (227)</p> <p>Contributor raises concerns regarding the visual impact of the development. (197)</p>	<p>as archaeology, biodiversity, flood risk and landscape.</p> <p>In respect to comments regarding potential impacts on tourism and on Glentress; it should be noted that VisitScotland and the Forestry Commission have been consulted regarding the potential allocation of this site within the Local Development Plan; neither have objected to its potential allocation.</p> <p>With regards to comments relating to landscape and that the site is located within the Tweed Valley Special Landscape Area, it should be noted that neither Scottish Natural Heritage or the Council's Landscape Section objected to the potential inclusion of the site within the Local Development Plan.</p> <p>It should be noted that loss of a view is not a material consideration in Planning.</p> <p>However, in light of the consultation responses received during the Main Issues Report public consultation, including responses from some landowners stating that they are unwilling to release their land for development; as well as following further investigation on the site in relation to the need to upgrade the existing Eshiels road, of which it has</p>	
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			<p>now been established that upgrading of the road is not possible due to the Historic Environment Scotland's restrictions around the adjacent Scheduled Monument, it is now not intended to allocate site MESH1002 within the Proposed Local Development Plan (LDP) for mixed use. It is considered that there are other more appropriate sites that can be allocated within the Proposed Plan within the Western Strategic Development Area.</p> <p>As a result of the above, it is considered inappropriate to identify site MESH1002 within the Proposed LDP.</p>	
Eshiels	MESH1002, Land at Eshiels II, Eshiels	<p><u>Scale of the development/character of the area/SLA:</u></p> <p>The contributor states that the scale of the proposed development will blight the lives of the current Eshiels community. (46, 69)</p> <p>Contributor raises concerns regarding the number of houses suggested. They note that other rural sites within the plan have much lower densities. They suggest that a development of around 20 houses within Eshiels would be more appropriate. (300)</p> <p>The contributor states that the development would have a negative impact upon the Tweed Valley. (188)</p> <p>The contributor highlights that Eshiels is not an</p>	<p>It should be noted that it is not intended that all of the sites identified within the Main Issues Report (MIR) for the Tweeddale Locality will be brought forward for development.</p> <p>The MIR in paragraph 3.3 notes that <i>"it is not anticipated the LDP [Local Development Plan] 2 will require a significant number of new housing sites"</i>. The purpose of the MIR was to identify a number of site options and present those to the public so that LDP2 could then be informed by their responses. In addition, it should be noted that the Council are also required to allocate sufficient land within the Central, Eastern and</p>	It is recommended that the Council agree not to allocate this site within the Proposed Local Development Plan.

	<p>existing settlement within the LDP and that housing/industrial premises would swamp Eshiels. (139)</p> <p>The contributor states that having a huge development at the entrance to Peebles will take away from the appeal of Peebles. (186)</p> <p>The contributor raises concerns regarding the unique organic character and development pattern of Eshiels. Housing co-exists with small scale rural and agricultural enterprise, which makes it a very hospitable place where people enjoy living and working. Previous new buildings have been carefully integrated into the landscape and the existing settlement pattern, retained within the original field boundaries. (139)</p> <p>The contributor objects to the development of this site, raising concerns regarding the scale of the proposed development, as well as the location and the impact of which, will be too great upon the surrounding area. (51)</p> <p>The contributor states that the development would be out of scale/character for the area. (90, 98, 140, 142, 150, 158, 166, 178, 179, 180, 185, 188, 186, 194, 198, 201, 241, 268, 269, 276, 298, 207)</p> <p>The contributor states that the development would severely detract from the current atmosphere and attractiveness of the area. (149)</p> <p>The proposal for the two Eshiels sites exceeds the number of houses/businesses for the whole of the rest of the Borders and are completely out of proportion. The site is unwelcome urbanisation.</p>	<p>Western Strategic Development Areas.</p> <p>Scottish Planning Policy requires LDP's to allocate a range of sites which are effective or expected to become effective in the plan period to meet the housing land requirement of the strategic development plan up to year 10 from the expected year of adoption. They should provide for a minimum of 5 years effective land supply at all times. Failure to meet this requirement would result in a failure to provide a plan-led system.</p> <p>In the consideration of any site for inclusion in the LDP, a full site assessment is carried out and the views of various internal and external consultees (such as Roads Planning, Economic Development, Landscape, Scottish Water, SEPA, and NHS) are incorporated into that assessment. In doing this rigorous site assessment process, the best sites possible are identified. The site assessment also considers many issues in relation to transport and water/sewage infrastructure, as well as other environmental issues such as archaeology, biodiversity, flood risk and landscape.</p> <p>In respect to comments regarding to potential impacts on tourism and on</p>	
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	<p>(172)</p> <p>The site is out of character and contrary to Policy PMD4 and LDP2MIR para 3.6. (172, 185, 186, 198, 207, 216)</p> <p>The contributor states that the site is out of proportion. (216)</p> <p>The contributor states that the site is too compact for the proposed development and the scheme shows characteristic indications of overdevelopment. The layout and form is different from other dwellings in the immediate vicinity. Raises concerns that the proposed layout and design features are not informed by any analysis of what should fit respectfully within the local scene and with other sites in the area, merely by site restraints. Development proposals must demonstrate that they, and ancillary activities associated with them, will respect and enhance the character of the site, its context and surroundings in terms of its architectural approach. This poor design does not reflect this. (98)</p> <p>The contributor states that the development would destroy the character of the area. This would be an unwelcome urbanisation of the countryside which will contribute to destroying the uniqueness of the Scottish Borders countryside. (52)</p> <p>The contributor states that the scale of the development is incongruous with the existing settlement, the landscape setting and the SLA, resulting in a loss of openness, with detrimental impact upon the local landscape character. The</p>	<p>Glentress; it should be noted that VisitScotland and the Forestry Commission have been consulted regarding the potential allocation of this site within the Local Development Plan; neither have objected to its potential allocation.</p> <p>Furthermore, it should be noted that the Council's Roads Planning Section and Network Manager have been consulted. It is noted that neither of these consultees objected to the potential allocation of the site MESH1002.</p> <p>With regards to comments relating to landscape and that the site is located within the Tweed Valley Special Landscape Area, it should be noted that neither Scottish Natural Heritage or the Council's Landscape Section objected to the potential inclusion of the site within the Local Development Plan.</p> <p>In respect to comments that the site would be contrary to LDP Policy PMD4 Development Outwith Development Boundaries, it should be noted that should the site be allocated, the site and Eshiels would be included within a new Development Boundary.</p> <p>In respect to comments regarding amenity, it should be noted that</p>	
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		<p>contributor highlights that the site is very prominent in the landscape setting and specifically on the approaches to and from Peebles. The area is exposed and its development will have a material detrimental impact upon the setting of Eshiels and will appear incongruous within the wider landscape. It is not considered that development of the scale proposed at this location would be based upon a clear understanding of the context or the 'sense of place' of the existing settlement at Eshiels. (91)</p> <p>The contributor states that Eshiels is a designated SLA and additional development as proposed will result in the urbanisation of an, essentially rural area. (166)</p> <p>The contributor raised concerns regarding the impact upon the Special Landscape Area. (172, 178, 179, 185, 186, 239, 207, 216)</p> <p>The contributor raises concerns that the site is within the Tweed Valley SLA and is therefore due to special protection from insensitive development such as those proposed. It is not of an appropriate scale, will have a major landscape impact, and will prejudice the character of the area. The proposed developments are not appropriate and counter to existing policies. It represents unwelcomed urbanisation of the countryside which will contribute to destroying the uniqueness of the Scottish Borders countryside and biodiversity. (155)</p> <p>The contributor states that the site is located within the heart of the Tweed Valley SLA where management recommendation include taking</p>	<p>Policy HD3 Protection of Residential Amenity would be relevant in the consideration of any planning application on the site.</p> <p>In addition, it is noted that the MIR sets out a number of site requirements that include a requirement for a Masterplan in advance of taking the site forward for development. As yet no layout for the site has been proposed.</p> <p>However, in light of the consultation responses received during the Main Issues Report public consultation, including responses from some landowners stating that they are unwilling to release their land for development; as well as following further investigation on the site in relation to the need to upgrade the existing Eshiels road, of which it has now been established that upgrading of the road is not possible due to the Historic Environment Scotland's restrictions around the adjacent Scheduled Monument, it is now not intended to allocate site MESH1002 within the Proposed Local Development Plan (LDP) for mixed use. It is considered that there are other more appropriate sites that can be allocated within the Proposed Plan within the Western Strategic Development Area.</p>	
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		<p>great care with development on settlement edges. Development of either or both of the Eshiels sites would materially and detrimentally impact upon the SLA and the features for which the designation exists and may have a materially detrimental impact upon tourism. (91)</p> <p>The contributor states that the location of business or industrial land in close proximity to the A72 is likely to have a greater detrimental impact upon the landscape setting than housing of appropriate density, with any landscaping taking many years to mature as has been the case, and continues to be the case, at Cardrona. (91)</p> <p>The contributor states that this development would produce a highly visible development, visible from the road, and just as visible as the over development of the Kittlegairy estate. An almost continuous development along this road would be the result, spoiling the view for residents and visitors alike, and having an adverse effect on the whole valley. (108)</p> <p>The contributor states that the development would result in the loss of landscape characteristics evident within the Borders landscapes, including hardwood planting and shelter belts, as well as agricultural land. The Council should perhaps look at Eshiels and use it as a model for placemaking in other parts of the Borders. (139)</p> <p>The contributor objects to further proposals for more urban development in the Tweed Valley around Glentress. One of the great attractions of Glentress as a destination is that it feels like it is out in the country and the approach has an</p>	<p>As a result of the above, it is considered inappropriate to identify site MESH1002 within the Proposed LDP.</p>	
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	<p>attractive ambience. (154)</p> <p>The contributor states that 240 units is wrong for a number of reasons in an area where there are currently only around 20 houses. (155)</p> <p>The contributor states that the intensity of development of housing and business premises on the two Eshiels sites is excessive and equates to more than is proposed for the 'preferred' sites in the remainder of the SBC area. (166)</p> <p>The contributor states that any developments should be appropriate to the immediate environment and therefore be only on a small scale (eg) small groups or individual properties in keeping with the surroundings. (201)</p> <p>The contributor states that making Eshiels a much bigger satellite of Peebles will destroy the countryside feel of the Western Borders. (223)</p> <p>The contributor states that they are a regular visitor to Glentress as a keen mountain biker and these proposals would badly effect the surrounding area. (266)</p> <p>The contributor raises concerns that Eshiels is a small settlement located in the beautiful Tweed Valley with stunning views. There has been a settlement in the Eshiels area for well over 200 years. The current settlement is made up of mainly single housing ranging in age from Victorian to modern day. (292)</p> <p>The contributor states that the current approach to Glentress forest is in keeping with the surrounding</p>		
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		<p>countryside that attracts people to the area. Developing this area for housing will severely detract from its current atmosphere and attractiveness. (292)</p> <p>The contributor states that, if the development was implemented, it would transform the area from a rural environment to a more urban one potentially reducing the quality of life for the existing residents. (293)</p> <p>The contributor states that the development site is in a Special Landscape Area and development on the proposed scale would make a mockery of this designation. (298)</p> <p>The contributor considers that the proposed development would result in the area becoming urbanised. (271)</p> <p>The contributor raises concerns at the loss of the countryside. (268)</p> <p>The contributor raises concerns regarding the density and scale of the proposed development, stating that if it is anything like Cardrona, the number of houses will treble as is happening there. (257)</p> <p>The contributor states that the proposed development seems at odds with the landscape/out of proportion. (239, 243)</p> <p>The contributor states that the urbanisation would be most unwelcome in this rural economy. (216)</p> <p>The contributor states that locating a big mixed</p>		
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	<p>use site so close to Glentress is crazy, it will detract from the wild natural beauty which is part of the attraction of the Seven Stanes Leisure Facility (into which millions is being poured). They state that an alternative would be to locate more business/industrial units why not use March Street Mills. (217)</p> <p>The contributor states that the area is of great beauty and this type of development would be out of scale to the existing settlement. (229)</p> <p>The contributor states that development of the proposed magnitude would ruin the approach to Glentress and Peebles. Peebles will be ruined and it will be just another struggling town. The uniqueness of Peebles and the surrounding countryside should not be spoilt for the sake of the greed of the developers. (233)</p> <p>The contributor raises concerns regarding the over development in the vicinity of Eshiels. (206)</p> <p>The contributor states that it is too big a development in a badly chosen location. The proposed mixed use sites would detract from the approach to Glentress and Peebles from the east, one of the delights of the eastern entrance are the open spaces, fields, woodland etc on the north side of the road. (197)</p> <p>The contributor raises concerns regarding the number of units proposed, which would swamp the existing hamlet and cause logistical problems. (197)</p> <p>The contributor raises concerns regarding the</p>		
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		<p>impact upon the special scenic area, impact upon the character of the area and visual damage to the landscape. (197)</p> <p>Current policy EP5 helps to protect against inappropriate development in the Special Landscape Area. These proposals are inappropriate and should be rejected. (318)</p> <p>The contributor does not consider that the siting of industrial buildings alongside housing is appropriate. (149)</p>		
Eshiels	MESHI002, Land at Eshiels II, Eshiels	<p><u>Tourism:</u></p> <p>The contributor objects to the inclusion of (MESHI002) and the potential impact upon tourism. (37, 40, 48, 49, 50, 51, 53, 64, 83, 98, 140, 141, 142, 149, 178, 179, 186, 197, 202, 239, 241, 243, 257, 266, 268, 269, 300, 320, 271, 209, 227, 229, 233, 235)</p> <p>The contributor states that the area will become less attractive to walkers and cyclists. (188)</p> <p>The contributor raises concerns that such a development will make Glentress less appealing if it is surrounded by housing and business estate. (186)</p> <p>The contributor states that these areas of natural beauty are becoming less and less now and they are sure that the Scottish Tourist Board must have also made their concerns heard. (76)</p> <p>The contributor states the development of this site would have a detrimental effect on tourism and people's enjoyment of the Tweed Valley. (52, 69,</p>	<p>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 partly due to its proximity to Edinburgh.</p> <p>The Main Issues Report (MIR) recognises that 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. It is acknowledged that the Plan must continue to ensure new development is located and</p>	It is recommended that the Council agree not to allocate this site within the Proposed Local Development Plan.

		<p>90, 139, 188)</p> <p>The contributor raises concerns that Glentress has an international reputation as a centre of excellence for mountain biking. (139)</p> <p>Whilst there may be benefits of having additional tenants in the area, the area is one of beauty where the contributor visits regularly and tourism is extremely important for the area. Mountain biking and outdoor pursuits in Glentress are a year round activity, generating income for the area. Building more houses would really take detriment and adversely affect tourism. (32)</p> <p>The contributor states that Glentress mountain biking is celebrated all over Britain for its spectacular biking in the heart of the Tweed Valley. Having a huge development would have a negative effect on families, mountain bikers and hikers visiting the area. (51)</p> <p>The contributor objects to the inclusion of the site, as any such development would be incompatible with the existence of the Tweed Valley Forest Park and the declared intention to develop tourism at Glentress, in the town of Peebles and in the Tweed Valley generally. (59)</p> <p>The proposal for these two sites will detract from the tourist potential of the area and hence its economic development by blighting the visual approach to Glentress and the views from within the forest outwards. Glentress is a highly successful tourist destination, for walkers and mountain bikers, also people visiting the immediate area. Tourists will be put off the area if</p>	<p>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.</p> <p>It should be noted that Scottish Natural Heritage, VisitScotland and the Forestry Commission have all been consulted regarding the potential allocation of this site within the Local Development Plan. However, none objected to the potential allocation of this site.</p> <p>In addition, it is noted that the MIR sets out a number of site requirements that include a requirement for a Masterplan in advance of taking the site forward for development.</p> <p>It should also be noted that LDP policy ED7 Business, Tourism and Leisure Development in the Countryside aims to allow for appropriate employment generating development in the countryside whilst protecting the environment and to ensure that business, tourism and leisure related developments are appropriate to their location. It is not considered that any of the potential sites identified within the MIR are contrary to this policy.</p>	
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		<p>it is part of an urban sprawl. There is an increasing number of other mountain biking areas with which Glentress is competing and the proposed development will only make it a less attractive option amongst these. (90)</p> <p>The contributor states that increasing the settlement along the A72 risks an increase in the number of accidents, in particular cyclists coming off the hill routes quickly, straight onto the A72. (108)</p> <p>Further proposed development, particularly on the scale suggested for the Eshiels area near the entrance to Glentress, feels like further urbanisation of this beautiful location which will hugely detract from its attraction as a destination for visitors. (154)</p> <p>The contributor raises concerns that the development will remove a sense of countryside experience which will impact negatively on tourism. (155)</p> <p>The contributor states that the proposed uses are inconsistent with and are potentially damaging to the type and nature of tourism development taking place at Glentress and the expectations of the visitors who are and will be attracted to it. (166)</p> <p>The contributor states that the area provides a range of recreational activities; mountain biking, horse riding, golf, walking, cycling and fishing. The suggested development will destroy much of the attraction of this area and undermine ongoing investment in the recreational facilities. (167)</p>	<p>However, in light of the consultation responses received during the Main Issues Report public consultation, including responses from some landowners stating that they are unwilling to release their land for development; as well as following further investigation on the site in relation to the need to upgrade the existing Eshiels road, of which it has now been established that upgrading of the road is not possible due to the Historic Environment Scotland's restrictions around the adjacent Scheduled Monument, it is now not intended to allocate site MESH1002 within the Proposed Local Development Plan (LDP) for mixed use. It is considered that there are other more appropriate sites that can be allocated within the Proposed Plan within the Western Strategic Development Area.</p> <p>As a result of the above, it is considered inappropriate to identify site MESH1002 within the Proposed LDP.</p>	
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		<p>The contributor states that Glentress is used for walking, running and camping. The proposed dwellings will have a substantially negative impact on the attractiveness of Glentress as a tourist destination, and being able to deliver a positive experience for customers. (185)</p> <p>The contributor states that Eshiels is an area of natural beauty which attracts a huge number of visitors, particularly to Glentress. They raise concerns that the proposed large scale development would spoil the visitor experience to the area. (201)</p> <p>The contributor raises concerns regarding the impact of the development upon Glentress for biking. The development would take away the peacefulness. (205)</p> <p>The contributor raises concerns that development on this site would ruin the countryside of the area including Glentress which is one of the areas key tourism hotspots. (246)</p> <p>The contributor states that the urbanisation, apart from biodiversity impact, will change the experience for 300,000 visitors to Glentress alone never mind the other mountain bike trails. (276)</p> <p>The contributor states that Eshiels is the gateway to Glentress forest which is part of the world famous 7stanes bike parks which attracts over 300,000 visitors to the area annually. (292)</p> <p>The contributor raised concerns regarding the impact upon Glentress/Tweed Valley. (257, 268, 269, 271, 300)</p>		
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		<p>The contributor raises concerns that development on this scale and in this area would form a visual corridor which would have a significant impact on the landscape value for tourism, right next to one of the Scottish Borders biggest tourist attractions, Glentress Forest. (239)</p> <p>The contributor states that the development would have a detrimental economic impact on the Glentress area which is the main tourist destination (e.g) mountain biking, walking, Go Ape. This is counter to Policy ED7. (207)</p> <p>The contributor states that the development would have a massive hit on the economic development of the Glentress area as a draw for walking and mountain biking tourists. (216)</p> <p>The contributor states that any development in the immediate area of Glentress should be tourist related, rather than aimed at small businesses which should be located on brownfield sites. (216)</p> <p>The contributor states that these sites are in the open countryside and major development in this area will detract from the quality that the visitors value so much from visits to the Scottish Borders. (30)</p> <p>The contributor raises concerns that the site would be adjacent to the Forest Holidays development within Glentress, the proposal would blanket that area with development. (206)</p> <p>Glentress Forest is one of the principal tourist attractions in this part of the Borders and has</p>		
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		attracted considerable investment for leisure facilities including a holiday complex, outdoor tree activities as well as developing as a significant mountain biking centre. Any major development in this location begins to urbanise the countryside and detracts from what tourists and visitors are seeking, peace and tranquillity. Given that Peebles is becoming increasingly dependent upon tourists for its long term survival, any development that hinders its progress in this regard has to be challenged. (318)		
Eshiels	MESHI002, Land at Eshiels II, Eshiels	<u>Land economics:</u> Contributor raised concerns at the inclusion of (MESHI002), in respect of land economics. (24)	<p>This site was identified through an independent study that 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 Main Issues Report (MIR).</p> <p>It should be noted that deliverability of the potential sites was considered, in terms of access and infrastructure constraints. Developer interests were contacted at two points in the study: initially to gather an understanding of the types of sites likely to be of interest; and later to consider viability of the potential development sites.</p> <p>It is therefore not considered that there are issues relating to land economics that would prevent the site from coming forward.</p> <p>However, in light of the consultation</p>	It is recommended that the Council agree not to allocate this site within the Proposed Local Development Plan.

			<p>responses received during the Main Issues Report public consultation, including responses from some landowners stating that they are unwilling to release their land for development; as well as following further investigation on the site in relation to the need to upgrade the existing Eshiels road, of which it has now been established that upgrading of the road is not possible due to the Historic Environment Scotland's restrictions around the adjacent Scheduled Monument, it is now not intended to allocate site MESH1002 within the Proposed Local Development Plan (LDP) for mixed use. It is considered that there are other more appropriate sites that can be allocated within the Proposed Plan within the Western Strategic Development Area.</p> <p>As a result of the above, it is considered inappropriate to identify site MESH1002 within the Proposed LDP.</p>	
Eshiels	MESH1002, Land at Eshiels II, Eshiels	<p><u>Traffic concerns:</u></p> <p>The contributor raises concerns regarding the impact upon traffic and the A72/surrounding road networks/parking/potential for accidents. (20, 52, 69, 90, 108, 139, 141, 142, 145, 149, 155, 158, 166, 167, 172, 185, 186, 197, 198, 201, 202, 239, 241, 243, 269, 271, 276, 292, 293, 300, 207, 216, 229)</p>	<p>It should be noted that it is not intended to allocate all of the sites identified within the Main Issues Report within the Proposed Local Development Plan.</p> <p>Whilst the primary responsibility for operating the development planning system for the Scottish Borders lies with the Council, Circular 6/2013</p>	It is recommended that the Council agree not to allocate this site within the Proposed Local Development Plan.

		<p>Concerns that the development will create a lot of extra traffic as people will inevitable drive to Peebles for various services. (46)</p> <p>Concerns are raised that if business units were to be located at Eshiels this could increase the likelihood of large vehicles/lorries in the vicinity. (202)</p> <p>The contributor states that the proposal is neither rural or urban, as it is within the school catchment distance and yet the pupils have no bus available but have to walk along the side of an increasingly busy A72. The alternative is for parents to transport them to school by car, across the bridge thereby increasing further congestion in Peebles. (271)</p> <p>The contributor states that the development will result in a considerable increase in traffic, as every house will have a minimum of 2 cars, every business will have at least 2 cars. The town could not cope with all the extra traffic. (235)</p> <p>The location is sufficiently remote from the town and its facilities that it will be inevitable that a development of the type proposed will have a significant impact upon road traffic. Given the need to use cars more to access shops, where will these extra cars park? Peebles is already running short of adequate parking facilities; there are very few, if any, sites that could be used for car parking. (318)</p>	<p>Development Planning states that all interests should be engaged as early and as fully as possible. In addition that document also states “<i>key agencies are under a specific duty to co-operate in the preparation of development plans</i>”; this includes Scottish Natural Heritage, Scottish Environmental Protection Agency, Scottish Water and NHS (Health Board). The Council have consulted with all key agencies throughout the Local Development Plan process and will continue to do so. This then allows key agencies to plan according to their needs and demands also.</p> <p>In the consideration of any site for inclusion in the LDP, a full site assessment is carried out and the views of various internal and external consultees (such as Roads Planning, Economic Development, Landscape, Scottish Water, SEPA, and NHS) are incorporated into that assessment. In doing this rigorous site assessment process, the best sites possible are identified. The site assessment also considers many issues in relation to transport and water/sewage infrastructure, as well as other environmental issues such as archaeology, biodiversity, flood risk and landscape.</p> <p>Furthermore, it should be noted that</p>	
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			<p>the Council's Roads Planning Section and Network Manager have been consulted. It is noted that neither of these consultees objected to the potential allocation of the site MESH1002.</p> <p>In respect to comments regarding school transport, it should be noted that transport is provided to pupils who live over 2 miles from their catchment school in primary and to those who live over 3 miles away from their catchment school in secondary.</p> <p>It should be noted that the site was identified as a Mixed Use site with housing. Furthermore the site requirements set out in the Main Issues Report stated that a Masterplan would be required in taking the site forward. .</p> <p>In addition, it is not anticipated any of the mixed use sites to be identified in the Proposed Plan will have a negative impact on Peebles.</p> <p>Whilst Eshiels may not have a pub or a shop, it has good access to employment and services, and there is the potential access to public transport to be improved on as Eshiels is located just off the A72. In addition, Eshiels is also located in close proximity to the Walkerburn to</p>	
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			<p>Peebles multi use path. It is also noted that a public footpath runs along the A72 into Peebles, although it is noted that this is on the southern side of the road. A site requirement also sets out a requirement for options for improvements to the existing public transport infrastructure will need to be explored, as well as the suitability of pedestrian provision on the A72.</p> <p>However, in light of the consultation responses received during the Main Issues Report public consultation, including responses from some landowners stating that they are unwilling to release their land for development; as well as following further investigation on the site in relation to the need to upgrade the existing Eshiels road, of which it has now been established that upgrading of the road is not possible due to the Historic Environment Scotland's restrictions around the adjacent Scheduled Monument, it is now not intended to allocate site MESH1002 within the Proposed Local Development Plan (LDP) for mixed use. It is considered that there are other more appropriate sites that can be allocated within the Proposed Plan within the Western Strategic Development Area.</p>	
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			As a result of the above, it is considered inappropriate to identify site MESH1002 within the Proposed LDP.	
Eshiels	MESH1002, Land at Eshiels II, Eshiels	<p><u>Noise and air quality:</u></p> <p>The contributor raises concerns regarding noise and air quality, as a result of the development. (20)</p>	<p>In relation to comments regarding noise and air quality, these are detailed issues that would be considered at planning application stage.</p> <p>However, in light of the consultation responses received during the Main Issues Report public consultation, including responses from some landowners stating that they are unwilling to release their land for development; as well as following further investigation on the site in relation to the need to upgrade the existing Eshiels road, of which it has now been established that upgrading of the road is not possible due to the Historic Environment Scotland's restrictions around the adjacent Scheduled Monument, it is now not intended to allocate site MESH1002 within the Proposed Local Development Plan (LDP) for mixed use. It is considered that there are other more appropriate sites that can be allocated within the Proposed Plan within the Western Strategic Development Area.</p> <p>As a result of the above, it is considered inappropriate to identify site MESH1002 within the Proposed</p>	It is recommended that the Council agree not to allocate this site within the Proposed Local Development Plan.

Eshiels	MESH1002, Land at Eshiels II, Eshiels	<p><u>Infrastructure/services:</u></p> <p>The contributors raise a number of concerns regarding the existing infrastructure and services/amenities in and around Peebles. These concerns include the capacity of existing; schools, roads (including parking), sewerage treatment, utility infrastructure and health centres which are already stretched and the requirement for an additional bridge over the River Tweed. More houses in Eshiels or Peebles should not be considered until these facilities are improved first. (20, 23, 69, 141, 145, 155, 166)</p> <p>This is an area of outstanding natural beauty and does not have the infrastructure or facilities to support such a large development. If housing is required then land should be sought with better transport links to local amenities. (38)</p> <p>There are issues regarding school transport and the distance that school children will have to travel to school means that pupils do not qualify for a school bus. (46, 155, 172, 186, 198, 205, 207, 216, 239)</p> <p>Raised concerns regarding the current infrastructure provision (this includes reference to schools, health centres, roads, parking, fire/police/ambulance services, water, electricity, gas, and sewerage facilities). (53, 59, 83, 90, 139, 149, 179, 180, 194, 197, 201, 205, 252, 257, 292, 300, 209, 217, 229, 235)</p> <p>The contributor states that there would need to be local infrastructure improvements if the</p>	<p>LDP.</p> <p>It should be noted that it is not intended to allocate all of the sites identified within the Main Issues Report within the Proposed Local Development Plan.</p> <p>Whilst the primary responsibility for operating the development planning system for the Scottish Borders lies with the Council, Circular 6/2013 Development Planning states that all interests should be engaged as early and as fully as possible. In addition that document also states “<i>key agencies are under a specific duty to co-operate in the preparation of development plans</i>”; this includes Scottish Natural Heritage, Scottish Environmental Protection Agency, Scottish Water and NHS (Health Board). The Council have consulted with all key agencies throughout the Local Development Plan process and will continue to do so. This then allows key agencies to plan according to their needs and demands also.</p> <p>In the consideration of any site for inclusion in the LDP, a full site assessment is carried out and the views of various internal and external consultees (such as Roads Planning, Economic Development, Landscape, Scottish Water, SEPA, and NHS) are incorporated into that</p>	<p>It is recommended that the Council agree not to allocate this site within the Proposed Local Development Plan.</p>
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		<p>developments at Eshiels were to go ahead, including; road lay-out on the A72, new sewerage provision and new water pumping station to get the water up the hill. The developers should be responsible for funding these. (155)</p> <p>The contributor objects to the inclusion of the site and states that the site is not considered to be capable of being delivered within the LDP lifespan due to the significant infrastructure constraints which have not been sufficiently researched to date. These include; landowner willingness, sewerage capacity, water treatment capacity, archaeological constraints and roads infrastructure requirements. Other significant material infrastructure constraints include school capacities and healthcare facilities. (91)</p> <p>The contributor states that the existing access is not suitable. Major investment would be required to create a new 'through route' access within the sites and new junctions with the A72. The viability of the investment requirement is unknown, which could realistically affect deliverability. There is no direct and sustainable off-road link to Peebles. The walkway/cycleway is located to the south of the recycling centre with the nearest connection points onto the route being at some distance from the site and requiring crossing of the busy A72. Without a new safe off-site route to Peebles which is constructed to directly connect with the site, there would be an increased number of pedestrians which would have to use the existing pavements adjacent to the busy and fast road, this putting more pedestrian traffic at risk. Furthermore, as the site is over 3 miles away from the High School, children would not be entitled to</p>	<p>assessment. In doing this rigorous site assessment process, the best sites possible are identified. The site assessment also considers many issues in relation to transport and water/sewage infrastructure, as well as other environmental issues such as archaeology, biodiversity, flood risk and landscape.</p> <p>NHS Borders have stated that they will continue to engage with SBC colleagues to provide primary care and public health input to the wider planning process including the creation of the next Scottish Borders Council Local Development Plan early in its preparation cycle as part of a Health in All Policies approach.</p> <p>It should be noted that Scottish Water were consulted as part of the site assessment process undertaken for the site. In addition, whilst access to sewage facilities may currently be an issue, upgrades can overcome that issue.</p> <p>Furthermore, it should be noted that the Council's Education, Archaeology, and Roads Planning sections, as well as Historic Environment Scotland and Scottish Natural Heritage have been consulted. It is noted that none of these consultees objected to the potential allocation of the site</p>	
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	<p>a school bus pass. (91)</p> <p>Concerns are raised that the development will result in an increase in the population, which will put pressure on the existing infrastructure and services residents would require, including schools, doctors and social services. (108)</p> <p>Concerns are raised that future road expansion will take place along the old railway tracks, which are currently used for walking/cycling. (108)</p> <p>The contributor raises concerns regarding suitable footpaths between Eshiels and Peebles. Highlighting that there is currently a badly maintained narrow footpath. The old railway cycle path does not link Eshiels and Peebles directly. (139)</p> <p>The contributor raises concerns regarding the lack of a safe footpath between Eshiels and Peebles. (239)</p> <p>The contributor states that the majority of home owners within the new proposed dwellings will be commuters and this will have a substantial impact on the quality of the roads between Eshiels and Edinburgh, as well as increasing car miles. (185)</p> <p>There needs to be significant investment in Peebles High School before any significant expansions to the local population can be considered. The contributor raised concerns regarding the capacity of Peebles High School. (185)</p> <p>Haylodge Health Centre is becoming more and</p>	<p>MESHI002.</p> <p>In respect to comments regarding school transport, it should be noted that transport is provided to pupils who live over 2 miles from their catchment school in primary and to those who live over 3 miles away from their catchment school in secondary.</p> <p>It should be noted that the site was identified as a Mixed Use site with housing. Furthermore the site requirements set out in the Main Issues Report stated that a Masterplan would be required in taking the site forward. .</p> <p>In addition, it is not anticipated that any of the mixed use sites to be identified in the Proposed Plan will have a negative impact on the economy of Peebles.</p> <p>Whilst Eshiels may not have a pub or a shop, it has good access to employment and services, and there is the potential access to public transport to be improved on as Eshiels is located just off the A72. In addition, Eshiels is also located in close proximity to the Walkerburn to Peebles multi use path. It is also noted that a public footpath runs along the A72 into Peebles, although it is noted that this is on</p>	
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		<p>more stretched, with growing waiting times for appointments. The contributor highlights that it would take 500 new houses to justify increasing the health centre budget to recruit 1 additional GP. The proposed dwellings would be completely irresponsible given this situation. (185)</p> <p>The contributor states that there is only 1 ambulance covering the area. (185)</p> <p>The contributor states that there will need to be massive changes to the roads, accesses, junctions etc in the immediate area of Eshiels to cope with the number of people requiring access to the A72 main road from the new development. This is already a very busy and highly dangerous road. (201)</p> <p>The contributor states that mixed use is not appropriate for the site, due to the narrow access roads. (273)</p> <p>The contributor raised concerns that there is no school bus in Eshiels. (269)</p> <p>The contributor states that commitment to extensive infrastructure improvements are required before any further significant development can take place. (269)</p> <p>The contributor raises concerns regarding the car parking facilities within Peebles and that it cannot cope with the current population. (252)</p> <p>The contributor questions the expansion in infrastructure required. They question how this proposal will link to Peebles, as it is well outside</p>	<p>the southern side of the road. A site requirement also sets out a requirement for options for improvements to the existing public transport infrastructure will need to be explored, as well as the suitability of pedestrian provision on the A72.</p> <p>The 2001 Census, Travel to Work Data found that only 20% of Peebles resident employed adults worked in Edinburgh and of these 92% were car drivers or passengers, 6% used the bus and 2% used other transport means (including motorbikes).</p> <p>However, in light of the consultation responses received during the Main Issues Report public consultation, including responses from some landowners stating that they are unwilling to release their land for development; as well as following further investigation on the site in relation to the need to upgrade the existing Eshiels road, of which it has now been established that upgrading of the road is not possible due to the Historic Environment Scotland's restrictions around the adjacent Scheduled Monument, it is now not intended to allocate site MESH1002 within the Proposed Local Development Plan (LDP) for mixed use. It is considered that</p>	
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		<p>and looks like a housing scheme, stuck in a random field. The Cardrona proposals also have a similar look about them and they wonder about the need for more community infrastructure on the Cardrona site. (243)</p> <p>The proposal would encourage a large amount of school car traffic. (241)</p> <p>The contributor raised concerns regarding the infrastructure requirements and physical ability to re-route the A72, drainage and re-location of existing septic tanks. (239)</p> <p>The contributor advises that measures to support sustainable transport in the form of safe cycling and walking to Peebles, along the A72 are considered through the site requirements and in association with (MESHI001). (213)</p> <p>The contributor states that there is insufficient road and water infrastructure. (235)</p> <p>The contributor raises concerns regarding infrastructure issues, including the A72 as a result of the development. As a result, there will be slowing of moving traffic and a knock on effect of not enough parking provision in Peebles. People may travel to Straiton with the consequent negative effect to the vibrancy and economic health of Peebles. (197)</p> <p>Contributor raises concerns regarding septic tank waste and whether the existing treatment plant can cope with this amount of houses. (197)</p> <p>The contributor states that Eshiels has no</p>	<p>there are other more appropriate sites that can be allocated within the Proposed Plan within the Western Strategic Development Area.</p> <p>As a result of the above, it is considered inappropriate to identify site MESHI002 within the Proposed LDP.</p>	
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		amenities and residents will go into Peebles and head to Edinburgh. (197)		
Eshiels	MESHI002, Land at Eshiels II, Eshiels	<p><u>Ribbon development and green belt:</u></p> <p>The contributors raise concerns that development on this site would be ribbon development. (23, 139, 149, 150, 155, 172, 178, 179, 185, 186, 197, 198, 205, 241, 269, 276, 292, 207, 216, 229)</p> <p>The Borders is known for its vast and grass fields and rolling hills, by adding these houses Peebles and Cardrona will be inadvertently forced together while simultaneously wiping away the grass fields that make the Borders so special. (180)</p> <p>The contributor states that building in Eshiels will connect the Borders corridor, with housing stretching from Peebles to Cardrona, spoiling much of the countryside and changing these areas from a peaceful small town to a disruptive large town. (205)</p>	<p>It should be noted that it is not intended to allocate all of the sites identified within the Main Issues Report within the Proposed Local Development Plan.</p> <p>In the consideration of any site for inclusion in the Main Issues Report, a full site assessment was carried out and the views of various internal and external consultees (such as Roads Planning, Economic Development, Landscape, Scottish Water, and Scottish Natural Heritage) are incorporated into that assessment. This rigorous site assessment process then allows identification of the best sites possible.</p> <p>It is not considered that development at this location will result in ribbon development or coalescence of the settlements within the Tweed Valley.</p> <p>However, in light of the consultation responses received during the Main Issues Report public consultation, including responses from some landowners stating that they are unwilling to release their land for development; as well as following further investigation on the site in relation to the need to upgrade the</p>	It is recommended that the Council agree not to allocate this site within the Proposed Local Development Plan.

			<p>existing Eshiels road, of which it has now been established that upgrading of the road is not possible due to the Historic Environment Scotland's restrictions around the adjacent Scheduled Monument, it is now not intended to allocate site MESH1002 within the Proposed Local Development Plan (LDP) for mixed use. It is considered that there are other more appropriate sites that can be allocated within the Proposed Plan within the Western Strategic Development Area.</p> <p>As a result of the above, it is considered inappropriate to identify site MESH1002 within the Proposed LDP.</p>	
Eshiels	MESH1002, Land at Eshiels II, Eshiels	<p><u>Health & well-being/amenity of existing residents:</u></p> <p>The contributor states that the development of (MESH1002) would impact upon the health and well-being of the existing residents. (43)</p> <p>The development would have a negative effect on the amenity of the existing residents at Eshiels. These contributors include reference to; noise, light and dust pollution. (90,95)</p>	<p>It should be noted that the site is located within the Strategic Green Network as set out in Local Development Plan policy EP12 Green Networks. The aim of Green Networks are to assist in supporting sustainable economic growth, tourism, recreation, the creation of an environment that promotes a healthier-living lifestyle, and the protection and enhancement of biodiversity, and have the potential to improve water quality, promote flood protection and reduce pollution.</p> <p>It is therefore not considered that development at this location would</p>	It is recommended that the Council agree not to allocate this site within the Proposed Local Development Plan.

			<p>have a negative impact on the health and wellbeing of existing residents.</p> <p>In relation to comments regarding noise, light and dust pollution, these would be issues that would be considered at planning application stage.</p> <p>In respect to comments regarding amenity, it should be noted that Policy HD3 Protection of Residential Amenity would be relevant in the consideration of any planning application on the site.</p> <p>However, in light of the consultation responses received during the Main Issues Report public consultation, including responses from some landowners stating that they are unwilling to release their land for development; as well as following further investigation on the site in relation to the need to upgrade the existing Eshiels road, of which it has now been established that upgrading of the road is not possible due to the Historic Environment Scotland's restrictions around the adjacent Scheduled Monument, it is now not intended to allocate site MESH1002 within the Proposed Local Development Plan (LDP) for mixed use. It is considered that there are other more appropriate</p>	
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			<p>sites that can be allocated within the Proposed Plan within the Western Strategic Development Area.</p> <p>As a result of the above, it is considered inappropriate to identify site MESH1002 within the Proposed LDP.</p>	
Eshiels	MESH1002, Land at Eshiels II, Eshiels	<p><u>Dark skies lost:</u></p> <p>The contributor states the development will result in the loss of Peebles dark sky. (51, 69, 90, 276)</p> <p>The contributors raise concerns regarding the impact of the development upon the Eshiels dark sky environment. (139, 149, 155, 186, 197, 292)</p>	<p>It should be noted that it is not intended that all of the sites identified within the Main Issues Report (MIR) for the Tweeddale Locality will be brought forward for development. The MIR in paragraph 3.3 notes that "<i>it is not anticipated the LDP2 will require a significant number of new housing sites</i>". The purpose of the MIR was to identify a number of site options and present those to the public so that LDP2 could then be informed by their responses.</p> <p>However the Council are aware that the lighting of roads, footpaths, domestic and commercial property should be an integral element of all development proposals at the outset and not, as has sometimes been the case in the past, addressed as an afterthought. Furthermore it is possible to reduce many of the negative effects of lighting through careful design and planning, using lighting only where and when necessary, using an appropriate strength of light and adjusting light</p>	It is recommended that the Council agree not to allocate this site within the Proposed Local Development Plan.

			<p>fittings to direct the light to where it is required. It is acknowledged that illumination should be appropriate to the surroundings and character of the area as a whole.</p> <p>However, in light of the consultation responses received during the Main Issues Report public consultation, including responses from some landowners stating that they are unwilling to release their land for development; as well as following further investigation on the site in relation to the need to upgrade the existing Eshiels road, of which it has now been established that upgrading of the road is not possible due to the Historic Environment Scotland's restrictions around the adjacent Scheduled Monument, it is now not intended to allocate site MESH1002 within the Proposed Local Development Plan (LDP) for mixed use. It is considered that there are other more appropriate sites that can be allocated within the Proposed Plan within the Western Strategic Development Area.</p> <p>As a result of the above, it is considered inappropriate to identify site MESH1002 within the Proposed LDP.</p>	
Eshiels	MESH1002, Land at Eshiels II,	<p><u>Loss of agricultural land:</u></p> <p>The contributor states that a great deal of</p>	It should be noted that it is not intended that all of the sites identified within the Main Issues	It is recommended that the Council agree not to

	Eshiels	<p>agricultural land will be lost along with the rural jobs associated with the land. (69)</p> <p>The contributor states that the development would cause the destruction of ancient pastures. (108)</p> <p>The contributor states that the development would result in the loss of prime quality agricultural land. (30, 149, 166, 205 292)</p> <p>The contributor raises concerns at the loss of good quality agricultural land and the impact on agricultural employment essential to the economy of the Scottish Borders. (155)</p> <p>The site will result in the removal of agricultural land counter to Policy ED10. (172, 185, 186, 198, 207, 216)</p> <p>Contributor raises concerns regarding the loss of green belts and agricultural land. (241)</p>	<p>Report (MIR) for the Tweeddale Locality will be brought forward for development. The MIR in paragraph 3.3 notes that “<i>it is not anticipated the LDP2 will require a significant number of new housing sites</i>”. The purpose of the MIR was to identify a number of site options and present those to the public so that LDP2 could then be informed by their responses.</p> <p>In the consideration of any site for inclusion in the LDP, a full site assessment is carried out and the views of various internal and external consultees (such as Roads Planning, Economic Development, Landscape, Scottish Water, SEPA, and NHS) are incorporated into that assessment. In doing this rigorous site assessment process, the best sites possible are identified.</p> <p>It should be noted that whilst the site is currently in agricultural use for grazing, the land is not identified as Prime Quality Agricultural Land. The identification of some greenfield / agricultural land is inevitable.</p> <p>However, in light of the consultation responses received during the Main Issues Report public consultation, including responses from some landowners stating that they are unwilling to release their land for</p>	allocate this site within the Proposed Local Development Plan.
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			<p>development; as well as following further investigation on the site in relation to the need to upgrade the existing Eshiels road, of which it has now been established that upgrading of the road is not possible due to the Historic Environment Scotland's restrictions around the adjacent Scheduled Monument, it is now not intended to allocate site MESH1002 within the Proposed Local Development Plan (LDP) for mixed use. It is considered that there are other more appropriate sites that can be allocated within the Proposed Plan within the Western Strategic Development Area.</p> <p>As a result of the above, it is considered inappropriate to identify site MESH1002 within the Proposed LDP.</p>	
Eshiels	MESH1002, Land at Eshiels II, Eshiels	<p><u>Loss of existing community within Eshiels:</u></p> <p>The contributor states that the proposed development would mean the existing community would be lost. (69, 186)</p> <p>The contributor fears this small rural community may be permanently scarred by this proposal. (201)</p>	<p>It should be noted that it is not intended that all of the sites identified within the Main Issues Report (MIR) for the Tweeddale Locality will be brought forward for development. The MIR in paragraph 3.3 notes that "<i>it is not anticipated the LDP2 will require a significant number of new housing sites</i>". The purpose of the MIR was to identify a number of site options and present those to the public so that LDP2 could then be informed by their responses.</p>	<p>It is recommended that the Council agree not to allocate this site within the Proposed Local Development Plan.</p>

			<p>However, in light of the consultation responses received during the Main Issues Report public consultation, including responses from some landowners stating that they are unwilling to release their land for development; as well as following further investigation on the site in relation to the need to upgrade the existing Eshiels road, of which it has now been established that upgrading of the road is not possible due to the Historic Environment Scotland's restrictions around the adjacent Scheduled Monument, it is now not intended to allocate site MESH1002 within the Proposed Local Development Plan (LDP) for mixed use. It is considered that there are other more appropriate sites that can be allocated within the Proposed Plan within the Western Strategic Development Area.</p> <p>As a result of the above, it is considered inappropriate to identify site MESH1002 within the Proposed LDP.</p>	
Eshiels	MESH1002, Land at Eshiels II, Eshiels	<p><u>Burn:</u></p> <p>The contributor raises concerns regarding the slippage of land adjacent to the burn which runs along the north side of the plateau fields in the valley, north of the River Tweed. The natural embankment (a significant length of where the western end of the new build is proposed), could disintegrate. (88)</p>	<p>It should be noted that the Scottish Environment Protection Agency (SEPA) were consulted as part of the site assessment process and as a result the following site requirement was included in the Main Issues Report for the site: "A <i>maintenance buffer strip of at least 6 metres must be provided between</i></p>	<p>It is recommended that the Council agree not to allocate this site within the Proposed Local Development Plan.</p>

			<p><i>the watercourse and any built development. Additional water quality buffer strips may also be required</i>’.</p> <p>However, in light of the consultation responses received during the Main Issues Report public consultation, including responses from some landowners stating that they are unwilling to release their land for development; as well as following further investigation on the site in relation to the need to upgrade the existing Eshiels road, of which it has now been established that upgrading of the road is not possible due to the Historic Environment Scotland’s restrictions around the adjacent Scheduled Monument, it is now not intended to allocate site MESH1002 within the Proposed Local Development Plan (LDP) for mixed use. It is considered that there are other more appropriate sites that can be allocated within the Proposed Plan within the Western Strategic Development Area.</p> <p>As a result of the above, it is considered inappropriate to identify site MESH1002 within the Proposed LDP.</p>	
Eshiels	MESH1002, Land at Eshiels II, Eshiels	<p><u>Indicative site capacity:</u></p> <p>The contributor states that the indicative site capacity for this site and (MESH1001) is greater</p>	It is not intended to allocate all of the sites identified within the Main Issues Report within the Proposed Local Development Plan.	It is recommended that the Council agree not to allocate this site

		<p>than the 'preferred sites' for the whole of the rest of the Borders. (90)</p>	<p>The SESPlan requires strategic growth in the Scottish Borders to be directed to three Strategic Development Areas (SDA) in the Central Borders, the Western Borders and the Eastern Borders.</p> <p>It should also be noted that Scottish Planning Policy requires Local Development Plans to allocate a range of sites which are effective or expected to become effective in the plan period to meet the housing land requirement of the strategic development plan up to year 10 from the expected year of adoption. They should provide for a minimum of 5 years effective land supply at all times. Failure to meet this requirement would result in a failure to provide a plan-led system. In the consideration of any site for inclusion in the LDP, a full site assessment is carried out and the views of various internal and external consultees (such as Roads Planning, Economic Development, Landscape, Scottish Water, SEPA, and NHS) are incorporated into that assessment. The site assessment also considers many issues in relation to transport and water/sewage infrastructure, as well as other environmental issues such as archaeology, biodiversity, flood risk and landscape. In doing this</p>	<p>within the Proposed Local Development Plan.</p>
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			<p>rigorous site assessment process, the best sites possible are identified.</p> <p>It should be noted that a Development Options Study was undertaken to identify and assess options for housing and employment land in the Western Strategic Development Area, centred on the central Tweeddale area. This was due to a number of physical and infrastructure constraints within the central Tweeddale area. The study identified a number of potential short and long term housing options as well as sites for business/industrial use. Site MESH1002 was one of the sites identified in that study.</p> <p>However, in light of the consultation responses received during the Main Issues Report public consultation, including responses from some landowners stating that they are unwilling to release their land for development; as well as following further investigation on the site in relation to the need to upgrade the existing Eshiels road, of which it has now been established that upgrading of the road is not possible due to the Historic Environment Scotland's restrictions around the adjacent Scheduled Monument, it is now not intended to allocate site MESH1002 within the Proposed Local Development Plan (LDP) for</p>	
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			<p>mixed use. It is considered that there are other more appropriate sites that can be allocated within the Proposed Plan within the Western Strategic Development Area.</p> <p>As a result of the above, it is considered inappropriate to identify site MESH1002 within the Proposed LDP.</p>	
Eshiels	MESH1002, Land at Eshiels II, Eshiels	<p><u>Flood risk:</u></p> <p>The contributor states that the development would increase flooding risk for the housing and fields below the road. (90, 235)</p> <p>The contributor states that the development may lead to flooding of areas to the south of the A72. (166)</p> <p>The contributor states that a section of this site at the south side, appear to lie within an area of flood risk presented by the River Tweed. There is genuine risk of increased risk of surface water flooding once the development has taken place. (91)</p> <p>The contributor states that there was widespread flooding 2 years ago along the Tweed Valley, which demonstrated that the A72 is very vulnerable to flooding, for much of its length it is also at risk from erosion by the River Tweed. Putting further housing in an area where its vital routes are at risk, would be irresponsible. There are no alternative routes in the event of flooding. Building over agricultural land will prevent rainfall moving slowly through the soil, run-off will be</p>	<p>It is should be noted that Scottish Environment Protection Agency (SEPA) and the Council's Flood and Coastal Management Team were consulted as part of the site assessment process undertaken for the site.</p> <p>In addition, the Main Issues Report included a site requirement for a Flood Risk Assessment to assess the risk from the Linn Burn, Eshiels Burn and the small water course that flows adjacent to the site.</p> <p>However, in light of the consultation responses received during the Main Issues Report public consultation, including responses from some landowners stating that they are unwilling to release their land for development; as well as following further investigation on the site in relation to the need to upgrade the existing Eshiels road, of which it has now been established that upgrading of the road is not possible</p>	It is recommended that the Council agree not to allocate this site within the Proposed Local Development Plan.

		<p>swifter and this will exacerbate flooding. (108)</p> <p>The contributor highlights that the main road and lower field at Eshiels are subject to flooding every time there is heavy rain. The building of new roads and new paved parking areas would add to this problem. (139)</p> <p>The contributor raises concerns there will be a significantly increased flood risk for the existing houses especially as the land does not drain well at present. Furthermore, likely to be increased risk to the A72 where there are frequent flooding issues. (150)</p> <p>The contributor states that although the 2 sites are not currently in the SEPA flood risk zone this will change drastically once the agricultural land is removed contributing to faster run-off, increasing the rate at which rainwater falling on the proposed new development reaches the Tweed. SEPA would need to investigate with revised models. (155)</p> <p>The contributor raises concerns regarding flood risk as a result of development on this site/surrounding area/roads. (172, 198, 205, 269)</p> <p>The contributor states that the land adjacent to the proposed dwellings is prone to flooding, and this has often encroached onto the A72 road. With rising water tables and wet weather, 26 hectares of tarmac'd land would need significant investment in drainage for the whole area. (185)</p> <p>The contributor states that the areas at the bottom of the fields act as flood plains at the moment with</p>	<p>due to the Historic Environment Scotland's restrictions around the adjacent Scheduled Monument, it is now not intended to allocate site MESH1002 within the Proposed Local Development Plan (LDP) for mixed use. It is considered that there are other more appropriate sites that can be allocated within the Proposed Plan within the Western Strategic Development Area.</p> <p>As a result of the above, it is considered inappropriate to identify site MESH1002 within the Proposed LDP.</p>	
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		<p>housing here the road and houses opposite will be subject to flooding. The road currently floods over the road when heavy rainfall. (241)</p> <p>The contributor raises concerns regarding the potential for flooding from the hills into the fields. (239)</p> <p>The contributor states that the development adjacent to the flood plain would increase the risk of flooding to homes/buildings/fields below the A72. (207)</p> <p>The contributor raises concerns regarding flood risk as a result of the development, for the houses and fields below the A72, due to 27 acres of developed/tarmacked land close to the floodplain. (216)</p>		
Eshiels	MESHI002, Land at Eshiels II, Eshiels	<p><u>Sewerage disposal:</u></p> <p>The contributors raise concerns regarding the main sewage system, capacity and the fact that the site is downstream of the works. (90, 139)</p> <p>The contributor states that there is no public sewer at Eshiels. The level of investment which would be required in order to service both sites is currently unknown. (91)</p> <p>Contributor raises concerns regarding the problems of sewerage disposal/treatment from the site. (172, 197, 198, 269, 293, 207, 216, 229, 235)</p> <p>The contributor advises that the proposed number of dwellings would have a detrimental impact on sewage processing at Eshiels Recycling Centre, along with the ability to process all waste from</p>	<p>It should be noted that Scottish Water were consulted as part of the site assessment process undertaken for the site. In addition, whilst access to sewage facilities may currently be an issue, upgrades can overcome that issue.</p> <p>However, in light of the consultation responses received during the Main Issues Report public consultation, including responses from some landowners stating that they are unwilling to release their land for development; as well as following further investigation on the site in relation to the need to upgrade the existing Eshiels road, of which it has now been established that</p>	<p>It is recommended that the Council agree not to allocate this site within the Proposed Local Development Plan.</p>

		<p>these dwellings. (185)</p> <p>Apart from some low level comment regarding WWTW and WTW, which are assumed to refer to waste water treatment and sewerage, there is little or no consideration as to how levels of waste and sewerage will be dealt with. This site is downstream of the existing sewerage facilities that serve Peebles. (318)</p>	<p>upgrading of the road is not possible due to the Historic Environment Scotland's restrictions around the adjacent Scheduled Monument, it is now not intended to allocate site MESH1002 within the Proposed Local Development Plan (LDP) for mixed use. It is considered that there are other more appropriate sites that can be allocated within the Proposed Plan within the Western Strategic Development Area.</p> <p>As a result of the above, it is considered inappropriate to identify site MESH1002 within the Proposed LDP.</p>	
Eshiels	MESH1002, Land at Eshiels II, Eshiels	<p><u>Natural heritage/archaeology:</u></p> <p>The contributor states that the development would not protect or enhance the natural heritage of the area. (90)</p> <p>The contributor raises concerns regarding the impact that developing the site will have upon archaeological interest. A Roman settlement was once situated there and there are many artifacts which remain buried. If building works is carried out many of the remains will be destroyed. (194)</p> <p>The contributor states that there is a tree preservation order to the west of the site boundary. (91)</p> <p>The contributor states that there are archaeological/heritage constraints within part of the site. Installation/upgrading of infrastructure</p>	<p>It is should be noted that the Council's Ecology Officer and Heritage and Design Officer, as well as Scottish Natural Heritage (SNH) and Historic Environment Scotland (HES) were consulted as part of the site assessment process undertaken for the site. It is noted that none of the consultees objected to the potential allocation of the site MESH1002.</p>	<p>It is recommended that the Council agree not to allocate this site within the Proposed Local Development Plan.</p>

		<p>may detrimentally impact upon these interests. (91)</p> <p>The contributor states that development may cause damage to the historic sites, buildings and artefacts close to the access road. (108)</p> <p>The contributor states that this is an historic and close knit peaceful community, with its roots in post WW1 social change and history in arboriculture. Numerous artefacts alongside the roads and tracks would be at risk. (108)</p> <p>The contributor raises concerns that the development will disrupt the site of archaeological interest, the Roman marching camp that is situated on both sides of the A72. (167)</p> <p>The contributor raises concerns in respect of the archaeological impact of the new infrastructure on the local scheduled monuments. (239)</p> <p>The contributor states that the allocation has the potential for direct and setting impacts on scheduled monument SM3667 Eshiels Roman Camp. They are content with the principle of development in this area and welcome the inclusion of mitigation requirements for an adequate buffer zone to protect the physical remains and setting of Eshiels Roman Camps, a suitable management regime for the section of the monument within or adjacent to the development area, and for any infrastructure upgrades to avoid impacts on the scheduled monument. They note that a masterplan would be required for these sites, and recommend early consultation with HES on the development of any masterplan that may</p>	<p>Comments noted.</p> <p>However, in light of the consultation responses received during the Main Issues Report public consultation, including responses from some landowners stating that they are unwilling to release their land for development; as well as following further investigation on the site in relation to the need to upgrade the existing Eshiels road, of which it has now been established that upgrading of the road is not possible due to the Historic Environment</p>	
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		emerge. (164)	<p>Scotland's restrictions around the adjacent Scheduled Monument, it is now not intended to allocate site MESH1002 within the Proposed Local Development Plan (LDP) for mixed use. It is considered that there are other more appropriate sites that can be allocated within the Proposed Plan within the Western Strategic Development Area.</p> <p>As a result of the above, it is considered inappropriate to identify site MESH1002 within the Proposed LDP.</p>	
Eshiels	MESH1002, Land at Eshiels II, Eshiels	<p><u>Greenhouse gas emissions:</u></p> <p>The contributor advises that the development would not reduce the need to travel or greenhouse gas emissions. (90)</p>	<p>The SESPlan requires strategic growth in the Scottish Borders to be directed to three Strategic Development Areas (SDA) in the Central Borders, the Western Borders and the Eastern Borders.</p> <p>It should also be noted that Scottish Planning Policy requires Local Development Plans to allocate a range of sites which are effective or expected to become effective in the plan period to meet the housing land requirement of the strategic development plan up to year 10 from the expected year of adoption. They should provide for a minimum of 5 years effective land supply at all times. Failure to meet this requirement would result in a failure to provide a plan-led system. In the consideration of any site for</p>	It is recommended that the Council agree not to allocate this site within the Proposed Local Development Plan.

			<p>inclusion in the LDP, a full site assessment is carried out and the views of various internal and external consultees (such as Roads Planning, Economic Development, Landscape, Scottish Water, SEPA, and NHS) are incorporated into that assessment. The site assessment also considers many issues in relation to transport and water/sewage infrastructure, as well as other environmental issues such as archaeology, biodiversity, flood risk and landscape. In doing this rigorous site assessment process, the best sites possible are identified.</p> <p>Whilst Eshiels may not have a pub or a shop, it has good access to employment and services, and there is the potential access to public transport to be improved on as Eshiels is located just off the A72. In addition, Eshiels is also located in close proximity to the Walkerburn to Peebles multi use path. It is also noted that a public footpath runs along the A72 into Peebles, although it is noted that this is on the southern side of the road. A site requirement also sets out a requirement for options for improvements to the existing public transport infrastructure will need to be explored, as well as the suitability of pedestrian provision on the A72.</p>	
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			<p>However, in light of the consultation responses received during the Main Issues Report public consultation, including responses from some landowners stating that they are unwilling to release their land for development; as well as following further investigation on the site in relation to the need to upgrade the existing Eshiels road, of which it has now been established that upgrading of the road is not possible due to the Historic Environment Scotland's restrictions around the adjacent Scheduled Monument, it is now not intended to allocate site MESH1002 within the Proposed Local Development Plan (LDP) for mixed use. It is considered that there are other more appropriate sites that can be allocated within the Proposed Plan within the Western Strategic Development Area.</p> <p>As a result of the above, it is considered inappropriate to identify site MESH1002 within the Proposed LDP.</p>	
Eshiels	MESH1002, Land at Eshiels II, Eshiels	<p><u>Biodiversity:</u></p> <p>The contributor advises that the site presents moderate biodiversity constraints including potential impact upon the River Tweed SAC/SSSI. (91)</p> <p>The contributor states that the proposal would</p>	<p>It should be noted that the Council's Ecology Officer and Scottish Natural Heritage (SNH) were consulted as part of the site assessment process undertaken for the site. It is noted that neither the Ecology Officer nor SNH objected to the potential allocation of the site</p>	<p>It is recommended that the Council agree not to allocate this site within the Proposed Local Development Plan.</p>

		<p>have a reduction of biodiversity counter to Policy EP3. (172, 207)</p> <p>Contributors raise concerns including the following; impact upon local wildlife/ecology/biodiversity/TPO's (108, 140, 167, 179, 185, 202, 239, 241, 216)</p> <p>The contributor raises concerns in respect of the environmental impact upon biodiversity. (239)</p> <p>The contributor raises concerns regarding the environmental impact from the development. (197)</p>	<p>MESHI002.</p> <p>However, in light of the consultation responses received during the Main Issues Report public consultation, including responses from some landowners stating that they are unwilling to release their land for development; as well as following further investigation on the site in relation to the need to upgrade the existing Eshiels road, of which it has now been established that upgrading of the road is not possible due to the Historic Environment Scotland's restrictions around the adjacent Scheduled Monument, it is now not intended to allocate site MESHI002 within the Proposed Local Development Plan (LDP) for mixed use. It is considered that there are other more appropriate sites that can be allocated within the Proposed Plan within the Western Strategic Development Area.</p> <p>As a result of the above, it is considered inappropriate to identify site MESHI002 within the Proposed LDP.</p>	
Eshiels	MESHI002, Land at Eshiels II, Eshiels	<p><u>Impact upon River Tweed SAC:</u></p> <p>The contributor states that the proposal would increase the risk of pollution to the River Tweed and its tributaries. (108)</p>	<p>It should be noted that the Main Issues Report included a site requirement for a Flood Risk Assessment to assess the risk from the Linn Burn, Eshiels Burn and the small water course that flows adjacent to the site.</p>	<p>It is recommended that the Council agree not to allocate this site within the Proposed Local Development Plan.</p>

			<p>However, in light of the consultation responses received during the Main Issues Report public consultation, including responses from some landowners stating that they are unwilling to release their land for development; as well as following further investigation on the site in relation to the need to upgrade the existing Eshiels road, of which it has now been established that upgrading of the road is not possible due to the Historic Environment Scotland's restrictions around the adjacent Scheduled Monument, it is now not intended to allocate site MESH1002 within the Proposed Local Development Plan (LDP) for mixed use. It is considered that there are other more appropriate sites that can be allocated within the Proposed Plan within the Western Strategic Development Area.</p> <p>As a result of the above, it is considered inappropriate to identify site MESH1002 within the Proposed LDP.</p>	
Eshiels	MESH1002, Land at Eshiels II, Eshiels	<p><u>Landscape (SNH):</u></p> <p>The contributor states that this site shares many of the characteristics of (MESH1001), although the degree of set-back from the A72 offers somewhat greater potential to integrate this site with its surroundings and the local landscape character than the current boundary of (MESH1001).</p>	<p>Comments noted.</p> <p>However, in light of the consultation responses received during the Main Issues Report public consultation, including responses from some landowners stating that they are unwilling to release their land for development; as well as following</p>	It is recommended that the Council agree not to allocate this site within the Proposed Local Development Plan.

		<p>If allocated, a strong approach to place-making should be adopted in order to ensure local identity and appropriate facilities are delivered, including green infrastructure.</p> <p>As with (MESH1001), the contributor strongly advises that if this site is to be allocated, in full or part, that the placemaking aims for the site are clearly articulated in advance. They suggest that in combination with the neighbouring site (MESH1001), the design intention for neighbourhood functions, the urban form, the density of development and the approach to design led landscape mitigation, across both sites should be clearly set out in the LDP. They advise that in order to produce a coherent approach to a new settlement pattern in this location, an integrated approach to urban form which considers views and design relationship/set back of development from the A72, will be required through a clearly communicated site development brief. (213)</p>	<p>further investigation on the site in relation to the need to upgrade the existing Eshiels road, of which it has now been established that upgrading of the road is not possible due to the Historic Environment Scotland's restrictions around the adjacent Scheduled Monument, it is now not intended to allocate site MESH1002 within the Proposed Local Development Plan (LDP) for mixed use. It is considered that there are other more appropriate sites that can be allocated within the Proposed Plan within the Western Strategic Development Area.</p> <p>As a result of the above, it is considered inappropriate to identify site MESH1002 within the Proposed LDP.</p>	
Eshiels	MESH1002, Land at Eshiels II, Eshiels	<p><u>Co-location issues:</u></p> <p>The contributor highlights that there may be co-location issues, including odours, with the nearby Peebles waste water treatment works and the adjacent Eshiels recycling centre. (91)</p>	<p>Comments noted.</p> <p>However, in light of the consultation responses received during the Main Issues Report public consultation, including responses from some landowners stating that they are unwilling to release their land for development; as well as following further investigation on the site in relation to the need to upgrade the existing Eshiels road, of which it has now been established that upgrading of the road is not possible due to the Historic Environment</p>	It is recommended that the Council agree not to allocate this site within the Proposed Local Development Plan.

			<p>Scotland's restrictions around the adjacent Scheduled Monument, it is now not intended to allocate site MESH1002 within the Proposed Local Development Plan (LDP) for mixed use. It is considered that there are other more appropriate sites that can be allocated within the Proposed Plan within the Western Strategic Development Area.</p> <p>As a result of the above, it is considered inappropriate to identify site MESH1002 within the Proposed LDP.</p>	
Eshiels	MESH1002, Land at Eshiels II, Eshiels	<p><u>Core path:</u></p> <p>The contributor states that the proposed allocation to the west (MESH1002) has a core path running through it. (91)</p>	<p>Comment noted.</p> <p>However, in light of the consultation responses received during the Main Issues Report public consultation, including responses from some landowners stating that they are unwilling to release their land for development; as well as following further investigation on the site in relation to the need to upgrade the existing Eshiels road, of which it has now been established that upgrading of the road is not possible due to the Historic Environment Scotland's restrictions around the adjacent Scheduled Monument, it is now not intended to allocate site MESH1002 within the Proposed Local Development Plan (LDP) for mixed use. It is considered that there are other more appropriate sites that can be allocated within the</p>	It is recommended that the Council agree not to allocate this site within the Proposed Local Development Plan.

			<p>Proposed Plan within the Western Strategic Development Area.</p> <p>As a result of the above, it is considered inappropriate to identify site MESH1002 within the Proposed LDP.</p>	
Eshiels	MESH1002, Land at Eshiels II, Eshiels	<p><u>Lack of vision for the site:</u></p> <p>The contributor states that there appears to be a conflict within the Council as to the most suitable use for the site (MESH1002). The Landscape Officer states that the site would be best suited to housing, while the Economic Development states that the site would be more appropriate for commercial/tourism based mixed use development. It is of a concern that there is not a shared vision for the sites at this stage. (91)</p>	<p>In the consideration of any site for inclusion in the LDP, a full site assessment is carried out and the views of various internal and external consultees (such as Roads Planning, Economic Development, Landscape, Scottish Water, SEPA, and NHS) are incorporated into that assessment. The site assessment also considers many issues in relation to transport and water/sewage infrastructure, as well as other environmental issues such as archaeology, biodiversity, flood risk and landscape.</p> <p>In undertaking this process it should be noted that each consultee responds in relation to their area of interest/expertise. This can result in different views/opinions on a same site. However, it is the role of planning to ensure that all of these views are considered and weighed up in coming to any final decision. .</p> <p>However, in light of the consultation responses received during the Main Issues Report public consultation, including responses from some</p>	<p>It is recommended that the Council agree not to allocate this site within the Proposed Local Development Plan.</p>

			<p>landowners stating that they are unwilling to release their land for development; as well as following further investigation on the site in relation to the need to upgrade the existing Eshiels road, of which it has now been established that upgrading of the road is not possible due to the Historic Environment Scotland's restrictions around the adjacent Scheduled Monument, it is now not intended to allocate site MESH1002 within the Proposed Local Development Plan (LDP) for mixed use. It is considered that there are other more appropriate sites that can be allocated within the Proposed Plan within the Western Strategic Development Area.</p> <p>As a result of the above, it is considered inappropriate to identify site MESH1002 within the Proposed LDP.</p>	
Eshiels	MESH1002, Land at Eshiels II, Eshiels	<p><u>Suggested limitations on construction works:</u></p> <p>The contributor suggests that the following limitations are put on any construction work;</p> <ul style="list-style-type: none"> - Sound barriers put in place between their property and the proposed construction works - Acceptable type and level of noise be decided upon, monitored and enforced by Environmental Health Officers on a regular basis - Environmental Health Officers to monitor the amount of light pollution on their property 	<p>Building works by their very nature, generate noise and additional traffic etc. Planning permissions sometimes include conditions intended to minimise impacts, both during the construction phase and afterwards, during the life of the development. However, issues such as those raised would be dealt with at planning application stage.</p> <p>However, in light of the consultation responses received during the Main</p>	It is recommended that the Council agree not to allocate this site within the Proposed Local Development Plan.

		<ul style="list-style-type: none"> - Environmental Health officers to monitor the proposed construction site to ensure that the dust and smell levels - Request that vehicle movements on the small rural road be limited to specific traffic times and restricted number of vehicles that pass by at any given time - Request restrictions on the working hours to set times of the day, as to minimise noise pollution during unsociable hours and that no construction works take place on the weekends. (95) 	<p>Issues Report public consultation, including responses from some landowners stating that they are unwilling to release their land for development; as well as following further investigation on the site in relation to the need to upgrade the existing Eshiels road, of which it has now been established that upgrading of the road is not possible due to the Historic Environment Scotland's restrictions around the adjacent Scheduled Monument, it is now not intended to allocate site MESH1002 within the Proposed Local Development Plan (LDP) for mixed use. It is considered that there are other more appropriate sites that can be allocated within the Proposed Plan within the Western Strategic Development Area.</p> <p>As a result of the above, it is considered inappropriate to identify site MESH1002 within the Proposed LDP.</p>	
Eshiels	MESH1002, Land at Eshiels II, Eshiels	<p><u>Access to an existing property:</u></p> <p>The contributor states that the proposed entry barrier/gate on the planning application will be situated directly in front of their property and it will restrict visitors, traffic and movement to their house. Therefore, the contributor requests that the barriers are altered or moved further up the road running alongside their property and/or to install separate barriers at the entrance at the individual car parks so that movement to access their house</p>	<p>In light of the consultation responses received during the Main Issues Report public consultation, including responses from some landowners stating that they are unwilling to release their land for development; as well as following further investigation on the site in relation to the need to upgrade the existing Eshiels road, of which it has now been established that</p>	<p>It is recommended that the Council agree not to allocate this site within the Proposed Local Development Plan.</p>

		is not restricted. (95)	<p>upgrading of the road is not possible due to the Historic Environment Scotland's restrictions around the adjacent Scheduled Monument, it is now not intended to allocate site MESH1002 within the Proposed Local Development Plan (LDP) for mixed use. It is considered that there are other more appropriate sites that can be allocated within the Proposed Plan within the Western Strategic Development Area.</p> <p>As a result of the above, it is considered inappropriate to identify site MESH1002 within the Proposed LDP.</p>	
Eshiels	MESH1002, Land at Eshiels II, Eshiels	<p><u>De-value existing properties:</u></p> <p>The contributor states that the proposal will devalue existing properties. (98)</p>	<p>It should be noted that this is not a material planning consideration.</p> <p>However, in light of the consultation responses received during the Main Issues Report public consultation, including responses from some landowners stating that they are unwilling to release their land for development; as well as following further investigation on the site in relation to the need to upgrade the existing Eshiels road, of which it has now been established that upgrading of the road is not possible due to the Historic Environment Scotland's restrictions around the adjacent Scheduled Monument, it is now not intended to allocate site MESH1002 within the Proposed</p>	It is recommended that the Council agree not to allocate this site within the Proposed Local Development Plan.

			<p>Local Development Plan (LDP) for mixed use. It is considered that there are other more appropriate sites that can be allocated within the Proposed Plan within the Western Strategic Development Area.</p> <p>As a result of the above, it is considered inappropriate to identify site MESH1002 within the Proposed LDP.</p>	
Eshiels	MESH1002, Land at Eshiels II, Eshiels	<p><u>Design:</u></p> <p>The contributor states that any development must be designed to a high standard, avoid unacceptable impacts on amenity, and demonstrate social, economic and environmental sustainability. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.</p> <p>(98)</p>	<p>It should be noted that the Council has produced Supplementary Planning Guidance (SPG) on Placemaking and Design to encourage good design and sustainable development in the Borders. This SPG relates to all housing tenures including affordable housing.</p> <p>In addition, it is noted that the MIR sets out a number of site requirements that include a requirement for a Masterplan in advance of taking the site forward for development.</p> <p>However, in light of the consultation responses received during the Main Issues Report public consultation, including responses from some landowners stating that they are unwilling to release their land for development; as well as following further investigation on the site in relation to the need to upgrade the</p>	It is recommended that the Council agree not to allocate this site within the Proposed Local Development Plan.

			<p>existing Eshiels road, of which it has now been established that upgrading of the road is not possible due to the Historic Environment Scotland's restrictions around the adjacent Scheduled Monument, it is now not intended to allocate site MESH1002 within the Proposed Local Development Plan (LDP) for mixed use. It is considered that there are other more appropriate sites that can be allocated within the Proposed Plan within the Western Strategic Development Area.</p> <p>As a result of the above, it is considered inappropriate to identify site MESH1002 within the Proposed LDP.</p>	
Eshiels	MESH1002, Land at Eshiels II, Eshiels	<p><u>Carbon foot print/sustainability:</u></p> <p>The contributor states that an increase in the number of houses (and their occupants) will mean people doing more journeys to get to work, shops etc as there are no facilities close by. This is at odds with the reports stated aim to decrease the carbon footprint in the area. (108)</p> <p>The contributor raises concerns that the development will make each household less sustainable as more fossil-fuel miles have to be made to Peebles to shops and schools. (155)</p> <p>The contributor raises concerns regarding the additional carbon emissions, as most homeowners will be commuters. This is counter to the overall SBC objective to be more sustainable</p>	<p>It is not intended to allocate all of the sites identified within the Main Issues Report within the Proposed Local Development Plan.</p> <p>The SESPlan requires strategic growth in the Scottish Borders to be directed to three Strategic Development Areas (SDA) in the Central Borders, the Western Borders and the Eastern Borders.</p> <p>It should also be noted that Scottish Planning Policy requires Local Development Plans to allocate a range of sites which are effective or expected to become effective in the plan period to meet the housing land</p>	It is recommended that the Council agree not to allocate this site within the Proposed Local Development Plan.

		<p>by reducing car miles. (172)</p> <p>The contributor states that with such a significant amount of housing proposed this is counter to the overall SBC objective to be more sustainable by reducing car miles, especially as most new home owners will be commuters. (186)</p> <p>The contributor raises concerns that the location of the site will mean the majority of housing if not all will be heavily reliant on private vehicles which does not make this proposal a more sustainable in accordance with LDP MIR para 2.15. (198)</p> <p>The contributor raises concerns that the focus of the LDP is targeting the wrong transport corridors and proposing a higher level of carbon emissions which is contrary to the council's objective of increased sustainability and reduced carbon road miles. (201)</p> <p>The contributor raises concerns that the development would add significantly to carbon emissions, as the majority of house owners will commute to work. This is counter to the overall SBC objective to be more sustainable by reducing car miles. (292)</p> <p>The contributor states that residents will need to drive to work in Edinburgh, adding to the traffic congestion and pollution. (252)</p> <p>The contributor states that you will be adding to the carbon footprint as it will be family housing with more commuters where car is the only available transport. (241)</p>	<p>requirement of the strategic development plan up to year 10 from the expected year of adoption. They should provide for a minimum of 5 years effective land supply at all times. Failure to meet this requirement would result in a failure to provide a plan-led system. In the consideration of any site for inclusion in the LDP, a full site assessment is carried out and the views of various internal and external consultees (such as Roads Planning, Economic Development, Landscape, Scottish Water, SEPA, and NHS) are incorporated into that assessment. The site assessment also considers many issues in relation to transport and water/sewage infrastructure, as well as other environmental issues such as archaeology, biodiversity, flood risk and landscape. In doing this rigorous site assessment process, the best sites possible are identified.</p> <p>In relation to the site assessment undertaken for the site, it should be noted that the Roads Planning Section have stated: <i>"...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. ... Options for improvements to the existing public transport</i></p>	
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		<p>The contributor raises concerns regarding the increased carbon emissions as a result of the development. (239, 229)</p> <p>The contributor raised concerns regarding the carbon emission increase, as most house owners will be commuters. This is in the opposition to the overall SBC objective to reduce car miles and increase sustainable lifestyles/living. LDP2 MIR para 2.15. (207)</p> <p>The contributor raises concerns that the proposal contradicts the promotion of sustainable travel principles in section 5.8. Development along the A72 will encourage more private car miles, where development along the Borders railway would increase returns on the public expenditure on that public transport. (209)</p> <p>The contributor raises concerns that more cars means more carbon emissions, which is against the SBC objective to be more sustainable by reducing car miles (LDP2 MIR Para.2.15) (216)</p> <p>The contributor raises concerns regarding the extended fossil fuel pollution as a result of the development. (197)</p>	<p><i>infrastructure will need to be explored as will the suitability of pedestrian provision in the A72”.</i></p> <p>It is not considered that the majority of new residents that would live at Eshiels would be commuters travelling to Edinburgh. It should be noted that the 2001 Census, Travel to Work Data found that only 20% of Peebles resident employed adults worked in Edinburgh and of these 92% were car drivers or passengers, 6% used the bus and 2% used other transport means (including motorbikes).</p> <p>Whilst Eshiels may not have a pub or a shop, it has good access to employment and services, and there is the potential access to public transport to be improved on as Eshiels is located just off the A72. In addition, Eshiels is also located in close proximity to the Walkerburn to Peebles multi use path. It is also noted that a public footpath runs along the A72 into Peebles, although it is noted that this is on the southern side of the road. A site requirement also sets out that a requirement for options for improvements to the existing public transport infrastructure will need to be explored, as well as the suitability of pedestrian provision on the A72.</p>	
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			<p>However, in light of the consultation responses received during the Main Issues Report public consultation, including responses from some landowners stating that they are unwilling to release their land for development; as well as following further investigation on the site in relation to the need to upgrade the existing Eshiels road, of which it has now been established that upgrading of the road is not possible due to the Historic Environment Scotland's restrictions around the adjacent Scheduled Monument, it is now not intended to allocate site MESH1002 within the Proposed Local Development Plan (LDP) for mixed use. It is considered that there are other more appropriate sites that can be allocated within the Proposed Plan within the Western Strategic Development Area.</p> <p>As a result of the above, it is considered inappropriate to identify site MESH1002 within the Proposed LDP.</p>	
Eshiels	MESH1002, Land at Eshiels II, Eshiels	<p><u>Food security:</u></p> <p>The contributor raises concerns regarding food security. The need for a secure local food supply increases, and destroying good agricultural land by building on it is unwise. Land unsuitable for food production should be the land put forward for building, it may be more expensive for the</p>	<p>Comments noted.</p> <p>Whilst, brownfield land is the first consideration when identifying additional sites, as a result of limited land availability there is pressure on greenfield land for development, especially in areas where demand for housing is high. The Council</p>	It is recommended that the Council agree not to allocate this site within the Proposed Local Development Plan.

		<p>developer, but then it would be even more expensive to try to produce essential food from unsuitable land. (108)</p>	<p>therefore seeks to allocate brownfield sites as a redevelopment priority. The MIR identifies regeneration opportunities across the Borders which are suitable for a variety of uses including housing and employment. Therefore the identification of current agricultural land is inevitable.</p> <p>However, in light of the consultation responses received during the Main Issues Report public consultation, including responses from some landowners stating that they are unwilling to release their land for development; as well as following further investigation on the site in relation to the need to upgrade the existing Eshiels road, of which it has now been established that upgrading of the road is not possible due to the Historic Environment Scotland's restrictions around the adjacent Scheduled Monument, it is now not intended to allocate site MESH1002 within the Proposed Local Development Plan (LDP) for mixed use. It is considered that there are other more appropriate sites that can be allocated within the Proposed Plan within the Western Strategic Development Area.</p> <p>As a result of the above, it is considered inappropriate to identify site MESH1002 within the Proposed</p>	
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Eshiels	MESH1002, Land at Eshiels II, Eshiels	<p><u>Disproportionate/alternative locations for development:</u></p> <p>The contributor states that the scale of the proposed mixed use site is disproportionate to the developments proposed elsewhere in the Borders. (201)</p> <p>The contributor raises concerns regarding high number of houses proposed compared to other areas and proportion of the total number for the Borders. (241)</p> <p>The contributor states that the sites are looking to deliver the largest number of houses of the whole plan, in a hamlet that is not even identified as a settlement. The proposal is disproportionate to the size of the small settlement which currently exists. (239)</p> <p>The contributor states that the number of houses/businesses suggested for the Eshiels sites on its own is greater than the 'preferred sites' for the rest of the Scottish Borders, which is shocking and totally disproportionate. (207)</p> <p>The contributor states that the number of units (240) for 2 preferred sites at Eshiels is greater than for the whole of the rest of the Borders, which is out of proportion. (216)</p> <p>The contributor states that the proposal is disproportionate to the overall requirement (3841). (197)</p> <p>The main settlements are the areas which should</p>	<p>LDP.</p> <p>It should be noted that it is not intended that all of the sites identified within the Main Issues Report (MIR) for the Tweeddale Locality will be brought forward for development. The MIR in paragraph 3.3 notes that "<i>it is not anticipated the LDP2 will require a significant number of new housing sites</i>". The purpose of the MIR was to identify a number of site options and present those to the public so that LDP2 could then be informed by their responses.</p> <p>In addition, it should be noted that the Council are also required to allocate sufficient land within the Central, Eastern and Western Strategic Development Areas.</p> <p>Scottish Planning Policy requires LDP's to allocate a range of sites which are effective or expected to become effective in the plan period to meet the housing land requirement of the strategic development plan up to year 10 from the expected year of adoption. They should provide for a minimum of 5 years effective land supply at all times. Failure to meet this requirement would result in a failure to provide a plan-led system.</p> <p>However, in light of the consultation</p>	It is recommended that the Council agree not to allocate this site within the Proposed Local Development Plan.
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		<p>be developed Borders wide, developing very small settlements such as Eshiels will cause undue pressure on an already heavily laden services system. (179)</p> <p>The contributor states that the houses proposed would be disproportionate to the total number of proposed houses planned for the whole of the Borders. (185)</p>	<p>responses received during the Main Issues Report public consultation, including responses from some landowners stating that they are unwilling to release their land for development; as well as following further investigation on the site in relation to the need to upgrade the existing Eshiels road, of which it has now been established that upgrading of the road is not possible due to the Historic Environment Scotland's restrictions around the adjacent Scheduled Monument, it is now not intended to allocate site MESH1002 within the Proposed Local Development Plan (LDP) for mixed use. It is considered that there are other more appropriate sites that can be allocated within the Proposed Plan within the Western Strategic Development Area.</p> <p>As a result of the above, it is considered inappropriate to identify site MESH1002 within the Proposed LDP.</p>	
Eshiels	MESH1002, Land at Eshiels II, Eshiels	<p><u>Existing business/industrial sites:</u></p> <p>The contributor states that there are a number of existing business units/industrial areas in the town of Peebles that are currently not at full capacity. If business units are at Eshiels it will take business away from the High Street which already has empty premises. (202)</p> <p>The contributor states that they are unaware of</p>	<p>It should be noted that the LDP process is advised by the Council's Economic Development section as to the requirement for additional land for Business and Industrial use. In addition, it should be noted that the Council through the Economic Development section and the Development Management section, receives regular enquiries from</p>	<p>It is recommended that the Council agree not to allocate this site within the Proposed Local Development Plan.</p>

		<p>any businesses or industry being carried out at Eshiels. They are therefore confused as to why this has been designated as a mixed use development site. (269)</p> <p>The contributor states the businesses based in small units (.g) Calvary Park, whilst making a contribution, are a tiny %. Peebles has in essence become a distant suburb of Edinburgh. Trying to address/improve this by suggesting mixed use development and urbanisation in Eshiels is nonsensical. (207)</p>	<p>businesses to locate within the Western Strategic Development Area. Furthermore, the Council undertakes an Employment Land Audit annually to monitor the take up and availability of business and industrial land across the Borders.</p> <p>It should also be noted, that the Council have not received any acceptable alternative locations for Mixed Use/ Business and Industrial sites within the Western Strategic Development Area for inclusion in the LDP2 as part of the call for sites or public consultation process.</p> <p>In addition, it is not anticipated that any of the mixed use sites to be identified in the Proposed Plan will have a negative impact on the Peebles High street.</p> <p>It should be noted that as at March 2018, there were 343,535 Small and Medium-sized Enterprises (SMEs) operating in Scotland, providing an estimated 1.2 million jobs. SMEs accounted for 99.3% of all private sector enterprises, accounting for 54.9% of private sector employment and 41.5% of private sector turnover. (Scottish Government Website https://www2.gov.scot/Topics/Statistics/Browse/Business/Corporate/KeyFacts). This therefore, illustrates the</p>	
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			<p>importance that SME's make to the economy.</p> <p>However, in light of the consultation responses received during the Main Issues Report public consultation, including responses from some landowners stating that they are unwilling to release their land for development; as well as following further investigation on the site in relation to the need to upgrade the existing Eshiels road, of which it has now been established that upgrading of the road is not possible due to the Historic Environment Scotland's restrictions around the adjacent Scheduled Monument, it is now not intended to allocate site MESH1002 within the Proposed Local Development Plan (LDP) for mixed use. It is considered that there are other more appropriate sites that can be allocated within the Proposed Plan within the Western Strategic Development Area.</p> <p>As a result of the above, it is considered inappropriate to identify site MESH1002 within the Proposed LDP.</p>	
Eshiels	MESH1002, Land at Eshiels II, Eshiels	<p><u>Amenity:</u></p> <p>They would lose their view and have no privacy as a result of the development. They do not feel that it would be a safe place to raise their family. They chose to live there because of its rural, scenic and</p>	<p>It should be noted that Policy HD3 Protection of Residential Amenity would be relevant. In relation to the issues raised, these would be dealt with at planning application stage.</p>	<p>It is recommended that the Council agree not to allocate this site within the Proposed Local</p>

		<p>offers space for leisure. (202)</p> <p>The contributor raises concerns regarding the impact upon the amenity, including views, noise and lighting as a result of the development. (249)</p> <p>The contributor states that the volume proposed in Eshiels would be overbearing on the current properties. (276)</p> <p>The contributor raises concerns in respect of the destruction of the visual amenity. (209)</p>	<p>The Council is aware of the sensitive location and designations. Landscaping and screening would need to be carefully considered together with the site layout and design during the planning application process to minimise any detrimental impacts on the landscape and views.</p> <p>However, in light of the consultation responses received during the Main Issues Report public consultation, including responses from some landowners stating that they are unwilling to release their land for development; as well as following further investigation on the site in relation to the need to upgrade the existing Eshiels road, of which it has now been established that upgrading of the road is not possible due to the Historic Environment Scotland's restrictions around the adjacent Scheduled Monument, it is now not intended to allocate site MESH1002 within the Proposed Local Development Plan (LDP) for mixed use. It is considered that there are other more appropriate sites that can be allocated within the Proposed Plan within the Western Strategic Development Area.</p> <p>As a result of the above, it is considered inappropriate to identify site MESH1002 within the Proposed</p>	<p>Development Plan.</p>
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Eshiels	MESH1002, Land at Eshiels II, Eshiels	<p><u>Drainage:</u></p> <p>The contributor states that drainage on the Eshiels site from this proposed development may contribute negatively to the flow of the River Tweed. (276)</p> <p>Contributor raises concerns regarding the drainage from the site. (269, 293)</p> <p>Contributor states that there is no surface water or foul water drainage facilities. The existing capacity of the Scottish Water Sewerage Treatment Works at Eshiels is already being exceeded with limited opportunity for expansion. The option for 'reed bed' treatment and disposal into the River Tweed is not viable due to constraints from SEPA and loss of high value tourist salmon fishing and environmental damage. (252)</p>	<p>LDP.</p> <p>As part of the site assessment process for the site, SEPA were consulted and state that they require a Flood Risk Assessment to be undertaken to assess the risk from the Linn Burn, Eshiels Burn and small watercourses which flow through and adjacent to the site. In addition, due to the steepness of the adjacent hill slopes, SEPA also recommended 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. It is noted that SEPA did not object to the potential inclusion of the site within the Plan.</p> <p>In respect to sewage facilities, whilst access to sewage facilities may currently be an issue, upgrades can overcome that issue.</p> <p>However, in light of the consultation responses received during the Main Issues Report public consultation, including responses from some landowners stating that they are unwilling to release their land for development; as well as following further investigation on the site in relation to the need to upgrade the existing Eshiels road, of which it has now been established that</p>	It is recommended that the Council agree not to allocate this site within the Proposed Local Development Plan.
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			<p>upgrading of the road is not possible due to the Historic Environment Scotland's restrictions around the adjacent Scheduled Monument, it is now not intended to allocate site MESH1002 within the Proposed Local Development Plan (LDP) for mixed use. It is considered that there are other more appropriate sites that can be allocated within the Proposed Plan within the Western Strategic Development Area.</p> <p>As a result of the above, it is considered inappropriate to identify site MESH1002 within the Proposed LDP.</p>	
Eshiels	MESH1002, Land at Eshiels II, Eshiels	<p><u>Alternative sites/proposals:</u></p> <p>The contributor states that instead of this site, new hamlets can be created or the land can be better used, with smaller expansion in more areas. (205)</p>	<p>It should be noted that a Development Options Study was undertaken to identify and assess options for housing and employment land in the Western Strategic Development Area. This was due to a number of physical and infrastructure constraints within the central Tweeddale area. The study identified a number of potential short and long term housing options as well as sites for business/industrial use. Site MESH1002 was one of the sites identified in that study.</p> <p>Paragraph 40 of Scottish Planning Policy requires: "<i>spatial strategies within development plans to promote a sustainable pattern of development appropriate to the</i></p>	It is recommended that the Council agree not to allocate this site within the Proposed Local Development Plan.

			<p><i>area. To do this decisions should be guided by the following policy principles: optimising the use of existing resource capacities, particularly by co-ordinating housing and business development with infrastructure investment including transport, education facilities...”.</i></p> <p>However, in light of the consultation responses received during the Main Issues Report public consultation, including responses from some landowners stating that they are unwilling to release their land for development; as well as following further investigation on the site in relation to the need to upgrade the existing Eshiels road, of which it has now been established that upgrading of the road is not possible due to the Historic Environment Scotland’s restrictions around the adjacent Scheduled Monument, it is now not intended to allocate site MESH1002 within the Proposed Local Development Plan (LDP) for mixed use. It is considered that there are other more appropriate sites that can be allocated within the Proposed Plan within the Western Strategic Development Area.</p> <p>As a result of the above, it is considered inappropriate to identify site MESH1002 within the Proposed LDP.</p>	
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Eshiels	MESH1002, Land at Eshiels II, Eshiels	<p><u>Existing use of this site:</u></p> <p>The contributor disagrees with the inclusion of this site within the MIR. The southern part of the site is owned and used by the Forestry Commission as overflow parking for major events. The loss of this area would result in the loss of events and the knock of loss of income to the local economy, and more importantly, loss of reputation of Tweed Valley as the Mountain Biking capital of Scotland. (283)</p> <p>The contributor raises concerns that Forestry Commission do not appear to have been consulted at the appropriate level as to the impact of the proposed development on the use of the new Forest Lodges, on major events where the Forestry Commission use these fields for additional parking, nor has it been considered the impact on parking more generally, in reduced appeal of Glentress generally if the development goes ahead, and more specifically the loss of revenue for the Forestry Commission of cars parking in the new development in preference to the paid car parks, nor any provision to mitigate the impact of this on the residents of the proposed developments. (239)</p>	<p>It should be noted that the Forestry Commission are a statutory consultee in the Development Plan process and will continue to be involved. It is also noted that the Council did not receive any objection to the inclusion of site MESH1002 within the Main Issues Report (MIR) from the Forestry Commission.</p> <p>However, in light of the consultation responses received during the Main Issues Report public consultation, including responses from some landowners stating that they are unwilling to release their land for development; as well as following further investigation on the site in relation to the need to upgrade the existing Eshiels road, of which it has now been established that upgrading of the road is not possible due to the Historic Environment Scotland's restrictions around the adjacent Scheduled Monument, it is now not intended to allocate site MESH1002 within the Proposed Local Development Plan (LDP) for mixed use. It is considered that there are other more appropriate sites that can be allocated within the Proposed Plan within the Western Strategic Development Area.</p> <p>As a result of the above, it is considered inappropriate to identify</p>	It is recommended that the Council agree not to allocate this site within the Proposed Local Development Plan.
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			site MESH1002 within the Proposed LDP.	
Eshiels	MESH1002, Land at Eshiels II, Eshiels	<p><u>Siting of industrial buildings:</u></p> <p>The contributor states that they do not think that the siting of industrial units within a housing development is appropriate. (292)</p>	<p>It should be noted that the site was identified as a Mixed Use site and not a Housing site. Furthermore the site requirements set out in the Main Issues Report stated that a Masterplan would be required in taking the site forward. The Masterplan would have sought to address the concern raised by the contributor in relation to siting industrial buildings adjacent to residential use.</p> <p>However, in light of the consultation responses received during the Main Issues Report public consultation, including responses from some landowners stating that they are unwilling to release their land for development; as well as following further investigation on the site in relation to the need to upgrade the existing Eshiels road, of which it has now been established that upgrading of the road is not possible due to the Historic Environment Scotland's restrictions around the adjacent Scheduled Monument, it is now not intended to allocate site MESH1002 within the Proposed Local Development Plan (LDP) for mixed use. It is considered that there are other more appropriate sites that can be allocated within the Proposed Plan within the Western</p>	It is recommended that the Council agree not to allocate this site within the Proposed Local Development Plan.

			<p>Strategic Development Area.</p> <p>As a result of the above, it is considered inappropriate to identify site MESH1002 within the Proposed LDP.</p>	
Eshiels	MESH1002, Land at Eshiels II, Eshiels	<p><u>Lack of services within Eshiels:</u></p> <p>The contributor states that Eshiels currently has no pub or shop. Housing development should surely be focussed on places that can offer residents some local services. (300)</p>	<p>Whilst Eshiels may not have a pub or a shop, it has good access to employment and services, and there is the potential access to public transport to be improved on as Eshiels is located just off the A72. In addition, Eshiels is also located in close proximity to the Walkerburn to Peebles multi use path. It is also noted that a public footpath runs along the A72 into Peebles, although it is noted that this is on the southern side of the road. A site requirement also sets out a requirement for options for improvements to the existing public transport infrastructure will need to be explored, as well as the suitability of pedestrian provision on the A72.</p> <p>However, in light of the consultation responses received during the Main Issues Report public consultation, including responses from some landowners stating that they are unwilling to release their land for development; as well as following further investigation on the site in relation to the need to upgrade the existing Eshiels road, of which it has</p>	It is recommended that the Council agree not to allocate this site within the Proposed Local Development Plan.

			<p>now been established that upgrading of the road is not possible due to the Historic Environment Scotland's restrictions around the adjacent Scheduled Monument, it is now not intended to allocate site MESH1002 within the Proposed Local Development Plan (LDP) for mixed use. It is considered that there are other more appropriate sites that can be allocated within the Proposed Plan within the Western Strategic Development Area.</p> <p>As a result of the above, it is considered inappropriate to identify site MESH1002 within the Proposed LDP.</p>	
Eshiels	MESH1002, Land at Eshiels II, Eshiels	<p><u>Lack of benefit to Peebles High Street:</u></p> <p>The contributor states that the majority of householders will have to commute to work by car to work in Edinburgh, there is likely to be little benefit to the Local High Street in Peebles, as most commuters will shop in larger centres, such as Straiton. (269)</p>	<p>It is not considered that the majority of the new residents would be commuters to Edinburgh. It should be noted that the 2001 Census, Travel to Work Data found that only 20% of Peebles resident employed adults worked in Edinburgh. In addition, it is considered that Eshiels has good access to services and facilities at Peebles, including close proximity to the Walkerburn to Peebles multi use path. It is therefore considered that it would be likely that any potential development at this location would benefit Peebles High street.</p> <p>However, in light of the consultation responses received during the Main</p>	It is recommended that the Council agree not to allocate this site within the Proposed Local Development Plan.

			<p>Issues Report public consultation, including responses from some landowners stating that they are unwilling to release their land for development; as well as following further investigation on the site in relation to the need to upgrade the existing Eshiels road, of which it has now been established that upgrading of the road is not possible due to the Historic Environment Scotland's restrictions around the adjacent Scheduled Monument, it is now not intended to allocate site MESH1002 within the Proposed Local Development Plan (LDP) for mixed use. It is considered that there are other more appropriate sites that can be allocated within the Proposed Plan within the Western Strategic Development Area.</p> <p>As a result of the above, it is considered inappropriate to identify site MESH1002 within the Proposed LDP.</p>	
Eshiels	MESH1002, Land at Eshiels II, Eshiels	<p><u>Incorrect maps:</u></p> <p>The contributor states that there is no existing/operational sawmill as shown on the maps. (269)</p>	This is an Ordinance Survey issue and outwith the control of the Council. Updates on the Ordinance Survey base maps will be undertaken in due course.	No further action required.
Eshiels	MESH1002, Land at Eshiels II, Eshiels	<p><u>Link road to fields to north of MESH1002:</u></p> <p>The contributor states, in respect of (MESH1002), that consideration should be made to requiring a link road to the fields to the immediate north with a view to future expansion of housing at Eshiels.</p>	In light of the consultation responses received during the Main Issues Report public consultation, including responses from some landowners stating that they are unwilling to release their land for	It is recommended that the Council agree not to allocate this site within the Proposed Local

		Without such a link, these fields will be effectively cut off, the existing access road to there is steep, single track and incorporates several sharp bends, with little likely scope for upgrading. No other readily apparent route to these fields exists without going via (MESH1002). (267)	development; as well as following further investigation on the site in relation to the need to upgrade the existing Eshiels road, of which it has now been established that upgrading of the road is not possible due to the Historic Environment Scotland's restrictions around the adjacent Scheduled Monument, it is now not intended to allocate site MESH1002 within the Proposed Local Development Plan (LDP) for mixed use. It is considered that there are other more appropriate sites that can be allocated within the Proposed Plan within the Western Strategic Development Area. As a result of the above, it is considered inappropriate to identify site MESH1002 within the Proposed LDP.	Development Plan.
Eshiels	MESH1002, Land at Eshiels II, Eshiels	<u>Proposed use for the site:</u> The contributor cannot conceive how any business use land could be profitably operated in the site, even assuming both are approved. The community size is too small to sustain any retail operation, and proximity to Peebles would further reduce that. Catering facilities in Peebles have been criticised in recent years as being oversupplied, so it is difficult to conceive any catering at Eshiels would be able to compare. That only leaves light industrial, however the contributor would contend that an expansion of Cavalry Park would be far more in keeping, and far more likely to be commercially viable. (267)	Following assessment of the site, it was considered that the area could be suitable for commercial mixed use development given its location close to Peebles, and the A72. It is noted that promoting mixed use sites is in line with national policy and gives an opportunity to create more sustainable areas with residential and non-retail employment activities. In addition it is noted that the Main Issues Report did not set out the	It is recommended that the Council agree not to allocate this site within the Proposed Local Development Plan.

			<p>exact use for employment and mixed use sites to give the market the flexibility to satisfy demand in different sectors.</p> <p>It should be noted, that a part of the Longer Term Mixed Use site within Peebles, site SPEEB005 has been identified as having potential to come forward in the short term to accommodate business and industrial use; however, the Economic Development Section of the Council are of the view that additional land for business and industrial use needs to be identified through the Local Development Plan process.</p> <p>However, in light of the consultation responses received during the Main Issues Report public consultation, including responses from some landowners stating that they are unwilling to release their land for development; as well as following further investigation on the site in relation to the need to upgrade the existing Eshiels road, of which it has now been established that upgrading of the road is not possible due to the Historic Environment Scotland's restrictions around the adjacent Scheduled Monument, it is now not intended to allocate site MESH1002 within the Proposed Local Development Plan (LDP) for</p>	
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			<p>mixed use. It is considered that there are other more appropriate sites that can be allocated within the Proposed Plan within the Western Strategic Development Area.</p> <p>As a result of the above, it is considered inappropriate to identify site MESH1002 within the Proposed LDP.</p>	
Eshiels	MESH1002, Land at Eshiels II, Eshiels	<p><u>Pressure from developers:</u></p> <p>The contributor states that the impression they get, is that the developers are pushing for more housing in the Peebles area. (257)</p>	<p>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.</p> <p>It should be noted that it is not intended that all of the sites identified within the Main Issues Report (MIR) for the Tweeddale Locality will be brought forward for development. The MIR in paragraph 3.3 notes that "<i>it is not anticipated the LDP2 will require a significant number of new housing sites</i>". The purpose of the MIR was to identify a number of site options and present those to the public so that LDP2 could then be informed by their responses.</p> <p>In addition, it should be noted that the Council are also required to allocate sufficient land within the Central, Eastern and Western Strategic Development Areas. Scottish Planning Policy requires</p>	It is recommended that the Council agree not to allocate this site within the Proposed Local Development Plan.

			<p>LDP's to allocate a range of sites which are effective or expected to become effective in the plan period to meet the housing land requirement of the strategic development plan up to year 10 from the expected year of adoption. They should provide for a minimum of 5 years effective land supply at all times. Failure to meet this requirement would result in a failure to provide a plan-led system.</p> <p>However, in light of the consultation responses received during the Main Issues Report public consultation, including responses from some landowners stating that they are unwilling to release their land for development; as well as following further investigation on the site in relation to the need to upgrade the existing Eshiels road, of which it has now been established that upgrading of the road is not possible due to the Historic Environment Scotland's restrictions around the adjacent Scheduled Monument, it is now not intended to allocate site MESH1002 within the Proposed Local Development Plan (LDP) for mixed use. It is considered that there are other more appropriate sites that can be allocated within the Proposed Plan within the Western Strategic Development Area.</p>	
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Eshiels	MESH1002, Land at Eshiels II, Eshiels	<p><u>Does not align with overall aims of strategy:</u></p> <p>The contributor states that the development of this site does not align with the overall aims of the development strategy because the aims set out by the Council regarding sustainability and climate change seek to increase commercial woodlands whereas development of these sites would reduce this aspect. (252)</p>	<p>It should that site MESH1002 currently does not take the form of a woodland area.</p> <p>The SESPlan requires strategic growth in the Scottish Borders to be directed to three Strategic Development Areas (SDA) in the Central Borders, the Western Borders and the Eastern Borders.</p> <p>It should also be noted that Scottish Planning Policy requires Local Development Plans to allocate a range of sites which are effective or expected to become effective in the plan period to meet the housing land requirement of the strategic development plan up to year 10 from the expected year of adoption. They should provide for a minimum of 5 years effective land supply at all times. Failure to meet this requirement would result in a failure to provide a plan-led system. In the consideration of any site for inclusion in the LDP, a full site assessment is carried out and the views of various internal and external consultees (such as Roads Planning, Economic Development, Landscape, Scottish Water, SEPA, and NHS) are incorporated into that</p>	It is recommended that the Council agree not to allocate this site within the Proposed Local Development Plan.

			<p>assessment. In doing this rigorous site assessment process, the best sites possible are identified. The site assessment also considers many issues in relation to transport and water/sewage infrastructure, as well as other environmental issues such as archaeology, biodiversity, flood risk and landscape.</p> <p>However, in light of the consultation responses received during the Main Issues Report public consultation, including responses from some landowners stating that they are unwilling to release their land for development; as well as following further investigation on the site in relation to the need to upgrade the existing Eshiels road, of which it has now been established that upgrading of the road is not possible due to the Historic Environment Scotland's restrictions around the adjacent Scheduled Monument, it is now not intended to allocate site MESH1002 within the Proposed Local Development Plan (LDP) for mixed use. It is considered that there are other more appropriate sites that can be allocated within the Proposed Plan within the Western Strategic Development Area.</p> <p>As a result of the above, it is considered inappropriate to identify site MESH1002 within the Proposed</p>	
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Eshiels	MESH1002, Land at Eshiels II, Eshiels	<p><u>Broadband infrastructure:</u></p> <p>The contributor raises concerns regarding the lack of suitable broadband infrastructure. (239)</p>	<p>LDP.</p> <p>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.</p>	No further action required.
Eshiels	MESH1002, Land at Eshiels II, Eshiels	<p><u>Local economy:</u></p> <p>The contributor states that the development would damage the local economy and is counter to Policy ED7. They also raise concerns that it is likely new arrivals will be commuters to Edinburgh, with there being a lack of economic spending. (216)</p>	<p>It should also be noted that LDP policy ED7 Business, Tourism and Leisure Development in the Countryside aims to allow for appropriate employment generating development in the countryside whilst protecting the environment and to ensure that business, tourism</p>	It is recommended that the Council agree not to allocate this site within the Proposed Local Development Plan.

			<p>and leisure related developments are appropriate to their location. It is not considered that any of the potential sites identified within the MIR is contrary to this policy.</p> <p>The 2001 Census, Travel to Work Data found that 20% of Peebles resident employed adults worked in Edinburgh and of these 92% were car drivers or passengers, 6% used the bus and 2% used other transport means (including motorbikes).</p> <p>However, in light of the consultation responses received during the Main Issues Report public consultation, including responses from some landowners stating that they are unwilling to release their land for development; as well as following further investigation on the site in relation to the need to upgrade the existing Eshiels road, of which it has now been established that upgrading of the road is not possible due to the Historic Environment Scotland's restrictions around the adjacent Scheduled Monument, it is now not intended to allocate site MESH1002 within the Proposed Local Development Plan (LDP) for mixed use. It is considered that there are other more appropriate sites that can be allocated within the Proposed Plan within the Western Strategic Development Area.</p>	
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			As a result of the above, it is considered inappropriate to identify site MESH1002 within the Proposed LDP.	
Eshiels	MESH1002, Land at Eshiels II, Eshiels	<p><u>Housing tenure:</u></p> <p>The contributor states that the housing will be for the affluent people from outwith the Borders. A few 'affordable' houses thrown in will not solve housing problems for people who live here. (235)</p>	<p>It should be noted that Scottish Planning Policy (SPP) and the SDP include an affordable housing benchmark figure of 25%. The benchmark was given detailed consideration as part of the Affordable Housing SPG and this confirmed a need for 25%.</p> <p>However, in light of the consultation responses received during the Main Issues Report public consultation, including responses from some landowners stating that they are unwilling to release their land for development; as well as following further investigation on the site in relation to the need to upgrade the existing Eshiels road, of which it has now been established that upgrading of the road is not possible due to the Historic Environment Scotland's restrictions around the adjacent Scheduled Monument, it is now not intended to allocate site MESH1002 within the Proposed Local Development Plan (LDP) for mixed use. It is considered that there are other more appropriate sites that can be allocated within the Proposed Plan within the Western Strategic Development Area.</p>	It is recommended that the Council agree not to allocate this site within the Proposed Local Development Plan.

			As a result of the above, it is considered inappropriate to identify site MESH1002 within the Proposed LDP.	
Eshiels	MESH1002, Land at Eshiels II, Eshiels	<p><u>Light pollution:</u></p> <p>The contributor raises concerns regarding the introduction of light pollution for the first time, to the hamlet. (197)</p>	<p>In relation to comments regarding light pollution, this is a detailed issue that would be considered at planning application stage.</p> <p>However, in light of the consultation responses received during the Main Issues Report public consultation, including responses from some landowners stating that they are unwilling to release their land for development; as well as following further investigation on the site in relation to the need to upgrade the existing Eshiels road, of which it has now been established that upgrading of the road is not possible due to the Historic Environment Scotland's restrictions around the adjacent Scheduled Monument, it is now not intended to allocate site MESH1002 within the Proposed Local Development Plan (LDP) for mixed use. It is considered that there are other more appropriate sites that can be allocated within the Proposed Plan within the Western Strategic Development Area.</p> <p>As a result of the above, it is considered inappropriate to identify site MESH1002 within the Proposed</p>	It is recommended that the Council agree not to allocate this site within the Proposed Local Development Plan

Eshiels	MESH1002, Land at Eshiels II, Eshiels	<p><u>Contrary to MIR statement:</u></p> <p>The contributor raises concerns that the proposal is contrary to the MIR statement, regarding the protection of the Scottish Borders Countryside and sustainable travel principles. (197)</p>	<p>LDP.</p> <p>It is acknowledged that paragraph 5.8 of the Main Issues Report (MIR) states: “<i>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</i>”.</p> <p>However, Scottish Planning Policy requires LDP’s to allocate a range of sites which are effective or expected to become effective in the plan period to meet the housing land requirement of the strategic development plan up to year 10 from the expected year of adoption. They should provide for a minimum of 5 years effective land supply at all times. Failure to meet this requirement would result in a failure to provide a plan-led system. In the consideration of any site for inclusion in the LDP, a full site assessment is carried out and the views of various internal and external consultees (such as Roads</p>	It is recommended that the Council agree not to allocate this site within the Proposed Local Development Plan.
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			<p>Planning, Economic Development, Landscape, Scottish Water, SEPA, and NHS) are incorporated into that assessment. In doing this rigorous site assessment process, the best sites possible are identified. The site assessment also considers many issues in relation to transport and water/sewage infrastructure, as well as other environmental issues such as archaeology, biodiversity, flood risk and landscape.</p> <p>However, in light of the consultation responses received during the Main Issues Report public consultation, including responses from some landowners stating that they are unwilling to release their land for development; as well as following further investigation on the site in relation to the need to upgrade the existing Eshiels road, of which it has now been established that upgrading of the road is not possible due to the Historic Environment Scotland's restrictions around the adjacent Scheduled Monument, it is now not intended to allocate site MESH1002 within the Proposed Local Development Plan (LDP) for mixed use. It is considered that there are other more appropriate sites that can be allocated within the Proposed Plan within the Western Strategic Development Area.</p>	
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			As a result of the above, it is considered inappropriate to identify site MESH1002 within the Proposed LDP.	
Eshiels	MESH1002, Land at Eshiels II, Eshiels	<p><u>Contrary to Council's vision:</u></p> <p>The contributor states that the proposed sites do not align with the Council's vision to ensure the economic development opportunities of the Borders Railway corridor are maximised hence they contradict that vision and should be removed. (252)</p>	<p>The SESPlan requires strategic growth in the Scottish Borders to be directed to three Strategic Development Areas (SDA) in the Central Borders, the Western Borders and the Eastern Borders.</p> <p>It should also be noted that Scottish Planning Policy requires Local Development Plans to allocate a range of sites which are effective or expected to become effective in the plan period to meet the housing land requirement of the strategic development plan up to year 10 from the expected year of adoption. They should provide for a minimum of 5 years effective land supply at all times. Failure to meet this requirement would result in a failure to provide a plan-led system. In the consideration of any site for inclusion in the LDP, a full site assessment is carried out and the views of various internal and external consultees (such as Roads Planning, Economic Development, Landscape, Scottish Water, SEPA, and NHS) are incorporated into that assessment. In doing this rigorous site assessment process, the best sites possible are identified. The site assessment also considers many</p>	It is recommended that the Council agree not to allocate this site within the Proposed Local Development Plan

			<p>issues in relation to transport and water/sewage infrastructure, as well as other environmental issues such as archaeology, biodiversity, flood risk and landscape.</p> <p>However, in light of the consultation responses received during the Main Issues Report public consultation, including responses from some landowners stating that they are unwilling to release their land for development; as well as following further investigation on the site in relation to the need to upgrade the existing Eshiels road, of which it has now been established that upgrading of the road is not possible due to the Historic Environment Scotland's restrictions around the adjacent Scheduled Monument, it is now not intended to allocate site MESH1002 within the Proposed Local Development Plan (LDP) for mixed use. It is considered that there are other more appropriate sites that can be allocated within the Proposed Plan within the Western Strategic Development Area.</p> <p>As a result of the above, it is considered inappropriate to identify site MESH1002 within the Proposed LDP.</p>	
Eshiels	MESH1002, Land at Eshiels II,	<p><u>Settlement boundary:</u></p> <p>The contributor states could/should Eshiels seek</p>	<p>Comments noted.</p> <p>It should be noted that had either site MESH1001 or MESH1002 been</p>	It is recommended that the Council agree not to

	Eshiels	to be a settlement boundary especially if the plan goes ahead? (276)	<p>allocated within the Proposed Local Development Plan (LDP) 2, then a new Development Boundary would have been drawn around Eshiels thereby giving Eshiels settlement status within the LDP.</p> <p>However, in light of the consultation responses received during the Main Issues Report public consultation and following further investigation on site MESH1001 as well as taking into account the immediate need to identify land for employment use, it is recommended that a reduced site for employment only – site BESH1001 Land at Eshiels, is taken forward into the Proposed Local Development Plan. This is likely to involve the Council undertaking a compulsory purchase order as is often common practice for such allocations, and it would be envisaged that SOSEP (South of Scotland Economic Partnership) funding would be available to assist in the delivery of the site. Clearly in order for the site to be satisfactorily developed substantial perimeter planting will be required to be carried out at an early stage.</p> <p>Furthermore, given that it is recommended that only an employment allocation is proposed at Eshiels, it is not recommended that a new Development Boundary</p>	allocate site MESH1002 within the Proposed Local Development Plan.
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			is drawn to form a formal settlement at this location. It is noted that a similar approach has already been taken elsewhere within the LDP at St Boswells for Charlesfield.	
Eshiels	MESHI002, Land at Eshiels II, Eshiels	<p>SEPA state in respect of co-location, that 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.</p> <p>There is a watercourse that runs through/adjacent to the site which should be protected and enhanced as part of any development. Therefore, a site requirement is needed 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 required.</p> <p>SEPA 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.</p>	<p>Comments noted.</p> <p>However, in light of the consultation responses received during the Main Issues Report public consultation, including responses from some landowners stating that they are unwilling to release their land for development; as well as following further investigation on the site in relation to the need to upgrade the existing Eshiels road, of which it has now been established that upgrading of the road is not possible due to the Historic Environment Scotland's restrictions around the adjacent Scheduled Monument, it is now not intended to allocate site MESHI002 within the Proposed Local Development Plan (LDP) for mixed use. It is considered that there are other more appropriate sites that can be allocated within the Proposed Plan within the Western Strategic Development Area.</p> <p>As a result of the above, it is considered inappropriate to identify site MESHI002 within the Proposed LDP.</p>	It is recommended that the Council agree not to allocate this site within the Proposed Local Development Plan.

		<p>SEPA identify a potential surface water hazard.</p> <p>There is no public 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. It appears that there may be a culverted watercourse at the southern end of the site. Depending on the use of the proposed site, there may be a requirement for permission to be sought for certain activities from SEPA. (119)</p>		
Eshiels	MESHI002 Land at Eshiels II	<p>The contributor confirms that they own the northern field within site (MESHI002) and support the inclusion of the site within the MIR.</p> <p>Considers that access would be better achieved via the entrance to Glentress, then left through their small car park and into the field which the Forestry Commission now own, to the south of their field. There is already a gate, as they use the field for over spill car parking on event days.</p> <p>The entrance to Glentress has already been widened, although there is scope for more, and there is a filter lane on the main road for those crossing the traffic. (19)</p>	<p>Support noted.</p> <p>In the consideration of any site for inclusion in the LDP, a full site assessment is carried out and the views of various internal and external consultees including Roads Planning and their comments are incorporated into that assessment.</p> <p>However, in light of the consultation responses received during the Main Issues Report public consultation, including responses from some landowners stating that they are unwilling to release their land for development; as well as following further investigation on the site in relation to the need to upgrade the existing Eshiels road, of which it has now been established that upgrading of the road is not possible</p>	It is recommended that the Council agree not to allocate this site within the Proposed Local Development Plan.

			<p>due to the Historic Environment Scotland's restrictions around the adjacent Scheduled Monument, it is now not intended to allocate site MESH1002 within the Proposed Local Development Plan (LDP) for mixed use. It is considered that there are other more appropriate sites that can be allocated within the Proposed Plan within the Western Strategic Development Area.</p> <p>As a result of the above, it is considered inappropriate to identify site MESH1002 within the Proposed LDP.</p>	
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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?

Main Issue	Sub Issue	Summary of Main Issues Raised	Proposed Response to Main Issues Raised	Recommendation
Growing our economy: Question 6	Tweeddale Mixed Use Sites	There are no alternative sites identified. The sites identified are broadly suitable for high quality business development, but sites described as mixed use seem to be scheduled largely for housing. Also the proportions of those sites not designated for housing must be protected against housing development in perpetuity (96)	<p>It is not intended to allocate all of the sites identified within the Main Issues Report (MIR) within the Proposed Local Development Plan (LDP).</p> <p>It is noted that no alternative sites were identified within the MIR for Mixed Use, the purpose of this was to allow the community to give their views on where they would prefer development to take place. As noted within the MIR (para 4.5), a main challenge in the LDP process 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</p>	It is recommended that the Council agree to allocate employment site - BESH1001 at Eshiels.

			<p>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. It should be noted that for sites SCARD002 (Land at Nether Horsburgh), MESH1001 (land at Eshiels I) and MESH1002 (land at Eshiels II) were identified as potential options for mixed use, a site requirement for a Masterplan is set out within the site requirements for these sites.</p> <p>However, in light of the consultation responses received during the MIR public consultation and following further consideration on the options included within the MIR, it is recommended that a reduced site for employment – site BESH1001 Land at Eshiels, is taken forward into the Proposed Local Development Plan. This is likely to involve the Council undertaking a compulsory purchase order as is often common practice for such allocations, and it would be envisaged that SOSEP (South of Scotland Economic Partnership) funding would be available to assist</p>	
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			in the delivery of the site. Clearly in order for the site to be satisfactorily developed substantial perimeter planting will be required to be carried out at an early stage.	
Growing our economy: Question 6	Tweeddale Additional Allocations	<p>Contributor 145 states that they do not agree with the allocation of land at Eshiels, Cardrona and Peebles. The local communities transport and utility infrastructure are unable to cope with current demand. Additional business and industrial allocations will exacerbate these capacity issues including additional traffic joining the already heavily used A72 increasing the likelihood of traffic accidents.</p> <p>Contributor 154 states that they object to further proposals for more urban development in the Tweed Valley around Glentress. The approach from the south has already been spoiled by the new housing and an unattractive hotel - both of which are completely out of character for their setting.</p> <p>Contributor 193 states that they disagree with the additional allocations as the area is a Special Landscape Area, the proposed development is out of scale and out of character, and it will impact on the areas potential for tourism as well as ruin local biodiversity.</p> <p>Contributor 276 states that with regard to the preferred options at Peebles and Eshiels, the contributor does not agree with them as whilst more housing is planned for Peebles in current plan never mind this MIR, the lack of suitable industrial sites for business development mean no improvement in local employment. SME's</p>	<p>It should be noted that it is not intended that all of the sites identified within the Main Issues Report (MIR) for the Tweeddale Locality will be brought forward for development. The MIR in paragraph 3.3 notes that "<i>it is not anticipated the LDP2 will require a significant number of new housing sites</i>". The purpose of the MIR was to identify a number of site options and present those to the public so that LDP2 could then be informed by their responses.</p> <p>In addition, it should be noted that the Council are also required to allocate sufficient land within the Central, Eastern and Western Strategic Development Areas. Scottish Planning Policy requires LDP's to allocate a range of sites which are effective or expected to become effective in the plan period to meet the housing land requirement of the strategic development plan up to year 10 from the expected year of adoption. They should provide for a minimum of 5 years effective land supply at all times. Failure to meet this requirement would result in a failure</p>	No further action required.

		<p>springing up in small units like at Calvary park whilst they make a contribution, numerically they are insignificant. The contributor considers that the area has become a dormitory suburb of Edinburgh. Trying to ameliorate this now by suggesting a mixed use conurbation in Eshiels is absurd. The urbanisation, apart from biodiversity impact, will change the experience for 300,000 visitors to Glentress alone never mind the other mountain bike trails. The plan talks of the importance of the open and sweeping scenic vistas. The developments take the form of ribbon development which is prohibited. With regards to Eshiels there will also be an issue in relation to drainage from the proposed development which may contribute negatively to the flow of the Tweed.</p> <p>(145, 154, 193, 276)</p>	<p>to provide a plan-led system.</p> <p>In the consideration of any site for inclusion in the LDP, a full site assessment is carried out and the views of various internal and external consultees (such as Roads Planning, Economic Development, Landscape, Scottish Water, Scottish Natural Heritage, SEPA, and NHS) are incorporated into that assessment. In doing this rigorous site assessment process, the best sites possible are identified. The site assessment also considers many issues in relation to transport and water/sewage infrastructure, as well as other environmental issues such as archaeology, biodiversity, flood risk and landscape.</p> <p>It should be noted that VisitScotland and the Forestry Commission have also been consulted regarding the potential site allocations contained within the MIR and neither have objected.</p> <p>It is not considered that any of the proposed sites would result in ribbon development within the Tweed Valley.</p>	
Growing our economy: Question 6	Tweeddale Mixed Use sites	The contributor states that in relation to land for employment use, the SESplan seeks to ensure that there is a sufficient supply of land for employment use; the SESplan also goes on to state that the sufficiency of land supply would take	Whilst the primary responsibility for operating the development planning system for the Scottish Borders lies with the Council, Circular 6/2013 Development Planning states that	No further action required.

		<p>account of market demand and infrastructure. Apart from some quite perfunctory comment regarding each specific site, there is no separate assessment of demand nor of existing infrastructure if each of these sites were to be included within the LDP and subsequently developed.</p> <p>In addition, the contributor states that with regards to Peebles and the surrounding area, they do not agree with the preferred options discussed. (318)</p>	<p>all interests should be engaged as early and as fully as possible. In addition that document also states “<i>key agencies are under a specific duty to co-operate in the preparation of development plans</i>”; this includes Scottish Natural Heritage, Scottish Environmental Protection Agency, Scottish Water and NHS (Health Board). The Council have consulted with all key agencies throughout the Local Development Plan process and will continue to do so. This then allows key agencies to plan according to their needs and demands also.</p> <p>It should be noted that the Local Development Plan (LDP) process is advised by the Council’s Economic Development section as to the requirement for additional land for Business and Industrial use. In addition, it should be noted that the Council through the Economic Development section and the Development Management section, receives regular enquiries from businesses to locate within the Western Strategic Development Area. Furthermore, the Council undertakes an Employment Land Audit annually to monitor the take up and availability of business and industrial land across the Borders.</p> <p>It should also be noted, that the</p>	
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			Council have not received any acceptable alternative locations for Mixed Use/ Business and Industrial sites within the Western Strategic Development Area for inclusion in the LDP2 as part of the call for sites or public consultation process on the Main Issues Report.	
Growing our economy: Question 6	SCARD002 Land at Nether Horsburgh, Cardrona	The contributor states that the identification of site SCARD002 seems a surprising choice for economic land allocation, and they cannot see the logic other than it is adjacent the road. (24)	As noted within the Main Issues Report (MIR) (para 4.5), a main challenge in the Local Development Plan (LDP) process 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 Peebles 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	It is recommended that the Council agree to identify site SCARD002 as a potential Longer Term Mixed Use site within the Proposed LDP.

			<p>site options set out in the MIR. It should be noted that for sites SCARD002 (Land at Nether Horsburgh), MESH1001 (land at Eshiels I) and MESH1002 (land at Eshiels II) were identified as potential options for mixed use, a site requirement for Masterplan was set out within the site requirements for these sites.</p> <p>In the consideration of any site for inclusion in the LDP, a full site assessment is carried out and the views of various internal and external consultees (such as Roads Planning, Economic Development, Landscape, Scottish Water, SEPA, and NHS) are incorporated into that assessment. In doing this rigorous site assessment process, the best sites possible are identified.</p> <p>In light of the consultation responses received during the MIR public consultation and following further consideration the matter, it is recommended that site SCARD002 Land at Nether Horsburgh, is identified for potential Longer Term Mixed Use within the Proposed Local Development Plan.</p>	
Growing our economy: Question 6	SCARD002 Land at Nether Horsburgh, Cardrona	Contributor 30 considers that this long term proposal will damage the setting of the existing village of Cardrona which is now fitting well into the landscape. It is considered that the proposal will add almost 200 additional houses to the	It should be noted that site SCARD002 was identified as a potential longer term mixed use site within the Main Issues Report (MIR) and not a site to be allocated in the	It is recommended that the Council agree to identify site SCARD002 as a potential Longer

		<p>village and these new residents will surely need to shop in Peebles. It is considered illogical and appalling to consider re-routing the A72 through the site.</p> <p>Contributor 159 states that the identification of this site does not take into account the applications for houses on the south side of the A72 - 14/00666/FUL and 18/01289/FUL. They consider that it seems daft to re-route the A72 through the proposed development. In addition, Cardrona is a dormitory housing estate rather than a village with a community spirit. It has a shop/cafe of sorts (currently threatened by the houses being built cheek-by-jowl beside it), a limited village hall and that's it. Several people there would rather be in Peebles where the facilities are. When creating new housing areas please ensure they have appropriate facilities.</p> <p>Contributor 206 states that this site epitomizes the problem with mixed use. There is still a site behind Horsbrugh Cottages on the access to the MacDonald Hotel that is designated for business use and never developed. Why do we need more designation in SCARD002? If this is designated for mixed use without powers of compel the business developments then it will just end up as housing.</p> <p>Contributor 243 states that there will be increased traffic on the adjacent main road exacerbated by this proposal which will impact on safety for all people using the area. The contributor also questions the need for more community infrastructure.</p>	<p>short term. In addition, the MIR set out a number of site requirements that would be required to be met should that site come forward for development, these included a requirement for a Masterplan.</p> <p>It should be noted that a Development Options Study was undertaken to identify and assess options for housing and employment land in the Western Strategic Development Area, centred on the central Tweeddale area. This was due to a number of physical and infrastructure constraints within the central Tweeddale area. The study identified a number of potential short and long term housing options as well as sites for business/industrial use. Site SCARD002 was one of the sites identified in that study.</p> <p>In the consideration of any site for inclusion in the Local Development Plan (LDP), a full site assessment is carried out and the views of various internal and external consultees (such as Roads Planning, Economic Development, Landscape, Scottish Water, SEPA, Scottish Natural Heritage, and NHS) are incorporated into that assessment. In doing this rigorous site assessment process, the best sites possible are identified. The site assessment also considers many</p>	<p>Term Mixed Use site within the Proposed LDP.</p>
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			<p><i>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".</i></p> <p>In respect to comments regarding</p>	
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			<p>the use of the site for the Agricultural Show, it should be noted that the Forestry Commission, who own the land, are a statutory consultee in the Development Plan process and will continue to be involved. It is also noted that the Council did not receive any objection to the inclusion of site SCARD002 within the Main Issues Report (MIR) from the Forestry Commission. In addition, the Peebles Show has been located at this location for under 10 years and was previously held in Peebles. It is therefore feasible that it may be located elsewhere in the future.</p> <p>Following consideration of the consultation responses received during the MIR public consultation, it is recommended that site SCARD002 is identified within the Proposed LDP as a potential Longer Term Mixed Use site.</p> <p>As a result of the above, it is considered appropriate to identify site SCARD002 within the Proposed LDP as a potential Longer Term Mixed Use site.</p>	
<p>Growing our economy: Question 6</p>	<p>SCARD002 Land at Nether Horsburgh, Cardrona</p>	<p>The contributor states that this development will destroy good agricultural land and create in effect a new settlement separated by a road or the Tweed. This creation of a separate development will create a lot of extra traffic as people will inevitably drive to Peebles for various services.</p>	<p>It should be noted that site SCARD002 was identified as a potential longer term mixed use site within the Main Issues Report (MIR) and not a site to be allocated in the short term. In addition, the MIR set</p>	<p>It is recommended that the Council agree to identify site SCARD002 as a potential Longer Term Mixed Use</p>

		<p>The idea of routing the busy (and busier if the developments occur) through the new developments will not only slow traffic travelling through this area down, but be hazardous to the locals too. In addition there is a long history of developers paying lip service to sustainable drainage systems as they try to pack as many houses as possible onto the land. (46)</p>	<p>out a number of site requirements that would be required to be met should that site come forward for development, these included a requirement for a Masterplan. In addition, there is also a site requirement for the use of SUDS at the construction phase in order that the risk of pollution during construction to the water environment is minimised.</p> <p>It should be noted that whilst the site is currently in agricultural use, the land is not identified as Prime Quality Agricultural Land. The identification of some greenfield / agricultural land is inevitable.</p> <p>In the consideration of any site for inclusion in the Local Development Plan (LDP), a full site assessment is carried out and the views of various internal and external consultees (such as Roads Planning, Economic Development, Landscape, Scottish Water, SEPA, Scottish Natural Heritage, and NHS) are incorporated into that assessment. In doing this rigorous site assessment process, the best sites possible are identified. The site assessment also considers many issues in relation to transport and water/sewage infrastructure, as well as other environmental issues such as archaeology, biodiversity, flood</p>	<p>site within the Proposed LDP.</p>
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			<p>risk and landscape.</p> <p>In respect to comments regarding how the new development will fit into the landscape and the existing settlement, it is noted that a requirement has been set out for a masterplan to be produced, in addition the Landscape Section have stated that: <i>“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”</i>.</p> <p>In respect to comments regarding traffic, the Roads Planning Section have stated that: <i>“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</i></p>	
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			<p><i>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".</i></p> <p>Following consideration of the consultation responses received during the MIR public consultation, it is recommended that site</p>	
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			SCARD002 is identified within the Proposed Local Development Plan as a potential Longer Term Mixed Use site. As a result of the above, it is considered appropriate to identify site SCARD002 within the Proposed LDP as a potential Longer Term Mixed Use site.	
Growing our economy: Question 6	SCARD002 Land at Nether Horsburgh, Cardrona	The contributor states that development of this site would cause the destruction of ancient pasture; increases the risk of pollution to the River Tweed and its tributary; will affect local wildlife and tourism; it may cause damage to the historic sites including a history of arboriculture, buildings and artefacts close to the access road. In addition, development at this location would be highly visible and result in spoiling the view for visitors and tourists alike. The increase in population will result in further stretching existing services and facilities. The area does not need and should not be forced to have an increase in population. The proposal will result in making the area a commuter area with no facilities nearby, increasing our carbon footprint. The A72 is already busy and fast, it is frequently closed due to accidents, and is narrow in places, causing bottlenecks and risking lives if emergency services need to get through. Further development along the A72 will result in increasing the number of accidents particularly with cyclists. There is no alternative route. It is also vulnerable to flooding and risk of erosion by the Tweed, development on agricultural land will exacerbate flooding. The creation of Cardrona village has resulted in a village with little community spirit, and is a dormitory village with few facilities, enlarging it will exacerbate its existing problems. The development on	It should be noted that site SCARD002 was identified as a potential longer term mixed use site within the Main Issues Report (MIR) and not a site to be allocated in the short term. In addition, the MIR set out a number of site requirements that would be required to be met should that site come forward for development, these included a requirement for a Masterplan. The SESPlan requires strategic growth in the Scottish Borders to be directed to three Strategic Development Areas (SDA) in the Central Borders, the Western Borders and the Eastern Borders. It should also be noted that Scottish Planning Policy requires Local Development Plans (LDP) to allocate a range of sites which are effective or expected to become effective in the plan period to meet the housing land requirement of the strategic development plan up to year 10 from the expected year of adoption. They should provide for a	It is recommended that the Council agree to identify site SCARD002 as a potential Longer Term Mixed Use site within the Proposed LDP.

		<p>agricultural land used for food production is unwise and may impact on food security. (108 (1 of 2))</p>	<p>minimum of 5 years effective land supply at all times. Failure to meet this requirement would result in a failure to provide a plan-led system.</p> <p>Whilst, brownfield land is the first consideration when identifying additional sites, as a result of limited land availability there is pressure on greenfield land for development, especially in areas where demand for housing is high. The Council therefore seeks to allocate brownfield sites as a redevelopment priority. The MIR identifies regeneration opportunities across the Borders which are suitable for a variety of uses including housing and employment.</p> <p>It should also be noted that whilst the site is currently in agricultural use, the land is not identified as Prime Quality Agricultural Land. It is therefore considered that the identification of some greenfield / agricultural land is inevitable.</p> <p>In the consideration of any site for inclusion in the LDP, a full site assessment is carried out and the views of various internal and external consultees (such as Roads Planning, Economic Development, Landscape, Scottish Water, SEPA, Scottish Natural Heritage, and NHS) are incorporated into that</p>	
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			<p>assessment. In doing this rigorous site assessment process, the best sites possible are identified. The site assessment also considers many issues in relation to transport and water/sewage infrastructure, as well as other environmental issues such as archaeology, biodiversity, flood risk and landscape.</p> <p>With regards to comments relating to landscape, natural heritage, and the River Tweed, it should be noted that Scottish Natural Heritage did not object to the potential inclusion of the site within the Local Development Plan. It is also noted that, SEPA, VisitScotland, nor Historic Environment Scotland objected to the potential inclusion of site SCARD002 within the Plan.</p> <p>In respect to comments regarding how the new development will fit into the landscape and the existing settlement, it is noted that a requirement has been set out for a masterplan to be produced, in addition the Landscape Section have stated that: <i>“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</i></p>	
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			<p><i>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".</i></p> <p><i>In respect to comments regarding traffic, the Roads Planning Section have stated that: "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</i></p>	
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			<p><i>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”.</i></p> <p>Following consideration of the consultation responses received during the MIR public consultation, it is recommended that site SCARD002 is identified within the Proposed Local Development Plan as a potential Longer Term Mixed Use site. As a result of the above, it is considered appropriate to identify site SCARD002 within the Proposed LDP as a potential Longer Term Mixed Use site.</p>	
<p>Growing our economy: Question 6</p>	<p>SCARD002 Land at Nether Horsburgh, Cardrona</p>	<p>The contributor states that it is not unreasonable to assume that approximately 200 or more houses would be earmarked for this site. Development of this nature in such a scenic location is unthinkable. This is clearly a very rural location, nestling in the valley bottom surrounded by hills and forest and lies in the Special Landscape Area (SLA). Current policy (EP5) requires that such areas are afforded adequate protection against</p>	<p>It should be noted that site SCARD002 was identified as a potential longer term mixed use site within the Main Issues Report (MIR) and not a site to be allocated in the short term. In addition, the MIR set out a number of site requirements that would be required to be met should that site come forward for</p>	<p>It is recommended that the Council agree to identify site SCARD002 as a potential Longer Term Mixed Use site within the Proposed LDP.</p>

		<p>inappropriate development and that potential maintenance and enhancement are provided for; clearly the proposals for this development are utterly inappropriate. It would be wrong to consider that the social or economic benefits outweigh the need to protect this special environment. It is noted that there is the possibility of re-routing the A72 through this site. This idea seems to come from the consultation report by LUC on behalf of SBC. This report suggests that the A72 could be re-routed and combined with a new High Street or village centre serving Cardrona. This suggestion is ridiculous and the prospect of diverting the A72 equally ridiculous; the contributor states that they do not need a new town at Nether Horsburgh. Over the past few years this site has been used by the Peebles Agricultural Society as the site for the annual agricultural show. The site is ideally located for such use and has gone from strength to strength since established there. As is well known locally, there are no other suitable sites for holding such an important show or any other show of the size and nature of this one. Officers should be aware that such shows are at the centre of rural life and essential for the local economy. If Peebles is to retain its character as a rural town then it needs the proper space to hold events of this nature. It is quite conceivable that this site could be made more permanent and used to facilitate a variety of shows and events much in the same way that the Springwood Showground in Kelso has been developed to host many different types of events.</p> <p>(318)</p>	<p>development, these included a requirement for a Masterplan.</p> <p>The SESPlan requires strategic growth in the Scottish Borders to be directed to three Strategic Development Areas (SDA) in the Central Borders, the Western Borders and the Eastern Borders.</p> <p>In the consideration of any site for inclusion in the Local Development Plan (LDP), a full site assessment is carried out and the views of various internal and external consultees (such as Roads Planning, Economic Development, Landscape, Scottish Water, SEPA, Scottish Natural Heritage, and NHS) are incorporated into that assessment. In doing this rigorous site assessment process, the best sites possible are identified. The site assessment also considers many issues in relation to transport and water/sewage infrastructure, as well as other environmental issues such as archaeology, biodiversity, flood risk and landscape.</p> <p>With regards to comments relating to landscape whilst the site is located within the Tweed Valley Special Landscape Area, it should be noted that neither Scottish Natural Heritage nor the Council's Landscape Section objected to the</p>	
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			<p>potential inclusion of the site within the LDP.</p> <p>It is also noted that SEPA, VisitScotland, nor Historic Environment Scotland objected to the potential inclusion of site SCARD002 within the Plan.</p> <p>In respect to comments regarding how the new development will fit into the landscape and the existing settlement, it is noted that a requirement has been set out for a masterplan to be produced, in addition the Landscape Section have stated that: <i>“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”</i>.</p> <p>In respect to comments regarding traffic, the Roads Planning Section have stated that: <i>“This site has previously been considered for mixed use development. The</i></p>	
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			<p><i>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</i></p>	
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			<p><i>environment which can sustain this level of development”.</i></p> <p>In respect to comments regarding the use of the site for the Agricultural Show, it should be noted that the Forestry Commission, who own the land, are a statutory consultee in the Development Plan process and will continue to be involved. It is also noted that the Council did not receive any objection to the inclusion of site SCARD002 within the MIR from the Forestry Commission. In addition, the Peebles Show has been located at this location for under 10 years and was previously held in Peebles. It is therefore feasible that it may be located elsewhere in the future.</p> <p>Following consideration of the consultation responses received during the MIR public consultation, it is recommended that site SCARD002 is identified within the Proposed Local Development Plan as a potential Longer Term Mixed Use site. As a result of the above, it is considered appropriate to identify site SCARD002 within the Proposed LDP as a potential Longer Term Mixed Use site.</p>	
Growing our economy: Question 6	SCARD002 Land at Nether Horsburgh, Cardrona	The contributor states that the allocation of land to the north of Cardrona has not fully proven to be in line within the associated SEA criterion or be deliverable in the short to medium term. It is noted	It should be noted that site SCARD002 was identified as a potential longer term mixed use site within the Main Issues Report (MIR)	It is recommended that the Council agree to identify site SCARD002 as

		<p>that SNH considers the site to be exposed in the landscape and with no strong relations to the existing village. It is believed that the development of this site would have a far more significant impact on the Landscape than the contributors promoted site - ACARD003. (117)</p>	<p>and not a site to be allocated in the short term. In addition, the MIR set out a number of site requirements that would be required to be met should that site come forward for development, these included a requirement for a Masterplan.</p> <p>It is noted that the contributors site, ACARD003 is a housing site and does not offer the benefit of allowing for other uses to be introduced.</p> <p>In the consideration of any site for inclusion in the Local Development Plan (LDP), a full site assessment is carried out and the views of various internal and external consultees (such as Roads Planning, Economic Development, Landscape, Scottish Water, SEPA, Scottish Natural Heritage, and NHS) are incorporated into that assessment. In doing this rigorous site assessment process, the best sites possible are identified. The site assessment also considers many issues in relation to transport and water/sewage infrastructure, as well as other environmental issues such as archaeology, biodiversity, flood risk and landscape.</p> <p>It should be noted that neither Scottish Natural Heritage nor the Council's Landscape Section objected to the potential inclusion of</p>	<p>a potential Longer Term Mixed Use site within the Proposed LDP.</p>
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			<p>the site within the LDP.</p> <p>In respect to comments regarding how the new development will fit into the landscape and the existing settlement, it is noted that a requirement has been set out for a masterplan to be produced, in addition the Landscape Section have stated that: <i>“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”</i>.</p> <p>Following consideration of the consultation responses received during the MIR public consultation, it is recommended that site SCARD002 is identified within the Proposed Local Development Plan as a potential Longer Term Mixed Use site. As a result of the above, it is considered appropriate to identify site SCARD002 within the Proposed LDP as a potential Longer Term Mixed Use site.</p>	
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<p>Growing our economy: Question 6</p>	<p>SCARD002 Land at Nether Horsburgh, Cardrona</p>	<p>The contributor recommends that a developer requirement is 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. The small watercourses running through/alongside the development should be safeguarded and enhanced as part of any development.</p> <p>The contributor supports the development requirement for a Flood Risk Assessment (FRA) to be undertaken prior to development occurring on the site. The contributor states that a 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.</p> <p>The contributor states that the site has the potential for surface water flood risk and therefore recommends that this issue is taken forward through discussion with the flood prevention and roads department colleagues and Scottish Water, where relevant. It is noted that additional site specific information may only serve to identify that development at the site would be contrary to the</p>	<p>It is noted that a site requirement for a maintenance buffer, and water quality buffer strips have already been included. However, It is recommended that the following additional text is also included within the first site requirement: <i>“The small watercourses running through/alongside the development should be safeguarded and enhanced as part of any development”</i>.</p> <p>Support and comments noted.</p>	<p>It is recommended that the Council agree to identify site SCARD002 as a potential Longer Term Mixed Use site within the Proposed LDP.</p> <p>It is also recommended that the first site requirement is amended to include: <i>“The small watercourses running through/alongside the development should be safeguarded and enhanced as part of any development”</i>.</p> <p>In addition it is also recommended that the following additional site requirements are also included: <i>“The use of SUDS at the construction phase in order that the risk of pollution during construction</i></p>
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		<p>SPP and the principles of sustainable flood management.</p> <p>All new developments should manage surface water through the use of Sustainable Urban Drainage Systems (SUDS). The contributor recommends that this requirement includes the use of SUDS at the construction phase in order that the risk of pollution during construction to the water environment is minimised.</p> <p>Foul drainage should be connected to the SW foul network at Cardrona sewage treatment works (the site is outwith the currently sewered area). Options for private drainage on site do not appear to be feasible. 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. (119)</p>	<p>Comments noted.</p> <p>It is recommended that the following additional site requirements are included within the Proposed Plan:</p> <ul style="list-style-type: none"> • The use of SUDS at the construction phase in order that the risk of pollution during construction to the water environment is minimised • Foul drainage should be connected to the Scottish Water foul network at Cardrona sewage treatment works (the site is outwith the currently sewered area) <p>It is also noted that reference to foul water disposal will be made within the introductory section of Volume 2 of the Proposed Local Development Plan.</p>	<p><i>to the water environment is minimised” and “Foul drainage should be connected to the Scottish Water foul network at Cardrona sewage treatment works (the site is outwith the currently sewered area)”.</i></p> <p>It is also noted that reference to foul water disposal will be made within the introductory section of Volume 2 of the Proposed Local Development Plan.</p>
<p>Growing our economy: Question 6</p>	<p>SCARD002 Land at Nether Horsburgh, Cardrona</p>	<p>The contributor states that the allocation of this site has the potential for setting impacts on scheduled monument - Nether Horsburgh Castle. They consider that there is potential for development of this site, and welcome that the SEA sets out adherence to LDP policy EP8 as a mitigation measure, and that this has been brought forward to the site requirements, but recommend that specific reference to the scheduled monument is included here. They also note that there may be consideration of re-routing the A72 through the site, and would expect any such proposal to be considered in terms of Policy</p>	<p>Comments noted.</p> <p>It should be noted that site SCARD002 was identified as a potential longer term mixed use site within the Main Issues Report (MIR) and not a site to be allocated in the short term. In addition, the MIR set out a number of site requirements that would be required to be met should that site come forward for development, these included a requirement for a Masterplan. Following consideration of the</p>	<p>It is recommended that the Council agree to identify site SCARD002 as a potential Longer Term Mixed Use site within the Proposed LDP.</p> <p>It is also recommended that the following additional site</p>

		<p>EP8 and national policy on scheduled monuments. Furthermore they note that a masterplan would be required for the site, and recommend early consultation with Historic Environment Scotland on the development of any masterplan that may emerge. (164)</p>	<p>contributors comments, it is now also proposed to include the following additional site requirement:</p> <ul style="list-style-type: none"> The design and layout of the proposed development will require to take into account any potential for setting impacts on the Nether Horsburgh Castle Scheduled Monument. <p>Following consideration of the consultation responses received during the MIR public consultation, it is recommended that site SCARD002 is identified within the Proposed Local Development Plan (LDP) as a potential Longer Term Mixed Use site. As a result of the above, it is considered appropriate to identify site SCARD002 within the Proposed LDP as a potential Longer Term Mixed Use site and include the above additional site requirement.</p>	<p>requirement is also included in the Proposed Plan:</p> <ul style="list-style-type: none"> The design and layout of the proposed development will require to take into account any potential for setting impacts on the Nether Horsburgh Castle Scheduled Monument.
<p>Growing our economy: Question 6</p>	<p>SCARD002 Land at Nether Horsburgh, Cardrona</p>	<p>The contributor states that the 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 standalone housing area. Due to the prominence and location of this site we advise there 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</p>	<p>It should be noted that site SCARD002 was identified as a potential longer term mixed use site within the Main Issues Report (MIR) and not a site to be allocated in the short term. In addition, the MIR set out a number of site requirements that would be required to be met should that site come forward for development, these included a requirement for a Masterplan.</p> <p>It should also be noted that Scottish</p>	<p>It is recommended that the Council agree to identify site SCARD002 as a potential Longer Term Mixed Use site within the Proposed LDP.</p>

		<p>landscape and visual impacts and the need for a solution to access issues. The MIR proposes that the A72 could be re-routed through the site, with SEA site assessments noting that this section should function as a street.</p> <p>The contributor states that they are not aware that effective mitigation has been identified to address landscape impacts and maintain our previous advice regarding the physical separation of this allocation and its potential landscape and visual impacts. They consider that there are other allocations in the Tweeddale Locality that could supply required housing numbers and which would not have adverse landscape and visual impacts. If this site was to be safeguarded as a long term option the contributor states that they would strongly advocate that the placemaking issues are addressed in advance, with clear site briefing required to mitigate landscape impacts and successfully integrate development within the context of the A72 trunk road. (213)</p>	<p>Planning Policy requires Local Development Plans (LDP) to allocate a range of sites which are effective or expected to become effective in the plan period to meet the housing land requirement of the strategic development plan up to year 10 from the expected year of adoption. They should provide for a minimum of 5 years effective land supply at all times. Failure to meet this requirement would result in a failure to provide a plan-led system.</p> <p>It should be noted that a Development Options Study was undertaken to identify and assess options for housing and employment land in the Western Strategic Development Area, centred on the central Tweeddale area. This was due to a number of physical and infrastructure constraints within the central Tweeddale area. The study identified a number of potential short and long term housing options as well as sites for business/industrial use. Site SCARD002 was one of the sites identified in that study. The study findings have informed the potential site options set out in the MIR.</p> <p>In the consideration of any site for inclusion in the LDP, a full site assessment is carried out and the views of various internal and</p>	
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			<p>external consultees (such as Roads Planning, Economic Development, Landscape, Scottish Water, SEPA, Scottish Natural Heritage, and NHS) are incorporated into that assessment. In doing this rigorous site assessment process, the best sites possible are identified. The site assessment also considers many issues in relation to transport and water/sewage infrastructure, as well as other environmental issues such as archaeology, biodiversity, flood risk and landscape.</p> <p>In respect to comments regarding how the new development will fit into the landscape and the existing settlement, it is noted that a requirement has been set out for a masterplan to be produced, in addition the Landscape Section have stated that: <i>“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”</i>.</p>	
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			Following consideration of the consultation responses received during the MIR public consultation, it is recommended that site SCARD002 is identified within the Proposed Local Development Plan as a potential Longer Term Mixed Use site. As a result of the above, it is considered appropriate to identify site SCARD002 within the Proposed LDP as a potential Longer Term Mixed Use site.	
Growing our economy: Question 6	Potential for Business within Glentress Tourist Asset	Tourism sites such as Glentress could host a small number of related industries or retail outlets which could be beneficial to the attraction and minimise the visual downsides of industrial parks dotting the countryside whilst answering the need for economic development. (197)	The Glentress Masterplan for this area takes this into account and requires any such application to submit a retail/commercial justification report.	No further action required.
Growing our economy: Question 6	MLAMA001 Lamancha Mixed Use, Lamancha	The contributor seeks the allocation of site MLAMA001 for business or housing. (75)	It is noted that the Lamancha is not a recognised settlement within the Local Development Plan. In considering this site, the site assessment found that Lamancha has limited access to public transport and services; in addition, the Contaminated Land Officer has indicated that the site is a brownfield site and may present development constraints. Furthermore, the Roads Planning section are unable to support the full extent of the site for mixed use however, they may be able to support a reduced site for business and industrial use. It should also be noted that, development at this location can be	It is recommended that the Council agree to not allocate this site within the Proposed Local Development Plan.

			<p>considered through the submission of a planning application.</p> <p>The Council have a supportive policy for this type of development in terms of Policy ED7 'Business, Tourism and Leisure Development in the Countryside'. Therefore, it is considered that this proposal can be considered against that policy as well as other appropriate policies through the Development Management process should a planning application be submitted.</p> <p>Policy ED7 aims to allow for appropriate employment generating development in the countryside whilst protecting the environment and ensuring that developments are appropriate to their location.</p>	
<p>Growing our economy: Question 6</p>	<p>MLAUD002 Stow Road Mixed Use, Lauder</p>	<p>The contributor seeks the allocation of site MLAUD002 for industrial, residential or retail. At present the site is classified as agriculture use however, due to the fact that Lauder is expanding and encroaching towards the site, it is considered that the current use may not be appropriate. (304)</p>	<p>The site was submitted as part of the Main Issues Report public consultation.</p> <p>Following a full site assessment it is considered that site MLAUD002 is not appropriate for allocation. The site is located to the south-west of the Allanbank estate wall which forms a strong physical separation with the settlement, and although there are mature trees along the north boundary with Stow Road which assist in screening site, the site sits outwith Development Boundary and is also located within the outer zone of a hazard pipeline.</p>	<p>It is recommended that the Council does not identify site MLAUD002 as a mixed use site in the Proposed Local Development Plan.</p>

			<p>In addition to the above, it is noted that Lauder is located outwith any of the Strategic Development Areas, and it is considered that the settlement has already a sufficient housing land supply with two allocated housing sites - sites ALAUD001 and ELA12B with a combined indicative capacity of 130 units.</p> <p>In conclusion, for the reasons above, the proposed mixed use site will not be included within the Proposed Plan.</p>	
<p>Growing our economy: Question 6</p>	<p>MLAUD003 Whitlaw Road Mixed Use, Lauder</p>	<p>The contributor seeks the allocation of site MLAUD003 for industrial, residential or retail. At present the site is classified as agriculture use however, due to the fact that Lauder is expanding and encroaching towards the site, it is considered that the current use may not be appropriate. (304)</p>	<p>The site was submitted as part of the Main Issues Report public consultation.</p> <p>Following a full site assessment it is considered that site MLAUD003 is not appropriate for allocation. Economic Development do not support a mixed use proposal on this site, especially if this includes a housing element. They do not consider it is appropriate for housing development to be accessed through the estate if possible, as there are other more appropriate sites available. They advise that the current zoning should be protected.</p> <p>As noted above, the site is a safeguarded business and industrial site, under Policy ED1. Policy ED1 aims to ensure that adequate</p>	<p>It is recommended that the Council does not identify site MLAUD003 as a mixed use site in the Proposed Local Development Plan.</p>

			<p>supplies of business and industrial land are retained and not diluted by the proliferation of other uses. Policy ED1 states that development other than Classes 4, 5 and 6, may be accepted on district business and industrial sites, in order, where appropriate, allow a more mixed use area. This is subject to assessment against criteria contained within Policy ED1. Therefore, the current Policy ED1 allows, in certain cases, a mix of uses within district sites. However, it should be noted that this excludes retail proposals. It is considered that there is existing flexibility within Policy ED1 to allow for such alternative, mixed use proposals to be considered, albeit with the exception of retail. Furthermore, business and industrial land is increasingly challenging to find within settlements and a mixed use allocation would result in the loss of part of the safeguarded allocation (zEL61). It is further noted that a housing development would likely result in a conflict of land uses, being located within an established industrial estate.</p> <p>In addition to the above, it is noted that Lauder is located outwith any of the Strategic Development Areas, and it is considered that the settlement has already a sufficient</p>	
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			<p>housing land supply with two allocated housing sites - sites ALAUD001 and ELA12B with a combined indicative capacity of 130 units.</p> <p>In conclusion, for the reasons above, the proposed mixed use site will not be included within the Proposed Plan. However, it is proposed to retain the site as a safeguarded business and industrial site. This would allow alternative, mixed use proposals to be assessed against the Policy ED1.</p>	
Growing our economy: Question 6	MOXTO001 Oxton South West, Oxton	<p>The contributor considers that this site has the potential for a new school, village hub including a shop and housing in the future. The southern part of the site has been supported by the majority of the community. There is a will that if Oxton and Channelkirk is to expand and develop to this extent that they should facilitate, support and pursue the following:</p> <ul style="list-style-type: none"> • School/Hall/Shop – (Can we consider and re-look at a ‘Hub’ accommodating these within one facility?) • We must use the opportunity to secure developer contributions to go into a pool to help protect the school in the future by way of upgrading existing or providing a deposit towards a new one • Utilities – Gas and Broadband can we negotiate with suppliers’ new opportunities (Would the utilities cope with the increased demand this volume of housing and people would place on them?) 	<p>The site was submitted as part of the Main Issues Report public consultation.</p> <p>Following a full site assessment it is considered that site MOXTO001 is not appropriate for allocation. This is a large site which is being proposed as a mixed use site to potentially incorporate housing, a school and community facilities. The Roads Planning Team are not supportive of the site unless solutions can be found to overcome the issues they have identified. The main issues that the Roads Planning Team have identified are:</p> <p><i>“There is a difference in level between this site and the public road (Main Street), but a main access into the site should be</i></p>	It is recommended that the Council does not identify site MOXTO001 as a mixed use site in the Proposed Local Development Plan.

		<ul style="list-style-type: none">• Roads & Paths - must be reviewed and developed to incorporate the future development and enhance the existing paths, pavements, roads and lighting. <p>(328)</p>	<p><i>achievable at the south westerly end of the road frontage close to the existing track. There is potential for direct access from the existing public road (Main Street) to individual dwellings if the accesses can be dug in at suitable gradients. For good street connectivity, a secondary access will be required onto The Loan and I have concerns over this prospect.</i></p> <p><i>The Loan leading to the site often has extensive lengths of parking on the street which forces single file traffic over significant lengths all the way from the junction with the Main Street/Station Road and round the horizontal curve in the road. This already causes issues with traffic flow. A solution to this would be fundamental to gaining my support for the development of this site. One solution would be to widen the carriageway on the west side of the initial length of The Loan to facilitate on-street parking and two-way traffic flow past the parked cars. This would require a retaining structure, would impact on an embankment and hedging adjacent to the road and would appear to affect third party land.</i></p> <p><i>Furthermore, junction visibility where The Loan joins Main Street/Station Road is restricted due</i></p>	
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			<p><i>to the close proximity of the corner building on the east side combined with the alignment of the Main Street/Station Road. There are no obvious solutions to these concerns and additional traffic would exacerbate the situation. That said, the visibility restrictions appear to control traffic speeds to acceptable levels for the situation. ...”</i></p> <p>In addition, there is a hazard pipeline running through the site and a Health and Safety Executive (HSE) PADHI+ assessment has been carried out via the HSE website for the north-western part of the site). The outcome of this stated: HSE's Advice: Advise Against. The assessment indicates that the risk of harm to people at the proposed development site is such that HSE's advice is that there are sufficient reasons on safety grounds, for advising against the granting of planning permission in this case.</p> <p>In conclusion, due to the reasons mentioned above it is not considered appropriate to include this site within the Proposed Plan.</p>	
<p>Growing our economy: Question 6</p>	<p>General - Peebles</p>	<p>Contributor 73 states that given the constraints around the requirement for a new bridge, LDP2 should not include any sites south of the River Tweed at Peebles for either housing or business and industry.</p>	<p>It should be noted that the Main Issues Report (MIR) did not identify any new short term proposals for development south of the River Tweed at Peebles. However two potential longer term sites were</p>	<p>It is recommended that the Council agree to allocate employment site - BESH1001 within the Proposed Local</p>

		<p>Contributor 155 states that in areas such as Peebles where the infrastructure is creaking, development of business units should be promoted strongly elsewhere.</p> <p>Contributor 197 states that assuming that infrastructure, roads etc allow, then additional development next to eg Cavalry Park in Peebles for a limited number of units would minimise impact elsewhere. (73, 155, 197,)</p>	<p>identified, site SPEEB008 Land West of Edderston Ridge (longer term mixed use) and site SPEEB009 East of Cademuir Hill (longer term housing). The MIR identified a potential new housing site to the north of the River Tweed, site APEEB056 Land South of Chapelhill Farm.</p> <p>It should be noted that the Local Development Plan Review is undertaken in consultation with both internal and external consultees such as Roads Planning, Economic Development, NHS, Scottish Water and SEPA. In addition, Scottish Planning Policy requires that a range and choice of sites are identified. In doing this rigorous site assessment process, the best sites possible are identified.</p> <p>It is acknowledged that there is a shortage of employment land within the Peebles Area. It should be noted, that a part of the Longer Term Mixed Use site within Peebles, site SPEEB005 has been identified as having potential to come forward in the short term to accommodate business and industrial use.</p> <p>However, in light of the consultation responses received during the Main Issues Report public consultation and following further investigation, it</p>	Development Plan.
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			<p>is recommended that a site for employment at Eshiels – site BSHI001 Land at Eshiels, is taken forward into the Proposed Local Development Plan. This is likely to involve the Council undertaking a compulsory purchase order as is often common practice for such allocations, and it would be envisaged that SOSEP (South of Scotland Economic Partnership) funding would be available to assist in the delivery of the site. Clearly in order for the site to be satisfactorily developed substantial perimeter planting will be required to be carried out at an early stage.</p>	
<p>Growing our economy: Question 6</p>	<p>Safeguarding sites for Employment and Economic Purposes - Peebles</p>	<p>The contributor states that there are various business sites within Peebles that are located in areas of 'white land' within the LDP settlement map. This allows owners of these sites to make an application for housing development rather than preserve the site for employment / business use. To prevent the future loss of such sites, it is considered that these sites should be identified and safeguarded within LDP2. Whilst the following list is not exhaustive, it is considered that the following sites should be included: Crossburn Caravan Park, Edinburgh Road Harrison's Garage, Edinburgh Road Holland and Sherry, Dean Park Sainsbury's, Northgate Tesco, Dovecote Road Garage, St Andrew's Road Haylodge Hospital, Neidpath Road Dagleish Garage, Old Town Hydro Hotel, Innerleithen Road</p>	<p>It is noted that no consultation has been undertaken with the landowners / lessees of the areas listed within the contributor's submission proposed for safeguarding. In addition, any potential planning application may be considered against Local Development Plan (LDP) Policy ED5: Regeneration. The aim of that policy is to encourage the redevelopment of such areas of land for a variety of uses including housing, employment or retailing which will support the opportunity of bringing such land back into productive use and to enhance the surrounding environment.</p> <p>It should also be noted that where a</p>	<p>No further action required.</p>

		<p>The Park Hotel, Eastgate Tontine Hotel, High Street Harbro, South Parks Southpark Garage, South Park Tweeddale Motors, Innerleithen Road Travis Perkins and other units, Dovecote Road Garages at George Street and North Place Brown Bros Garage, Edinburgh Road George Tait's Yard, George Street The remainder of Rosetta Caravan Park, Rosetta Road Peebles Auction House, Old Church Road Various units in Cavalry Park, Kingsmeadows Road. (318)</p>	<p>business closes, or ceases to trade, the Planning Authority cannot expect the landowner to retain an employment / business use onsite particularly if it is unviable to do so. Furthermore, as a settlement develops, the character of an area may change, and it may not be appropriate or possible for traditional uses to remain.</p> <p>In addition, if one of the businesses identified wished to relocate/relocate to expand, the approach suggested by the Community Council is that this could not happen until another business took over the premises. Such interest may well be very limited, over an excessive period of time, and effectively this would be a major embargo on the expansion/development opportunities for the listed businesses.</p> <p>In respect to Harbro and South Park Garage at South Parks, and the various units at Cavalry Park identified within the contributor's submission, it is noted that both South Park and Cavalry Park are already safeguarded sites within the LDP.</p>	
<p>Growing our economy: Question 6</p>	<p>SPEEB005 Peebles East (South of the River)</p>	<p>The contributor objects to the preferred options for housing and mixed-use sites within/around Peebles. Specifically, that the site has not been identified as a preferred mixed use site.</p>	<p>Comments noted. It should be noted that site MPEEB004 is part of the potential longer term mixed use site</p>	<p>It is recommended that the Council retains site SPEEB005 as a</p>

	<p>(Sites MPEEB004 and MPEEB008 also referenced in submission), Peebles</p>	<p>The contributor also states that the current arrangement in the MIR could effectively result in the removal of their site's safeguarded status as a potential longer term mixed-use site within the LDP1.</p> <p>It is considered that solutions exist to the technical constraints outlined by SBC and therefore the site should be considered effective now, and ready to come forward for development within the lifetime of LDP2. In addition there is no requirement for a new bridge, and that development at this location will not have a major impact on biodiversity. In relation to flood risk it is considered that a flood mitigation solution is feasible and workable. In respect to landscape, it is considered that the proposed development of the site would not result in adverse impacts to the surrounding landscape character.</p> <p>It is noted that there is currently a live planning application on the site.</p> <p>The contributor has submitted an Indicative Masterplan for the site, Flood Risk Assessment and Flood Mitigation Strategy, a Transport Technical Note and an Ecological Technical Response.</p> <p>The contributor states that the site is being promoted by AWG and Taylor Wimpey, with the latter having a proven track record of delivering, and selling housing in Peebles and that this should be recognised. In addition the contributor recommends that the Council should increase the provision of housing sites on effective land, and where developers have identified as a place where people want to live and where they wish to build such as this site.</p> <p>The contributor state that they agree with SBC's position that the site could be allocated for mixed</p>	<p>SPEEB005 as identified within the Local Development Plan 2016. The Main Issues Report did not propose to remove site SPEEB005 from the Plan.</p> <p>It is also noted that a planning application for the site has been submitted (17/00606/PPP) and that application was refused planning permission.</p> <p>The current Adopted Local Development Plan (LDP) sets out a number of site requirements for site SPEEB005, it is considered that those requirements will also be incorporated into the new Proposed Plan. It is considered that the site requirements set out are necessary to ensure that the development of the site is appropriate. This includes a site requirement for a new bridge over the River Tweed. It is the opinion of the Roads Planning section that a new bridge over the River Tweed is necessary in order for this site to come forward. However, it is considered that the site has the potential to assist in providing an element of Business and Industrial land during the lifetime of the LDP and therefore the site requirements for the site state that: "<i>There is currently a shortfall of good quality business and industrial land in Peebles. This is a mixed use site and employment land could come forward early to meet this</i></p>	<p>potential longer term mixed use site in the Proposed Local Development Plan.</p> <p>It is further recommended that the Council retain the option to release land at this location for Business and Industrial Use during the lifetime of the Local Development Plan 2.</p>
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		<p>use development. The Indicative Masterplan outlines that alongside residential development, land of a sizable area (over 1ha) has been safeguarded for the purposes of employment uses within a dedicated business/employment centre. The principle of residential development on the site has already been established through its inclusion as a 'safeguarded' longer-term mixed use site within the adopted LDP1. In addition, the contributor states that there are clear constraints in bringing forward the preferred sites identified in Peebles and therefore this site should come forward. (111)</p>	<p><i>shortfall</i>. In relation to the contributors other comments, it is considered that there are other more appropriate sites available within the Western Strategic Development Area. As a result of the above, it is considered inappropriate to allocate site SPEEB005 (MPEEB004 or MPEEB008) within the Proposed LDP.</p>	
<p>Growing our economy: Question 6</p>	<p>SPEEB008 Land West of Edderston Ridge, Peebles</p>	<p>The contributors support the inclusion of SPEEB008 for Longer Term Mixed Use.</p> <p>Contributor 101 also states that they have the ability through further planting and the pattern of development to shape this edge to Peebles, providing a significant area of land for future phased development alongside a long-term defensible boundary to the town. In addition they state that they acknowledge that certainty is required with regards to the requirement for and delivery of a new crossing over the River Tweed and are willing to work with the Scottish Borders Council in better understanding this requirement and helping with its delivery if at all possible. The contributor also states that they own further land to the west and south of this site and so can provide additional or alternative sites for the provision of new homes and business land.</p> <p>Contributor 309 states that they have no objection to the land being included in the next LDP. (6 (1 of 2), 101, 309)</p>	<p>Support noted and comments noted. However, following the Main Issues Report public consultation, and as a result of further consideration on the matter, it is proposed that this site SPEEB008 will not be taken forward into the Proposed Local Development Plan as a potential longer term mixed use site. It is considered that there are other more appropriate sites that can be allocated within the Proposed Plan within the Western Strategic Development Area. It is also noted that the Plan already identifies three potential longer term sites within Peebles and it is intended that those sites - SPEEB003, SPEEB004 and SPEEB005 will be retained within the Plan.</p> <p>As a result of the above, it is considered inappropriate to identify site SPEEB008 within the Proposed LDP. However, it is acknowledged</p>	<p>It is recommended that the Council does not identify site SPEEB008 as a potential longer term mixed use site in the Proposed Local Development Plan.</p>

			<p>that the site could be considered again for inclusion in a future LDP.</p> <p>In respect to the potential new bridge over the River Tweed at Peebles, the most recent traffic count on behalf of the Council for Tweed Bridge was undertaken in November 2018 and through this it was demonstrated that the bridge is getting close to capacity. It is the Council's opinion that Tweed Bridge does not have the capacity to serve any new development in the town, over and above the sites allocated in the plan, with the exception of small infill proposals and other low traffic generating proposals which will be considered on a case by case basis. Longer term development in the town will be required to contribute towards a second river crossing based on projected costs. At this point in time there is no definitive date as to when the new bridge might be constructed and a feasibility study must be prepared in advance. In this interim period development sites need to contribute towards improving traffic management in and around the town centre and/or towards the funding of transport appraisal work for the town.</p>	
Growing our economy: Question 6	SPEEB008 Land West of Edderston	The contributor objects to the inclusion of site SPEEB008 for Longer Term Mixed Use primarily due to the lack of capacity for additional traffic to	Comments noted. However, following the Main Issues Report public consultation, and as a	It is recommended that the Council does not identify

	Ridge, Peebles	<p>negotiate Caledonian Road and South Parks Road as recognised by the Council, additional development if it came forward would result in exacerbating the existing situation leading to further congestion and a corresponding increase in risk to pedestrians, cyclists and other road users. It is noted that even if a new bridge did come forward, it would not impact in any way positively or negatively on the Caledonian Road or South Parks road situation. This would result in impacting on existing residents as well as on the Fire and Ambulance stations due to delay caused by congestion. The contributor states that there has been no Transport Assessment undertaken for any of the sites or one produced to consider the implications of joint developments. It is noted that existing historical documentation from 2012, 2013 and 2014 consider that further development in South Parks be stopped due to restrictions imposed by the nature of Caledonian Road. The contributor has noted the current position of the roads leading to the site. (25 (1 of 2))</p>	<p>result of further consideration on the matter, it is proposed that this site SPEEB008 will not be taken forward into the Proposed Local Development Plan (LDP) as a potential longer term mixed use site. It is considered that there are other more appropriate sites that can be allocated within the Proposed Plan within the Western Strategic Development Area. It is also noted that the Plan already identifies three potential longer term sites within Peebles and it is intended that those sites - SPEEB003, SPEEB004 and SPEEB005 will be retained within the Plan.</p> <p>As a result of the above, it is considered inappropriate to identify site SPEEB008 within the Proposed LDP.</p> <p>In relation to comments regarding roads, the Roads Planning Section have stated that: "... <i>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</i></p>	site SPEEB008 as a potential longer term mixed use site in the Proposed Local Development Plan.
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			<p><i>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. ...”</i></p>	
<p>Growing our economy: Question 6</p>	<p>SPEEB008 Land West of Edderston Ridge, Peebles</p>	<p>The contributors state that the traffic on the narrow Caledonain Road that is already predicted to be busy with the south parks and the Tweedbridge Court developments. The Caledonian Road cannot possibly take the traffic that would be generated by 200/288 additional houses. Furthermore if the site to the west of Harbro is developed for housing it would amount to some additional 150 houses allowing for the woodland planting therefore totalling 350 houses. A second bridge is not going to help this situation. The site is also located on the edge of the National Scenic Area and is also part of the Special Landscape Area. Therefore the scale of the proposed development would detract from and diminish these areas. It also eats up yet more agricultural land, and will impact on the beautiful countryside. In addition there is a long history of developers paying lip service to sustainable drainage systems</p>	<p>Comments noted. It should be noted that site SPEEB008 was identified as a potential longer term mixed use site within the Main Issues Report (MIR) and not a site to be allocated in the short term. In addition, the MIR set out a number of site requirements that would be required to be met should that site come forward for development, these included a requirement for a Masterplan.</p> <p>In respect to comments regarding the surrounding road network, the Roads Planning Section have stated that: “... <i>The extent of the site suitable for development, possibly not all of it, will be dependent on the extent of off-site improvements and</i></p>	<p>It is recommended that the Council does not identify site SPEEB008 as a potential longer term mixed use site in the Proposed Local Development Plan.</p>

		<p>as they try to pack as many houses as possible onto the land.</p> <p>Contributor 111 and 114 states that there are clear constraints that would compromise the effectiveness and delivery of this site, namely the issues around landscape, roads and the River Tweed SSSI/SAC (although they state that this is presumably manageable).</p> <p>Contributor 127 states that the site has its challenges which cannot be seen to be overcome during the plan period. These will ultimately render the site ineffective.</p> <p>Contributor 181 states that they do not agree with such a large area of land allocated for housing at the South Park site as this entails residents driving over Tweed Bridge to access amenities and main routes to Edinburgh and Galashiels.</p> <p>Contributor 206 states that albeit longer term, this site epitomizes the problem of mixed use. There is a site already identified for business use at South Parks on the west of the current business estate. But whilst it is apparently offered for sale this has not been taken up (perhaps because business use is of little commercial interest). The Northern section of SPEEB008 - adjacent to the current South Parks business site - should be designated for business use only. SBC will need to solve the roads problem in respect of commercial/industrial vehicles getting along Caledonian Road. The larger Southern section of SPEEB008 adjacent to Edderston Road and Edderston Ridge could be designated for housing only if at all. The contributor questions the reasoning for further</p>	<p><i>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. ..."</i></p> <p>In respect to comments regarding the Tweed Bridge, the most recent traffic count on behalf of the Council for Tweed Bridge was undertaken in November 2018 and through this it was demonstrated that the bridge is getting close to capacity. It is the Council's opinion that Tweed Bridge does not have the capacity to serve any new development in the town, over and above the sites allocated in the plan, with the exception of small infill proposals and other low traffic generating proposals which will be considered on a case by case basis. Longer term development in the town will be required to contribute towards a second river crossing based on projected costs. At this point in time there is no definitive date as to when the new bridge might be constructed and a feasibility study must be prepared in advance.</p> <p>In the consideration of any site for inclusion in the Local Development</p>	
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		<p>housing development.</p> <p>Contributor 270 states that they do not agree with the identification of this site. The access road is unsuitable for more traffic and the local schools, doctors and dentist are already under too much pressure.</p> <p>The contributor states that mixed use is not appropriate for the site, due to the narrow access roads.</p> <p>(30, 46,111, 114, 127 (1 of 3), 181, 206, 222, 270, 273)</p>	<p>Plan, a full site assessment is carried out and the views of various internal and external consultees (such as Roads Planning, Economic Development, Landscape, Scottish Water, SEPA, and NHS) are incorporated into that assessment. In doing this rigorous site assessment process, the best sites possible are identified. The site assessment also considers many issues in relation to transport and water/sewage infrastructure, as well as other environmental issues such as archaeology, biodiversity, flood risk and landscape.</p> <p>However, following the MIR public consultation, and as a result of further consideration on the matter, it is proposed that this site SPEEB008 will not be taken forward into the Proposed Local Development Plan as a potential longer term mixed use site. It is considered that there are other more appropriate sites that can be allocated within the Proposed Plan within the Western Strategic Development Area. It is also noted that the Plan already identifies three potential longer term sites within Peebles and it is intended that those sites - SPEEB003, SPEEB004 and SPEEB005 will be retained within the Plan.</p> <p>As a result of the above, it is</p>	
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			considered inappropriate to identify site SPEEB008 within the Proposed LDP.	
Growing our economy: Question 6	SPEEB008 Land West of Edderston Ridge, Peebles	<p>The contributor objects to the identification of site SPEEB008 within the MIR. They state that there are issues with Caledonian Road and that it does not meet current standards for the existing number of houses that it serves or for the proposed sites within the current LDP that are subject to planning application i.e. South Parks and Tweedbridge Court.</p> <p>Uses associated with the industrial estate have also resulted in impacting on Caledonian Road and on South Parks, and there appears to be no restrictions on the businesses that can be introduced at the industrial estate.</p> <p>The Tweed Bridge has exceeded its capacity at AM and PM times. There have been numerous statements made that the south side of the Tweed could not be developed, development still occurs. The contributor also raises issue with a number of the proposed site requirements set out in the MIR, in that the MIR states that the site should respect the existing built form and landscape design; that the new development must integrate and connect with the existing housing to the east, the contributor states that this is not possible; the requirement for a Transport Assessment does not give any confidence as SBC Roads Planning have displayed a lack of impartiality; a second river crossing will not alleviate the bottleneck of Caledonian Road. Caledonian Road does not comply with minimum requirements for visibility and design of footpaths and cannot be modified. It is considered that the proposed development that is estimated to be in the range of 450 units will gridlock the existing roads. (80)</p>	Refer to response above relating to site SPEEB008.	It is recommended that the Council does not identify site SPEEB008 as a potential longer term mixed use site in the Proposed Local Development Plan.

<p>Growing our economy: Question 6</p>	<p>SPEEB008 Land West of Edderston Ridge, Peebles</p>	<p>The contributor states that development of this site would cause the destruction of ancient pasture; increases the risk of pollution to the River Tweed and its tributary; will affect local wildlife and tourism; building has already taken place in the area, which will speed run-off during heavy rain, putting the area downstream at higher risk of flooding. Traffic from the proposed development will have to access the area via a junction that is already difficult and dangerous, and have to use a bridge that is already vulnerable. This area already sees frequent traffic jams – as the emergency services also need to use this road makes this area highly unsuitable for further development. The topography of Peebles and its environs mean the town and its transport links are very vulnerable. The B7062 is not suitable for large vehicles and in places is barely wide enough for two cars. The A703 is still only a double track road that can be very fast and as the main route out of the Borders is very busy. The A72 is already busy and fast, it is frequently closed due to accidents, is narrow in places, causing bottlenecks and risking lives if emergency services need to get through. There is no alternative route. It is also vulnerable to flooding and risk of erosion by the Tweed, and development on agricultural land will exacerbate flooding. With the rise in the number of users on the A72 there will be an increase in the number of accidents particularly with cyclists. With the increase in population in the area, it will result in further stretching existing services and facilities including education. The proposal will also result in an increase in the number of houses, businesses and their occupants doing more journeys to get to work, shops, etc as there are</p>	<p>Comments noted. However, following the Main Issues Report public consultation, and as a result of further consideration on the matter, it is proposed that this site SPEEB008 will not be taken forward into the Proposed Local Development Plan (LDP) as a potential longer term mixed use site. It is considered that there are other more appropriate sites that can be allocated within the Proposed Plan within the Western Strategic Development Area. It is also noted that the Plan already identifies three potential longer term sites within Peebles and it is intended that those sites - SPEEB003, SPEEB004 and SPEEB005 will be retained within the Plan. As a result of the above, it is considered inappropriate to identify site SPEEB008 within the Proposed LDP. In the consideration of any site for inclusion in the LDP, a full site assessment is carried out and the views of various internal and external consultees (such as Roads Planning, Economic Development, Landscape, Scottish Water, SEPA, and NHS) are incorporated into that assessment. In doing this rigorous site assessment process, the best sites possible are identified. The site assessment also considers many</p>	<p>It is recommended that the Council does not identify site SPEEB008 as a potential longer term mixed use site in the Proposed Local Development Plan.</p>
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		<p>limited facilities in the area thereby increasing our carbon footprint. The development on agricultural land used for food production is unwise and may impact on food security. (108 (2 of 2))</p>	<p>issues in relation to transport and water/sewage infrastructure, as well as other environmental issues such as archaeology, biodiversity, flood risk and landscape.</p> <p>In respect to comments regarding the surrounding road network, the Roads Planning Section have stated that: <i>“... 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. ...”</i> In addition, the Roads Planning Section have not objected to the identification of the site as a potential longer term development site.</p> <p>With regards to comments relating to landscape, natural heritage, and the River Tweed, it should be noted that Scottish Natural Heritage did not object to the potential inclusion of the site within the LDP. Furthermore it is also noted that SEPA also, did not object to the potential inclusion of the site within the Plan.</p>	
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<p>Growing our economy: Question 6</p>	<p>SPEEB008 Land West of Edderston Ridge, Peebles</p>	<p>The contributor states that this site of 19.5HA is earmarked for mixed use in the long term and is shown to be a preferred site. Site capacity is to be allocated but it would not be unreasonable given the size of it to assume that the housing capacity will be well in excess of 200 houses. The Caledonian Road, which is the only access to both of these sites, is unsuitable to sustain the level of traffic envisaged. It is impossible to imagine that this old Victorian street, could sustain the level of traffic for the existing application let alone the numbers likely to be proposed for this new site. There have been calls for a full and truly independent traffic survey to be conducted on this street to establish accurate levels of capacity and sustainability. The lack of capacity for this busy road has been acknowledged in a number of documents including Reporters Reports. This site is located on the edge of a National Scenic Area and is part of the Special Landscape Area. The scale of the proposed development would detract from and diminish these areas. This site is utterly unsuitable for the type of development proposed and should be rejected. (318)</p>	<p>Comments noted. However, following the Main Issues Report public consultation, and as a result of further consideration on the matter, it is proposed that this site SPEEB008 will not be taken forward into the Proposed Local Development Plan (LDP) as a potential longer term mixed use site. It is considered that there are other more appropriate sites that can be allocated within the Proposed Plan within the Western Strategic Development Area. It is also noted that the Plan already identifies three potential longer term sites within Peebles and it is intended that those sites - SPEEB003, SPEEB004 and SPEEB005 will be retained within the Plan. As a result of the above, it is considered inappropriate to identify site SPEEB008 within the Proposed LDP.</p> <p>In respect to comments regarding the surrounding road network, the Roads Planning Section have stated that: "... <i>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</i></p>	<p>It is recommended that the Council does not identify site SPEEB008 as a potential longer term mixed use site in the Proposed Local Development Plan.</p>
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			<p><i>Parks, Edderston Ridge/Edderston Ridge Park and Edderston Road. This will help with dispersion of traffic. ...”</i></p> <p>With regards to comments relating to landscape and that the site is located on the edge of a National Scenic Area and is part of the Special Landscape Area, it should be noted that neither Scottish Natural Heritage or the Council’s Landscape Section objected to the potential inclusion of the site within the LDP. However, the Council’s Landscape Section have stated: “... <i>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.”</i></p>	
Growing our economy: Question 6	SPEEB008 Land West of Edderston Ridge, Peebles	The contributor states that they agree with the development of this site but there is a need for improved transport links. The site would suit a mix of business and housing. (283)	Comments noted. However, following the Main Issues Report public consultation, and as a result of further consideration on the matter, it is proposed that this site SPEEB008 will not be taken forward into the Proposed Local	It is recommended that the Council does not identify site SPEEB008 as a potential longer term mixed use site in the Proposed

			<p>Development Plan (LDP) as a potential longer term mixed use site. It is considered that there are other more appropriate sites that can be allocated within the Proposed Plan within the Western Strategic Development Area. It is also noted that the Plan already identifies three potential longer term sites within Peebles and it is intended that those sites - SPEEB003, SPEEB004 and SPEEB005 will be retained within the Plan.</p> <p>As a result of the above, it is considered inappropriate to identify site SPEEB008 within the Proposed LDP. However, it is acknowledged that the site could be considered again for inclusion in a future LDP.</p> <p>In respect to comments the need for improved transport links, the Roads Planning Section have stated that: <i>“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. ... 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</i></p>	Local Development Plan.
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			<p><i>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. ...”</i></p>	
<p>Growing our economy: Question 6</p>	<p>SPEEB008 Land West of Edderston Ridge, Peebles</p>	<p>The contributor recommends that a developer requirement is 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. The burns running through/adjacent to the site must be protected and enhanced as part of any development. The contributor supports the development requirement for a Flood Risk Assessment (FRA) to be undertaken prior to development occurring on the site. The contributor states that a FRA which assesses the risk from the Edderston Burn and tributaries which flow through and adjacent to</p>	<p>Comments noted. However, following the Main Issues Report public consultation, and as a result of further consideration on the matter, it is proposed that this site SPEEB008 will not be taken forward into the Proposed Local Development Plan (LDP) as a potential longer term mixed use site. It is considered that there are other more appropriate sites that can be allocated within the Proposed Plan within the Western Strategic Development Area. It is also noted that the Plan already identifies three potential longer term sites within</p>	<p>It is recommended that the Council does not identify site SPEEB008 as a potential longer term mixed use site in the Proposed Local Development Plan.</p>

		<p>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.</p> <p>All new developments should manage surface water through the use of Sustainable Urban Drainage Systems (SUDS). The contributor recommends that this requirement includes the use of SUDS at the construction phase in order that the risk of pollution during construction to the water environment is minimised.</p> <p>Foul drainage from the development must be connected to the existing SW foul sewer network. The burns running through/adjacent of the site must be protected and enhanced as part of any development. Depending on the use of the proposed units there may be a requirement for</p>	<p>Peebles and it is intended that those sites - SPEEB003, SPEEB004 and SPEEB005 will be retained within the Plan.</p> <p>As a result of the above, it is considered inappropriate to identify site SPEEB008 within the Proposed LDP.</p>	
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		permissions to be sought for certain activities from SEPA. (119)		
Growing our economy: Question 6	SPEEB008 Land West of Edderston Ridge, Peebles	The contributor notes that the site requirements for development of this site include a new river crossing. Development of proposals for a new crossing should avoid negative effects on the setting of the category 'A' listed Neidpath Castle. Early consultation with Historic Environment Scotland is advised if impacts on the setting of Neidpath Castle are likely. (164)	<p>Comments noted.</p> <p>However, following the Main Issues Report public consultation, and as a result of further consideration on the matter, it is proposed that this site SPEEB008 will not be taken forward into the Proposed Local Development Plan (LDP) as a potential longer term mixed use site. It is considered that there are other more appropriate sites that can be allocated within the Proposed Plan within the Western Strategic Development Area. It is also noted that the Plan already identifies three potential longer term sites within Peebles and it is intended that those sites - SPEEB003, SPEEB004 and SPEEB005 will be retained within the Plan.</p> <p>As a result of the above, it is considered inappropriate to identify site SPEEB008 within the Proposed LDP.</p> <p>In respect to the potential new bridge over the River Tweed at Peebles, whilst no decision has been made as to when or even where the new bridge will be constructed, it is anticipated that any new crossing will be located to the east of the existing bridge in the town, therefore there would be minimal impact on the setting of the</p>	It is recommended that the Council does not identify site SPEEB008 as a potential longer term mixed use site in the Proposed Local Development Plan.

			category 'A' listed Neidpath Castle.	
Growing our economy: Question 6	SPEEB008 Land West of Edderston Ridge, Peebles	<p>The contributor states that this site is partly within the Upper Tweeddale National Scenic Area (NSA). While this presents challenges, in this specific context we consider that potential impacts could be addressed in site requirements. The western part of the site, which is within the NSA, benefits from existing strong boundaries created by drystone dykes, hedges and individual trees. These features should be retained and form a key part of the structure/layout of development throughout this site, maintaining the quality of place within and adjacent to the NSA. They therefore recommend that the site requirement is amended from "Protect existing boundary features, where possible" to "Protect and integrate existing boundary features within the overall placemaking approach". The MIR site requirements state that a masterplan is to be prepared. In addition to the retention of boundary features the contributor recommends that the masterplan should be directed to include:</p> <ul style="list-style-type: none"> • Green networks through the site which integrate SUDS and active travel infrastructure, this should include providing links through the site to the nearby school. • Recreational links, for example to Manor Sware viewpoint and the River Tweed should be retained or re-established in appropriate form. <p>In addition, site requirements in the LDP should clearly set out a requirement for Habitats Regulations Appraisal at application stage due to the site's proximity to the River Tweed SAC. (213)</p>	<p>Comments noted.</p> <p>However, following the Main Issues Report public consultation, and as a result of further consideration on the matter, it is proposed that this site SPEEB008 will not be taken forward into the Proposed Local Development Plan (LDP) as a potential longer term mixed use site. It is considered that there are other more appropriate sites that can be allocated within the Proposed Plan within the Western Strategic Development Area. It is also noted that the Plan already identifies three potential longer term sites within Peebles and it is intended that those sites - SPEEB003, SPEEB004 and SPEEB005 will be retained within the Plan.</p> <p>As a result of the above, it is considered inappropriate to identify site SPEEB008 within the Proposed LDP.</p>	It is recommended that the Council does not identify site SPEEB008 as a potential longer term mixed use site in the Proposed Local Development Plan
Growing our economy: Question 6	SPEEB008 Land West of Edderston Ridge,	<p>The contributor recommends that the Council works in partnership with the Tweed Forum to devise the best mitigation solutions regarding their concerns to trees. (199)</p>	<p>Comments noted.</p> <p>However, following the Main Issues Report public consultation, and as a result of further consideration on the</p>	It is recommended that the Council does not identify site SPEEB008 as

	Peebles		<p>matter, it is proposed that this site SPEEB008 will not be taken forward into the Proposed Local Development Plan (LDP) as a potential longer term mixed use site. It is considered that there are other more appropriate sites that can be allocated within the Proposed Plan within the Western Strategic Development Area. It is also noted that the Plan already identifies three potential longer term sites within Peebles and it is intended that those sites - SPEEB003, SPEEB004 and SPEEB005 will be retained within the Plan.</p> <p>As a result of the above, it is considered inappropriate to identify site SPEEB008 within the Proposed LDP.</p>	a potential longer term mixed use site in the Proposed Local Development Plan.
Growing our economy: Question 6	Business and Industry - Walkerburn	The contributor states that there is a need to allocate business and industrial land at Walkerburn. The settlement is in vital need of investment and is not that far from Peebles which is desperately short of business development opportunities. (155)	It is noted that the settlement of Walkerburn benefits from a Redevelopment allocation, site zR200 Caberston Farm/Old Mill Site. It should be noted that that allocation allows for a variety of uses including housing, employment or retailing to potentially come forward onsite subject to the processing of a relevant planning application. This allocation not only promotes the opportunity of bringing such land back into productive use but will also support the enhancement of the area.	No further action required.
Growing our economy:	Business and Industry - West	The contributor considers that there is a definite requirement for Business and Industry land in	Comments noted. It is noted that the potential areas	It is recommended that the Council

Question 6	Linton	West Linton for small business premises as well as offices. Premises for small contractors where they can obtain a small unit which provides an office space, secure storage space and secure lock fast premises for their van are also required. An area around Broomlee Camo on Station Road or along Boggsbank Road may be suitable, although it is noted that there are issues regarding the weight restriction on the bridge. (1 (3 of 3))	identified for Business and Industrial Use are located outwith the Development Boundary and as such could be considered under Local Development Plan Policy ED7 Business, Tourism and Leisure Development in the Countryside. In addition, it should be noted that the current Adopted Local Development Plan allocates one Business and Industrial site – site zEL18 at West Linton. Scottish Planning Policy states that “ <i>Local development plans should allocate a range of sites for business, taking account of the current market demand; location, size, quality and infrastructure requirements</i> ”. The continued allocation of the site is supported by the Council’s Economic Development section.	can consider this proposal through the Development Management Process.
Growing our economy: Question 6	BWEST003 Deanfoot Road North, West Linton	The contributor objects to the allocation of this site BWEST003 Deanfoot Road North for Business and Industrial use. Whilst it is acknowledged that there had been discussions with the previous land owner, the site is now under new ownership. It is now intended that the land will be farmed and this site forms the main access onto the land. As a result the contributor states that they do not support the allocation of this site. (302)	Comments noted. In light of the consultation responses received during the Main Issues Report public consultation and following further consideration on the matter, primarily due to the change in ownership and the existence of an already allocated employment site (zEL18) it is now not considered appropriate to allocate site BWEST003 within the Proposed Plan.	It is recommended that the Council agree to not allocate this site within the Proposed Local Development Plan.
Growing our economy:	Business and Industry,	The contributor states that the only thing that is good is the lack of industrial units in West Linton	It should be noted that the current Adopted Local Development Plan	It is recommended that the Council

Question 6	West Linton	<p>which stops the final death knell of the village. The contributor also states that they are not sure that West Linton needs this type of development - it's a village, and despite there being some vocal lobbying for business units, the need is not there. (240)</p>	<p>allocates one Business and Industrial site – site zEL18. Scottish Planning Policy states that “<i>Local development plans should allocate a range of sites for business, taking account of the current market demand; location, size, quality and infrastructure requirements</i>”. The continued allocation of the site is supported by the Council’s Economic Development section.</p>	<p>agree to retain site zEL18 as an allocated employment site within the Proposed Local Development Plan.</p>
Growing our economy: Question 6	BWEST003 Deanfoot Road North, West Linton	<p>The contributor recommends that a developer requirement is 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. 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. The contributor supports the development requirement for a Flood Risk Assessment (FRA) to be undertaken prior to development occurring on the site. The contributor states that a 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</p>	<p>Comments noted.</p> <p>In light of the consultation responses received during the Main Issues Report public consultation and following further consideration on the matter, primarily due to the change in ownership and the existence of an already allocated employment site (zEL18) it is now not considered appropriate to allocate site BWEST003 within the Proposed Plan.</p>	<p>It is recommended that the Council agree to not allocate this site within the Proposed Local Development Plan.</p>

		<p>in flood risk elsewhere and proposed housing is not affected by surface runoff.</p> <p>The contributor states that the site has the potential for surface water flood risk and therefore recommends that this issue is taken forward through discussion with the flood prevention and roads department colleagues and Scottish Water, where relevant. It is noted that additional site specific information may only serve to identify that development at the site would be contrary to the SPP and the principles of sustainable flood management.</p> <p>All new developments should manage surface water through the use of Sustainable Urban Drainage Systems (SUDS). The contributor recommends that this requirement includes the use of SUDS at the construction phase in order that the risk of pollution during construction to the water environment is minimised.</p> <p>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 may be a requirement for enhanced SUDS for any industrial uses.</p> <p>Depending on the use of the proposed units there may be a requirement for permissions to be sought for certain activities from SEPA. (119)</p>		
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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 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?

Main Issue	Sub Issue	Summary of Main Issues Raised	Proposed Response to Main Issues Raised	Recommendation
Ancrum	AANCR002, Dick's Croft II	<p>The contributor states that Ancrum STW is just to the south of the development. This is not expected to cause any particular issues although any odours would be dealt with by Scottish Borders Council Environmental Health. 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. The contributor also states that wastewater must connect to the existing Scottish Water foul network. It is likely that for a development of this size and upgrade may be required to the existing STW. This should be confirmed by Scottish Water. The contributor also advises that the site has a potential surface water hazard and water environment considerations.</p> <p>(119)</p> <p>The contributor considers the site should be taken forward as a preferred site not an alternative site.</p> <p>(122, 174)</p> <p>The contributor notes that whilst designated as an 'alternative' site within the MIR it is, within the 'overall assessment' deemed to be 'acceptable'. The contributor states the site will sustain local facilities, is not at flood risk, is next to existing built</p>	<p>This site was identified within the Main Issues Report as an 'alternative' site however it was acknowledged that there is a cumulative impact issue associated with the site given the location of the site immediately adjacent to a recent development in the village, at Myrescroft. The site assessment concludes the following:</p> <p><i>'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 it's 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</i></p>	<p>It is recommended that the Council agrees not to allocate this site (AANCR002) within the Proposed Local Development Plan.</p>

		<p>form and roads and is therefore close to existing infrastructure and utilities. The contributor also states there is interest being shown from housebuilders and there is also further interest from a local Registered Social Landlord for the provision of at least 12 affordable units on site. The contributor states that Ancrum is a very popular place to live; however, there is no land for housing allocated within the current LDP period. It is important that land allocations are made in sustainable and sought after locations to live. The contributor has also submitted an indicative site layout alongside their submission. (122)</p> <p>The contributor welcomes that the protection of existing trees is listed as a site requirement. A tree survey should also be required to help assess the trees. In addition we recommend the use of the Ancient Tree Inventory or a tree survey to assess if any trees are ancient or veteran and therefore should be protected from adverse impacts of development. Any additional tree planting should be with native species, sourced and grown in the UK. (199)</p> <p>The contributor states the 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 site is subject to a development brief which should set out the approach to placemaking and the measures necessary to integrate development within its wider landscape setting. (213)</p>	<p><i>Water in relation to wastewater treatment as the development is required to connect to the existing Scottish Water foul network.</i></p> <p><i>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.</i></p> <p><i>Vehicular access is acceptable from all existing roads adjacent to the site and a strong street frontage onto these roads is recommended. 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.</i></p> <p><i>The development at Myrescroft to the north east of this site confirmed that there was a healthy market for house purchasers within Ancrum.</i></p>	
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			<p><i>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.</i></p> <p><i>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.</i></p> <p><i>The site was included within the Main Issues Report as an 'alternative' option for inclusion within the Proposed LDP, given the issue of cumulative impact on the character of the village. Consequently there were not considered to be any insurmountable reasons nor constraints to prevent it being included. However, in deciding which of the many MIR sites were ultimately included within the proposed LDP consideration was given to a range of factors. These included, for example, the housing land requirement based on the proposed SDP2 which was informed by HNDA2, any developer interest in the site, provision of local facilities /</i></p>	
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			<i>services, comparison with other submitted sites. Ultimately it was considered that there were more appropriate sites considered within the MIR to contribute towards the housing land requirement and the site was not included. At this point in time the village should be given time to adapt to the relatively recent large scale development of Myrescroft, however, it is acknowledged that the site could be considered again for inclusion in a future LDP.'</i>	
Darnick	ADARN005 (Land South of Darnlee)	The contributor considers the proposed house numbers to be too high/dense for this 0.8ha site, especially as it would be very visible on entering the village and appear incongruous next to the parkland surroundings of Darnlee. A more tree-scaped development of five houses could be more acceptable. (60)	Comments noted. The site capacity is an indicative figure at this stage. The number of properties would be properly assessed and determined during the process of any future planning applications for the site. Landscaping would also be considered in more detail at the planning application stage.	No action required.
Darnick	ADARN005 (Land South of Darnlee)	SEPA has advised that the site has water environment considerations. (119)	Comments noted. It is recommended that the following is added as a new bullet point to the site requirements: 'The site has water environment considerations'.	It is recommended that the Council agrees to add the following additional site requirement attached to (ADARN005) to read as follows: 'The site has water environment considerations'.
Darnick	ADARN005 (Land south of Darnlee)	The contributor is opposed to ten units here, in this highly visible location at the edge of the settlement as it is too great a number to fit into the	Comments noted. The site capacity is an indicative figure at this stage. The number of properties would be	It is recommended that the Council agrees to allocate

		parkland setting. Perhaps half that number of different, individually designed houses each with well screened garden ground would fit more appropriately and acceptably here. Tree planting should be a requirement. If the ground is privately owned, not by a developer, perhaps the plots could be sold off individually, to prevent the character of the development from looking like an estate plonked on the landscape. Was this not part of a historic battlefield site? (143)	properly assessed and determined during the process of any future planning applications for the site. Landscaping would also be considered in more detail at the planning application stage. It is not within the control of the Council to dictate how the plots are sold/developed. The site is located within the historic battlefield (Inventory Battlefield of Darnick). There is a site requirement which advises any developer of the site that the special qualities and setting of this must be safeguarded and that appropriate mitigation is likely.	this site (ADARN005) within the Proposed Local Development Plan.
Darnick	ADARN005 (Land South of Darnlee)	Melrose and District Community Council support the preferred option of Darnlee in Darnick provided it allows for road and junction improvements in Broomilees. (153)	Comments noted. Road improvement works are stipulated as a site requirement for this site.	It is recommended that the Council agrees to allocate this site (ADARN005) within the Proposed Local Development Plan.
Darnick	ADARN005 (Land South of Darnlee)	Contributors do not agree with this proposed site for the following reasons: <ul style="list-style-type: none"> • Setting of the listed building of Darnlee is totally compromised. • Visual amenity and character of the entrance to the village would be severely degraded. The whole character of the area will be changed. • 10 houses plus auxiliary parking constitutes a severe over-development of a restricted 0.8 ha site. A perfect example of over-development and visual degradation is what the Council has allowed to happen on the site of Darnick Green at the south-east end of Darnick adjacent to 	Comments noted. Each bullet point is responded to as follows: <ul style="list-style-type: none"> • It is considered that the site can be developed sensitively without having a detrimental impact upon the setting of the listed building, Darnlee. • It is acknowledged that the site is prominent within the Conservation village of Darnick. The site is currently private grazing land and does not form any open recreational space. It 	It is recommended that the Council agrees to allocate this site (ADARN005) within the Proposed Local Development Plan.

		<p>Chiefswood Road - houses jammed in 'cheek-by-jowl' and abutting closely on the road adjacent to the site.</p> <ul style="list-style-type: none"> • 10 houses of the high value likely to be proposed by developers at Darnlee will undoubtedly generate 20 plus cars. These will exacerbate problems on a road system already hazardous - viz. junction on to B6394 with the opposite developments of Abbotsford Terrace and Heiton Park. Any access onto Broomilees Road is a total nonsense. Zero traffic will not head west along single-track roads towards Abbotsford. It will all arrive at the junction with Abbotsford Road where there are even more hazardous site-lines to both south and north due to a combination of bends in the road and parked cars. The site should be removed permanently from the plan as it is an unsuitable site for building, totally overshadowing what is, in effect, a medieval village. (153) 	<p>is considered that a sensitively designed development would be appropriate at this location without having a detrimental impact upon the character of the village. A Planning Brief would be prepared in order to inform development at this location.</p> <ul style="list-style-type: none"> • The site capacity is an indicative figure at this stage. The number of properties would be properly assessed and determined during the process of any future planning applications for the site. • The Council's Roads Officer has raised no objections to the development of this site in principle. Further discussions in respect of the vehicular access requirements would be required and a Transport Statement would require to be submitted as part of any future planning application. 	
Darnick	ADARN005 (Land south of Darnlee)	<p>The Woodland Trust Scotland (WTS) note that the western part of the site is allocated on an area of woodland. Currently this area is not listed on the AWI or on the NWSS, WTS note that some of the trees on the western and southern boundaries appear on historic OS six-inch maps and therefore are worthy of further study to determine whether they could be ancient or veteran trees. A tree survey should be listed as a site requirement and WTS recommend that the ATI or a tree survey is also used to determine the ancient or veteran character of the trees. Alternatively the site boundary can be reviewed to exclude the area of</p>	<p>Comments noted. It is agreed that a site requirement should be added stating the need for a tree survey to be undertaken to determine the ancient or veteran character of the trees within the site. A site requirement already requires that existing trees are retained and protected, it is considered that this should be amended to read: 'A tree survey to be undertaken of existing trees within the site to determine the ancient or veteran character of the</p>	<p>It is recommended that the existing site requirement stating '<i>Retain and protect the existing boundary features and trees, where possible</i>' should be amended to read: '<i>A tree survey to be undertaken of existing trees within the site to</i></p>

		woodland on the western side. (199)	<i>trees.. Retain and protect the existing boundary features and trees, where possible'</i>	<i>determine the ancient or veteran character of the trees. Retain and protect the existing boundary features and trees, where possible'.</i>
Darnick	ADARN005 (Land south of Darnlee)	SNH note that 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 a high standard design will be required. Given the site's sensitive location, its mature trees and boundary features, SNH consider that a more specific set of site requirements should be drafted for this site in the form of a site development brief. This is in order to mitigate adverse impacts on the NSA and to ensure the delivery of a high standard of development, including materials, siting and design. Without the benefit of further verification from a site visit, at this stage SNH suggest that specific advice is needed to secure the retention of important trees and boundary within an overall placemaking and site design approach. For example, "Retain and protect the existing boundary features and trees, where possible" should be altered to "Retain and protect the existing boundary features and trees, integrating them appropriately within an overall layout which demonstrates a co-ordinated approach to placemaking". (213)	Comments noted. The site requirements for the site stipulate that a Planning Brief will be prepared for this site which will include the principles of 'Designing Streets'. It is considered that a re-wording of the site requirement relating to existing boundary trees is not necessary as this will be explored further as part of a Planning Brief and planning application. It is expected that a tree survey would be required at the planning application stage. The site requirements include the need for a high standard of design in view of the location of the site within the NSA.	It is recommended that the Council agrees to allocate this site (ADARN005) within the Proposed Local Development Plan.
Denholm	ADENH006 (Land south east of Thorncroft)	SEPA require a Flood Risk Assessment (FRA) which assesses the risk from the small watercourses which flow along the boundary of the site. These watercourses then enter a Flood Protection Scheme which will require careful	Comments noted. The site was identified within the Main Issues Report as a preferred option for development and the site is considered appropriate for	It is recommended that the Council agrees not to allocate this site (ADENH006) within

		<p>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 have 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. The site has a potential surface water hazard and water environment considerations. Foul water must connect to the existing SW foul network. Opportunities should be taken to protect and enhance the watercourse which runs along the site boundary. (119)</p>	<p>residential development in principle. However, it must be acknowledged that there has been low take up of development land within the village in recent years, with two sites already allocated within the village (RD4B and ADENH001) with a total indicative capacity of 50 units, which remain undeveloped.</p> <p>In deciding which of the many MIR sites were ultimately included within the Proposed LDP consideration was given to a range of factors. These included, for example, the housing land requirement based on the proposed SDP2 which was informed by HNDA2, any developer interest in the site, provision of local facilities / services, comparison with other submitted sites. Ultimately it was considered that there were more appropriate sites considered within the MIR to contribute towards the housing land requirement and the site was not included. It is acknowledged that the site could be considered again for inclusion in a future LDP.</p> <p>It must be noted, however, that the site in question is located within the settlement boundary and could therefore be developed, through the process of a planning application.</p> <p>Should this site be taken forward a</p>	<p>the Proposed Local Development Plan.</p>
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			<p>site requirement is included which would require that a Flood Risk Assessment is undertaken. Further site requirements could be added requiring that a potential surface water hazard and water environment considerations are taken account of. Furthermore, standard wording is contained within the introductory pages to Volume 2 of the Proposed LDP2 advising of the need for foul water connecting into the Scottish Water foul network. The second site requirement already requires that the existing boundary features are retained, this would include the watercourse, the wording could also require that this is enhanced.</p>	
Denholm	ADENH006 (Land south east of Thorncroft)	<p>The contributor supports the draft allocation. All the site requirements specified in the preferred option are capable of being met. This land is free from constraints and the adjacent property has been acquired to provide sightlines for a new access to the A698 road. The owners allowed Eildon Housing to construct both surface water and foul sewers across their site, and these were upgraded in capacity to allow this system to accept flows from the proposed development. Connection points to these public sewers can be made from within the draft allocated site. The site lies within the development boundary of Denholm and is, in part, a brownfield site. Public transport is available immediately adjacent. (224)</p>	<p>Comments noted. The site was identified within the Main Issues Report as a preferred option for development and the site is considered appropriate for residential development in principle. However, it must be acknowledged that there has been low take up of development land within the village in recent years, with two sites already allocated within the village (RD4B and ADENH001) with a total indicative capacity of 50 units, which remain undeveloped.</p> <p>In deciding which of the many MIR sites were ultimately included within the Proposed LDP consideration</p>	<p>It is recommended that the Council agrees not to allocate this site (ADENH006) within the Proposed Local Development Plan.</p>

			<p>was given to a range of factors. These included, for example, the housing land requirement based on the proposed SDP2 which was informed by HNDA2, any developer interest in the site, provision of local facilities / services, comparison with other submitted sites. Ultimately it was considered that there were more appropriate sites considered within the MIR to contribute towards the housing land requirement and the site was not included. It is acknowledged that the site could be considered again for inclusion in a future LDP.</p> <p>It must be noted, however, that the site in question is located within the settlement boundary and could therefore be developed, through the process of a planning application.</p>	
Galashiels	(AGALA029) Netherbarns	<p>The contributor, acting on behalf of M&J Ballantyne Ltd, note that the 2017 Housing Land Audit highlights a lack of new sites within Galashiels, with capacity for only 32 dwellings having been added within the past 5 years.</p> <p>In addition to this within the Main Issues Report there are still no preferred residential housing sites for Galashiels, with Netherbarns only being listed as an 'alternative'.</p> <p>Galashiels is the Borders major commercial centre as well as educational centre being home to Heriot-Watt University's School of Textiles and Design and the main campus of Borders College.</p>	<p>There are a wide range of issues which have been raised regarding the identification of this site (Netherbarns, AGALA029) within the MIR. This response is a generic response to what are considered to be the main points raised.</p> <p><u>Background</u> It is acknowledged that the site has a history and has previously been omitted from the LDP by Reporters from the Scottish Government. However, it is not uncommon for submissions to be made again for</p>	It is recommended that the Council agrees to allocate this site (AGALA029) within the Proposed Local Development Plan.

		<p>In addition, Galashiels train station gets to Edinburgh in 50 minutes making it a popular location for commuters. Indeed, the Proposed Strategic Development Plan confirms (Para 3.31) that <i>“In Galashiels, Tweedbank and neighbouring communities, the Borders Rail line provides further opportunities to connect and grow communities.”</i></p> <p>On this basis it follows that Galashiels should be a target for new housing development, in close proximity to services, transport modes and an expanding employment base.</p> <p>Currently within the Scottish Borders there is an overreliance on a historical and ineffective housing land supply to meet the Council’s housing land requirements. In addition, whilst the contributor appreciates the integration of new sites through the Main Issues Report and through the Housing Supplementary Guidance do not provide a range and choice of viable land for housing in locations where the market wants to deliver, and most importantly do not provide development opportunities for Galashiels.</p> <p>Netherbarns represents an effective site which is free from constraints and would be delivered in the early years of the 5 year-plan period. The site is in the sole ownership of the contributor’s client, a local builder that has a proven and ongoing track record of delivering family homes within the Scottish Borders.</p> <p>Previously concerns have been largely about impacts on Abbotsford but through a previously provided Heritage Statement, with sympathetically</p>	<p>sites that have been dismissed previously. What needs to be considered is whether there are any new material considerations and amendments to the proposal which have not previously been tabled which could justify the site being included within the LDP.</p> <p><u>Planning History – Timeline</u></p> <ul style="list-style-type: none"> • A full planning application was submitted under an interim housing policy for the development of 79 dwellinghouses on the site (04/00706/FUL). The application was approved by the Planning Committee. However, ultimately it was refused by Scottish Ministers after they had called it in. • The aforesaid call-in coincided with the process of determining the Local Plan 2008. The site had been identified for housing in both the consultative draft and the finalised version of the Plan. Ultimately the Reporter dismissed the site for the following reason: “Development would be undesirable because of the potential risk of damage to a very important landscape, historic and cultural interests, and to the contribution of tourism to the Borders economy”. Consequently the site was excluded from the adopted Local Plan 2008. • During the processing of the Local Plan Amendment shortly afterwards, 	
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		<p>designed planting it has been established that these concerns have been addressed through mitigation.</p> <p>In addition, Netherbarns is surrounded on three sides by development, presenting an opportunity for appropriate rounding off of the settlement boundary and providing a medium capacity site for Galashiels which is currently not available elsewhere within the town. Given the support shown by the Council and the consultees the site should be presented as a new allocation for residential development within the proposed Local Development Plan.</p> <p>In support, the contributor has submitted plans detailing the evolution of the proposal and a proposed site plan along with a Heritage Statement, Landscape and Visual Assessment and updated Landscape Photography which have been submitted previously. Information included within these statements includes the following points:</p> <ul style="list-style-type: none"> • In respect of site context, a timeline of the key stages of the promotion of the site is included. The contributor notes that the timeline shows that the site's allocation for residential development has continuously been supported by officers and members of the Council with various iterations of development proposals being considered through successive development plans. Throughout this process the proposals have changed in response to comments made by DPEA Reporters, Council Officers' assessments and past objectors. The efforts made by the owners to address any 	<p>the land owners again submitted the site for inclusion within the Plan proposing some 85 houses. At the time it was considered there were more suitable sites in Galashiels for housing (e.g. Easter Langlee, Coopersknowes, Winston Road) and the Council did not support the proposal. Ultimately the Scottish Government Reporters agreed with the Council's position and rejected the inclusion of the site, also making reference again to the potential impact upon Abbotsford House.</p> <ul style="list-style-type: none"> • The landowner had discussions with Historic Scotland in respect of their concerns regarding the impact development of the site would have on Abbotsford House and its setting. The landowners provided further proposed landscaping and layout plans and as a result of this Historic Scotland withdrew their objection to the development. • In the preparation of the Local Development Plan 2016, a number of housing sites were considered to satisfy an identified need within the Central Borders/Galashiels area. Finding suitable land for housing in Galashiels was problematic given various constraints. In respect of the Netherbarns site it was considered that given Historic Scotland had withdrawn their objection, the landowners had submitted further mitigation details 	
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		<p>negative impacts upon Abbotsford and respond to any perceived shortcomings of the site are evident.</p> <ul style="list-style-type: none"> • In respect of effectiveness and delivery, the owner proposes a programme of advance planting to strengthen the established landscape framework and introduce significant areas of new landscape features. Details of this planting strategy are contained in the submitted Landscape and Visual Appraisal, which shows the existing landscape and the extent of proposed new planting. • The site would be developed over a 24-month period post-grant of planning permission. Assuming 12-24 months to achieve the necessary consents, the site could be delivered in full within the first 5 years of the plan period. • In respect of accessibility, the site is within walking and cycling distance to the wide range of shops and services within Galashiels town centre which supports sustainable methods of transportation. Vehicular access is available via an existing road junction. • In respect of Heritage, Design and Visual impact, Abbotsford House and the protection of it and its grounds has been a repeated consideration in assessments of the Netherbarns site. Concerns over setting of the listed asset have already seen the proposals reduced from 91 dwellings to approx. 45 with carefully considered planting and design parameters set in a bid to be sensitive to the surrounding area. The Heritage Assessment has been informed by the Landscape and Visual Assessment (LVA) and confirms that, 	<p>and the site capacity was reduced considerably to 45 units which addressed identified constraints, the site was identified by the Council as a preferred housing site within the Main Issues Report 2012. The site was removed from the Local Development Plan by the Reporter through the Examination, stating the following reasons: "All-in-all, despite the lack of a formal objection by Historic Scotland, I concur with the conclusions reached at the previous local plan inquiry. It appears to me that cultural and landscape considerations combine to provide an asset which should remain free of the impact of the suggested allocation and any subsequent development of Netherbarns. I do not accept that the woodland screening would adequately mitigate the adverse impacts of the allocation on the setting of the house or the designed landscape. Additionally, the re-opening of the railway link to Galashiels is likely to increase the volume of visitors to Abbotsford, therefore further strengthening the need to protect the heritage of the vicinity. On this basis, I conclude the allocation, including the somewhat obscure reference to educational facilities, should be removed from the proposed plan".</p>	
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		<p>while the introduction of further housing will result in a very slight change to part of the setting of Abbotsford, the resultant situation will be characteristically similar to the existing and, overall, the nature of change to the setting will be neutral. No harm would be caused to the special interest of the Category A listed Abbotsford House or the values of the Designed Landscape. The Landscape and Visual Appraisal shows that glimpsed views could potentially be eliminated by year 15 through sensitive materials and established landscaping. During the summer, the new houses will be entirely screened by the existing trees along the bank of the river and those within the parkland on the Abbotsford side. Throughout these months, there will be no change to the setting of Abbotsford. Whilst there would be a minor change to the setting of the listed Netherbarns and Kingsknowes through the development of the site for residential use, it would not affect the special interest of the listed buildings. This reflects that the historic and architectural interest of the farm and Kingsknowes lies predominantly in the building fabric and also the scale of change in the surrounding area, including the construction of the A7 and the development of the bungalow and housing estate. The special interest of the heritage assets would be preserved. The LVA provides guidance on design matters including a high-level masterplan for the site. The lower levels of the site which are more sensitive to the view from Abbotsford House will be free from residential development and will provide open space for the new homes. Development would be</p>	<p><u>New site submission</u> The site was again submitted for inclusion in the Council's Main Issues Report. The new plans took on board the Reporter's reasoning for refusal. The site was identified within the Council's Main Issues Report 2018 as an alternative site for housing for 45 units. Had it not been for the history associated with the site, it is highlighted that Officers would have identified the site as a preferred option.</p> <p>Consideration must be given as to any proposed new mitigation matters which have been submitted as part of the proposal. The developer has submitted a site plan along with a Heritage Statement, Landscape and Visual Assessment and updated Landscape Photography. The plans confirm further screening of the site would be carried out. These proposals also 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 would not be located within these visible locations. Development has been shown to be restricted to the</p>	
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		<p>focussed on the north western and western portions of the site where existing and enhanced screening will mitigate views into the site.</p> <ul style="list-style-type: none"> • In respect of landscape and visual appraisal, the LVA proposes reinforcement of the woodland belt along the southern boundary as recommended by Scottish Borders Council, and the inclusion of a notable proportion of evergreen tree species, combined with the promotion of further tree cover to proposed street frontages and to the northern boundary, which will create tiered year-round screening of the proposed development. The proposals would complement the Abbotsford Landscape Management Plan (ALMP) which proposes felling and restocking of parts of the mature tree belt beyond the south-eastern side of the site. This process would temporarily open up views both into the site and beyond to existing properties at Netherbank. The proposed planting detailed in the LVA will mitigate this effect to the benefit of views from Abbotsford. • It is submitted that the impact of new properties within the site can be adequately mitigated and that betterment can be achieved when considering longer views from Abbotsford toward Netherbarns through additional screening. (129) 	<p>extreme north western and western parts of the site, set between an existing tree belt to the north and south. The large eastern part of the site is not now proposed for development as this is considered to be the part of the site that may be visible, albeit extremely marginally, from Abbotsford House. Furthermore, a Design Code has been submitted which confirms that external materials would be sympathetic in colour with a palette to include earthy shades.</p> <p><u>Contribution to Housing Land Supply</u></p> <p>It is acknowledged that there is a requirement to identify housing land within Galashiels as part of the Railway Blueprint, which seeks to capitalise upon economic opportunities within the Borders Railway corridor. An estimate of the timescale for delivery of housing projects has been continually difficult due to the economic downturn in the housing market and a drop in housing development nationally. The programming of sites within the Housing Land Audit can only be a reasonable expression of what can be developed within the time periods and there is a significant degree of uncertainty beyond years 2 and 3.</p>	
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			<p>It has been increasingly difficult in recent years to identify any additional housing land within Galashiels. The submission confirms that the proposed site is presented by an active local housebuilder who envisages that the site could be delivered within the Plan period.</p> <p>The allocation of this site would contribute to the 5-year effective housing land supply within Galashiels, which at the moment is heavily reliant on the development of one site at Easter Langlee. The allocation of this site would provide additional choice within the Galashiels housing market area. It would also meet the requirements set out within the Borders Railway Blueprint and would contribute towards the wider regeneration of the town.</p> <p><u>Main Issues Report - Representations</u> Moving on to specific points of objection, the following responses are provided:</p> <p><u>Impacts upon Category A Listed Abbotsford House</u> The existing residential development of Netherbank, which is in an elevated position to the north of the Netherbarns site, across</p>	
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			<p>the A7, can already be viewed from Abbotsford House. Likewise, existing houses to the south of Abbotsview Drive, which adjoin the site, are visible. The Council is unaware of any evidence at all that views of these properties have had any adverse impact whatsoever on any tourism matters related to the House. In light of this, it is not considered that the proposed new amended site layout, set behind well-established and new proposed woodland, would prevent visitors from coming to Abbotsford.</p> <p>The house builder has confirmed that 'the lower levels of the site which are more sensitive to the view from Abbotsford House will be free from residential development and will provide open space for the new homes. Development would be focussed on the north western and western portions of the site where existing and enhanced screening will mitigate views into the site'. Officers remain of the strong opinion that when viewing the parts of the site now proposed for development from Abbotsford House and its gardens, the site is extremely well screened by mature trees during the Summer months when the house is open to the public. The House is closed from November to March and during these Winter months, when</p>	
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			<p>trees lose their foliage, there is still strong screening. The house builder has confirmed that further planting would alleviate any fleeting glimpses into the site. Elected Members visited the site to view the plans proposed, the site characteristics and significantly any impacts from Abbotsford House and its grounds. Members will have formed their opinions how significant, or otherwise, any impacts might be and will take this on board in deciding whether or not the site should be included within the Proposed LDP.</p> <p>As part of the MIR consultation, Historic Environment Scotland (HES) has raised no objections to the principle of development at this location on the basis that a masterplan will be prepared which will ensure that the detail of scale and detailed views analysis, amongst other matters, can be considered.</p> <p><u>Impacts on the Designed Landscape</u></p> <p>The site is located outwith the Abbotsford Inventory Garden and Designed Landscape and is clearly separated from it by existing trees. There are a significant number of long established properties within Kingsknowes/Tweedbank located</p>	
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			<p>close to and in clear view of the boundary of the Garden and Designed Landscape and it is not considered that they have a detrimental impact upon it. The site is extremely well screened around the perimeter and has other existing and proposed trees within the site which would further screen it from the Designed Landscape.</p> <p><u>Light/Sound/Visual Intrusion and Amenity Issues</u></p> <p>In recent times Abbotsford has expanded with a new visitor centre and hold weddings within the grounds. The Council is not aware that this has caused disruption to Abbotsford House. It is not considered that the development of the Netherbarns site would compromise users or visitors to Abbotsford given the considerable distance and screening between them. It is not considered that residential properties at this location would result in a loss of amenity at Abbotsford House. There are already existing residencies in proximity to the Netherbarns site and the Council is unaware of any issues these cause in respect of having a detrimental impact on Abbotsford House and any visitors to it.</p> <p><u>Clearance of TPOd trees</u></p>	
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			<p>Officers are aware that Abbotsford House wish to undertake some maintenance work on trees on the north side of the River Tweed located between the site and Abbotsford House. These trees are prominent and are protected by a Tree Preservation Order. Any works to these mature trees would require the consent of the Council. This has not been applied for and would have to be considered very carefully by the Council. Whilst some maintenance work could be agreed, the removal of these mature and prominent trees would be a major issue. There are other trees outwith the ownership of Abbotsford House which offer significant screening as well as extra planting proposed within the development site by the developers.</p> <p><u>Impacts on tourism</u> It is not considered that development on the opposite side of the River Tweed, which is substantially screened by existing woodland, would deter visitors from Abbotsford House. Concerns have been raised regarding the impact upon the Woodland Management and new path network on the Abbotsford Trust land. Throughout the Scottish Borders there are numerous woodland management schemes/woodland walks but none</p>	
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			<p>of this work should in any way be considered to prevent opportunities for development in the vicinity. It is not considered the Netherbarns development, as now proposed, will have any bearing at all in terms of public usage and enjoyment of the Trust land path network.</p> <p><u>Countryside Around Towns Policy</u> The site is located within the Countryside Around Towns area as defined by Policy EP6 which in essence seeks to prevent coalescence between existing settlements. It is not however considered that the development of this site would have an unacceptable harm on the settlements due to the location of the site adjacent to existing developments and being within a natural setting amongst well-established perimeter planting. The policy does not prevent the consideration of the allocation of new sites within the LDP if considered necessary and appropriate.</p> <p><u>Public Consultation</u> In advance of the publication of the Main Issues Report (MIR), the Council held a number of Pre-MIR consultation events. During the event at the Galashiels Transport Interchange, on 27 September</p>	
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			<p>2017, there was discussion on the possibility of the Netherbarns site being released for housing. It was generally agreed that it is a suitable and desirable location for housing in Galashiels, this is confirmed in the meeting minutes.</p> <p><u>Conclusions</u> Finding new sites for development in the Galashiels area is extremely challenging, largely due to topography, road infrastructure and flooding issues. Solely because a site has previously been refused planning consent or has been rejected for inclusion within an LDP are not reasons for again automatically opposing such amended proposals. What is important is that the amended proposals are fully scrutinised and critically, in this instance, are viewed from Abbotsford House and the land in front of it. It is insufficient just to say Abbotsford House is a sensitive building and therefore no other buildings in the wider area should be permitted. When the plans are viewed from Abbotsford, it is clear in when the House is open to the public that the proposed location of the houses will not be seen, indeed it is extremely difficult to even gauge their positions from the House given the extreme foliage.</p>	
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			<p>Officers remain of the strong opinion that given the new proposals, this site is extremely well-screened from a wide range of viewpoints and is a natural extension of the Galashiels settlement boundary which has a very strong boundary tree belt. It is important to note that at the closest point the new plans confirm a distance of at least 370m between development and Abbotsford House. This is a considerable and significant distance. Any impacts on Abbotsford House and the Designed Landscape will be extremely minimal, significantly less than any impacts existing buildings have.</p> <p>The submission has been made by a well-known and reputable local building firm and strong weight should be given to the fact that this is an effective site within an area where finding effective sites is extremely difficult. The builders have confirmed that works would commence within 24 months of allocation. It is considered that there are many buildings which immediately adjoin or are clearly visible from the Designed Garden. It is considered the proposed location of the houses on the Netherbarns site will have significantly less impact, if any impact at all on the Designed Landscape. It is should be noted</p>	
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			<p>that the modern visitor centre at Abbotsford has been built within the Designed Landscape.</p> <p>Existing residential properties at Netherbank and the southern part of Abbotsview Drive are visible with fleeting glimpses from Abbotsford House. There is no doubt one of the reasons these houses can be viewed in the winter time is due to their light external finishes which make such properties more prominent. The Council is unaware there is any evidence at all that any existing houses which can be viewed from the House have had any adverse impacts at all to visitors to the House. Taking all matters into consideration, it is considered that views from the House to the new proposed houses will be negligible and there are no grounds to oppose the site being included within the Proposed LDP.</p>	
Galashiels	(AGALA029) Netherbarns	<p>The Abbotsford Trust objects to the development of the Netherbarns site because the associated light, sound and visual intrusions will impact adversely on its heritage assets, historic setting and cultural landscape of Sir Walter Scott and the Scottish Borders. The Main Issues Report (MIR) puts forward a commentary which suggests that these adverse impacts can be mitigated by screening of the site by trees.</p> <p>The Abbotsford Trust strongly opposes the assumption that screening with trees will reduce</p>	See above.	It is recommended that the Council agrees to allocate this site (AGALA029) within the Proposed Local Development Plan.

	<p>the impact of the Netherbarns site: it believes that an adequate level of tree screening – one which protects the setting of Abbotsford from any new development – is unachievable on this site.</p> <p>Furthermore:</p> <ol style="list-style-type: none">1. The Historic Settings paper by the developer makes inaccurate and uninformed assumptions thereby misinforming the whole proposal and the MIR. The most damaging claim is that the boundary of the designed landscape is the River Tweed. It is not – the boundary is the northern edge of the Trust owned trees on the northern bank of the River Tweed, which reaches to the roadside. Therefore at places the designated designed landscape is contiguous with the development site.2. It is important to point out that the majority of the current screening is actually provided by tree regeneration on the disused railway, and that this land is neither owned nor managed by the Netherbarns site nor the Abbotsford Trust, and therefore cannot be considered as playing a role in the screening of the site.3. The additional screening by trees on the site is presented by the developer without any reference to the layout of the houses themselves. This is misleading as the screen and its position in relation to the houses is central to the consultation.4. The overall design and detail as found in the 'Design Code' document and the 'Design Response' document uses a language which is open to 'interpretation' and is not illustrated by relevant visual examples.5. The proposal is for 45 houses to be placed on		
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		<p>only half the site. This allows for a potential doubling of the number of houses in the future. The fact that the developer submission is only for half the site is not made clear in the MIR.</p> <p><u>A. Screening of the site by trees</u> The current fragility and narrowness of The Abbotsford Trust's woodland on the bank of the Tweed does not provide an adequate screen now, and it is one which is deteriorating year on year. Photos showing the deterioration of the screen where fallen trees have left gaps are submitted.</p> <p>The Trust state that there are real challenges as to how to sustain continuous woodland cover on this banking. The Trust are of the view that the woodland screening in the visual analysis supplied by the developer in the Landscape and Visual Appraisal (Brindley Assoc. July 2017) is misleading and is presented without an explanation. It relies on the screening provided by trees in the area of the disused railway line between the Abbotsford Trust boundary and the Netherbarns site, and therefore should not be considered a part of the woodland screening which mitigates the development of Netherbarns as it is neither under the management nor influence of either owner. In contrast, Abbotsford's screening is very weak, providing very thin cover compared to the trees beyond the road. Photos are submitted showing the weakness of the screen.</p> <p>The new tree screens on the Netherbarns site itself are totally inadequate for the height, quantity, density, arrangement and type of housing proposed, and will not screen most of the</p>		
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		<p>details laid out in the Design Code supplied by the developer.</p> <p>The new tree screens proposed will in themselves damage the historic setting of Abbotsford, as their character and makeup is at odds with the designed landscape, and they will never provide enough screening to mitigate the adverse effects of the proposed development, even if greatly increased:</p> <ul style="list-style-type: none"> • They are too linear, too narrow, with too many straight lines. • They contain an inappropriate mix of trees for the character of the setting. • They are inappropriate to Scott's woodland compartments which have sinuous outlines, cover 50% of the ground, and are almost wholly deciduous. • At best the proposed linear plantings might thinly grow to become incongruous in the designed landscape setting of Abbotsford and indeed in the field patterns of the Tweed valley generally, and provide little screening. • At worst they will fail to establish and have no role in screening parts of the new development. • Strips of trees, or even small clumps, cannot be managed over time for continuous cover woodland. <p>The reality of global warming is now upon us and needs to form part of the discussion for LDP2 and its use of trees as a mitigating factor.</p> <p>The MIR uses an argument that the Abbotsford</p>		
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		<p>Trust is not active in winter so the lack of a screen in winter does not matter:</p> <ul style="list-style-type: none">• It is inappropriate for the MIR consultation to assume that the Abbotsford Trust will not be undertaking core activities to draw visitors to the site in the winter or in darkness in the future, indeed, quite the opposite is true• The designed landscape at Abbotsford is open to the public 24/7• What are the precedents for protecting the setting of a schedule A historic site in some seasons and at some times of the day, but not others?• The submission by the developer fails to consider the setting of Abbotsford and the wider cultural landscape, and only considers the impact of the Netherbarns development via views from Abbotsford House. <p>In conclusion, the Abbotsford Trust objects to the inclusion of the Netherbarns site in the LDP2 due to the use of screening by trees being presented as the key mitigating factor. Tree screening does not and cannot in the future limit the intrusion of lights, sound and the adverse visual effects of a development on the individual assets (house, gardens and estate and all its associated built and designed features), the historic setting of Abbotsford, and on the wider cultural landscape.</p> <p><u>B. Environment of Abbotsford has become a major public amenity</u> There has been a material change at Abbotsford since the Netherbarns site was dismissed from the</p>		
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		<p>LDP1, in the form of an extensive programme of woodland management in the designed landscape, which concluded in 2018. The result of this has been to open up a new path network throughout the site which affords new views through the woodland, across the Tweed, and to the landscape beyond, e.g. the Netherbarns site. This has come about through a combination of funding and private donors who recognise the extraordinary importance of the Trust owned land alongside the River Tweed for its biodiversity, its public amenity, and its historic significance. In addition, the restoration of the picturesque landscape from the house down to the River Tweed has created a new woodland planting which will frame views from the North Terrace and main rooms of the house down to the Tweed and directly across to Netherbarns, reflecting closely the original intent of Sir Walter Scott to create a natural looking wooded landscape with widespread grassy 'parks'.</p> <p>As a result of these changes Abbotsford now attracts a greatly increased number of walkers.</p> <p><u>C. Scott's ideas on landscape and place were made manifest at Abbotsford and were central to the development of the cultural movement of Romanticism</u></p> <ol style="list-style-type: none"> 1. The landscape, garden and house are as much a part of Walter Scott's artistic output as his novels, but they are unique and fragile. Scott recognised that 'his oaks would outlive his laurels', e.g. that the landscape would be more precious and loved in the future than his books. 		
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		<ol style="list-style-type: none">2. Scott designed Abbotsford as a wrap around, immersive, world-within-a-world which displays all the core tenets of the Romantic movement.3. He created a place for people to experience, to dwell in, and to discover, relying on the stimulation of sight, sound, and scent to lead one into the wonders of nature.4. Abbotsford was designed as a place of stories where people can find the roots of their cultural identity – from the Abbots Ford to Rhymers Glen to Turnagain.5. At Abbotsford, Scott created a naturalistic landscape which was his inspiration and he wrote about the way in which the green space, with its sensory quietude, gave him a sense of wellbeing and an ‘elasticity’ of mind essential for his creativity. <p>The adverse impacts of the Netherbarns development will change the way in which nature is experienced at Abbotsford and will change Scott’s legacy forever. The Abbotsford Trust is currently exploring the profound impact that Abbotsford as a place can have on people in its ‘Learning in a Heritage Landscape’ project, which aims to help disadvantaged young people find a sense of self and the skills with which to propel themselves into a fulfilling future. The reduction in the quality of the historic setting of Abbotsford through the development of Netherbarns will undermine these aims to continue Scott’s legacy of encouraging healthy, elastic, creative minds.</p> <p>Abbotsford still evokes much of the atmosphere which Scott intended through his designs. Abbotsford is a rare and precious place which</p>		
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	<p>engenders in people peace, tranquillity, a sense of belonging, and a broader perspective on life: it needs to be protected.</p> <p>Since the woodland restoration, Abbotsford has become an important community asset for Galashiels, Tweedbank and beyond. This is clearly evidenced in the huge uplift in numbers of walkers using the new path network and in fact that over 1000 people visited Abbotsford on the recent open day in December 2018. The community clearly welcomes Abbotsford's efforts to show its relevance to their everyday lives, embracing the opportunities this extraordinary place affords.</p> <p><u>D. Development will compromise approaches to Abbotsford by foot</u></p> <p>The approaches to Abbotsford on foot are becoming increasingly well used by first time visitors to the site. However, there are regular comments made to the reception staff that the walk from Tweedbank Station to Abbotsford is disappointingly suburban in character. As a result, walkers are directed back to the station on the stretch of the Borders Abbey Way which runs along by the River Tweed to Lowood Bridge. The designed landscape at Abbotsford is crossed by two increasingly important long-distance walking routes – the Borders Abbey Way and the Southern Upland Way. In the case of the latter, the walker will have to negotiate the western boundary of the Netherbarns housing development to get to the River Tweed. The Borders Abbey Way takes two routes which afford views across Abbotsford directly into the site at</p>		
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		<p>Netherbarns, where on a good day the south sloping site is lit up by sun from morning to early evening. Other walks from vantage points on the wider estate pick up on the same view into Netherbarns.</p> <p><u>E. Why the topography of the Netherbarns site is so detrimental to Abbotsford</u></p> <p>The Abbotsford Trust is very familiar with the site at Netherbarns. Its topography slopes down towards Abbotsford from the A7, thus increasing the visual impact of every single unit which might be built.</p> <ul style="list-style-type: none">• Each house will be partially visible from Abbotsford because of this slope.• The topography of the slope and banking is mirrored on both sides of the Tweed. Thus, the windows of the houses at the lowest level of Netherbarns will be eyeball to eyeball with Abbotsford's windows.• The rest of the development will have the effect of bearing down on the historic setting.• Garden 'enhancements' are likely on a southerly facing sloping plot, including terracing, decks, paths, conservatories, ramps and steps and associated lighting and furniture. All would increase the visual and sound intrusion of the basic development at Abbotsford.• Reflections from glazing creating a daytime reminder of the suburban intrusion of a new development which can be seen through trees in summer or winter. The site faces south east and therefore all windows will reflect back towards Abbotsford. The likelihood of this will		
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		<p>be increased by new extensions, conservatories, greenhouses and solar panels and parked cars.</p> <ul style="list-style-type: none">• Noise intrusion on the setting of Abbotsford. It is not decreased by a woodland screen and is amplified by water, e.g. the River Tweed. Even though it cannot be seen, noise will gather force depending on the number of housing units built.• Lighting intrusion on the setting of Abbotsford will come from many sources associated with development – car headlights, street lighting, porches, undraped windows but also security lighting to the back and front of properties. All lighting is visible through trees, whether in summer or winter. <p>Furthermore, these intrusions will adversely affect Abbotsford in the following ways:</p> <ol style="list-style-type: none">1. Seriously damage the integrity of Abbotsford’s setting, which will damage tourism in the Borders, with a long term adverse effect on bringing wealth and business to the area. It is the Borders’ most outstanding and internationally important tourist attraction.2. Undermine Abbotsford’s fundraising abilities to protect and conserve the legacy of Scott, and thus adversely affect its importance to the Borders’ tourism and economic wealth.3. Impact on Abbotsford as an amenity for the local community. Recent grants have developed the estate for access, biodiversity, and to conserve its designed landscape. Currently Abbotsford’s ‘Learning in the Historic Landscape’ project focuses on employability and skills for young people.		
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		<p>4. Adversely affect tourism and jobs in the Borders – Abbotsford is a key employer in the Central Borders and employs 38 staff, supported by over 100 volunteers, many of whom are volunteering as a springboard into employment.</p> <p>5. Undermine the previous significant public investment in Abbotsford (£1.5 million by SBC itself) as a tourist destination with its new Visitor Centre and restoration of house. The gothic Pavilion in the walled garden is attracting further investment to restore it by 2020, complementing the new ‘all access’ garden paths as a place for shelter and repose.</p> <p>6. Critically weaken future plans for Abbotsford to be recognised as a World Heritage site.</p> <p>Abbotsford is one of Scotland’s most important cultural assets and should not be diminished by a development of houses at Netherbarns, which will impact on Abbotsford’s house, gardens and designed landscape. It would be ironic if, as we approach Scott’s 250th anniversary and with the eyes of the nation upon us, diggers were to greet visitors across the Tweed. (310)</p>		
Galashiels	(AGALA029) Netherbarns	<p>The contributor does not believe the developer’s proposed improvements amount to more than tinkering with the deeply flawed proposal (same number of houses) which was dismissed outright in 2014. It is therefore astonishing that planners have allowed their interest in the site to be re-awakened, especially when a much lesser scheme of twelve houses maximum was dismissed at the same time.</p> <p>If the present proposals are allowed then future</p>	See above.	It is recommended that the Council agrees to allocate this site (AGALA029) within the Proposed Local Development Plan.

		<p>generations will question how a civilized country could ever have allowed a suburban development to be built, as I once heard it described, “smack in the face of a national treasure.” Forty-five houses, or even half the number, would inevitably constitute a suburban development which could not but damage the setting and experience of Abbotsford.</p> <p>Even if partially screened, the development of forty-five houses at Netherbarns would give the overall impression of a suburban development. As well as the actual buildings; vehicles and roads, street lights, noise and light would all be much more noticeable than the existing field, unavoidably adding to the suburban effect. To quote again from Reporter Richard Hickman’s 2007 findings, “... <i>this is a particularly sensitive landscape, where even a very minor intrusion of alien elements is likely to mar the perceived experience of visitors, many of whom will have travelled a great distance to visit Abbotsford, with correspondingly high expectations.</i>”</p> <p>The contributor does not accept planner’s view that material changes would allow the development of forty-five houses at Netherbarns without significant adverse effect on Abbotsford and its designed landscape. On the contrary, given the uncertain state of the major tree screen along the riverside, and the new breadth of visitors’ experience at Abbotsford, the contributor now believes that such development is potentially more damaging than ever, and the contributor strongly objects to it.</p> <p>The contributor therefore respectfully requests</p>		
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	<p>that the current proposal be removed from the draft plan. The contributor would not object to development at Netherbarns if it were restricted to the alternative proposal set out below:</p> <p>By contrast with the proposed allocation of forty-five units, a modest level of development, made up of a few houses and some really worthwhile areas of new woodland could give the overall impression, not of a partially screened suburban development, but of a handful of houses in a wooded landscape. This is a crucial distinction which the contributor believes should govern any future plans for development of the site. This approach could minimise damaging impacts on Abbotsford, and, if the woodland is properly planned, mitigate the negative impact of existing development nearby. The contributor is mindful that in 2014 Reporter Richard Dent rejected a similar proposal with a maximum of twelve houses. Clearly the number would depend on various factors, including house type. Given the topography of Netherbarns, it would be much easier, both in terms of groundworks and of visual impact, to accommodate low buildings of shallow depth, perhaps of cottage style (not bungalows).</p> <p>The Countryside Around Towns policy (CAT) is about preventing inappropriate creep of development into the countryside. While the CAT policy itself may be up for amendment as part of the Local Plan process, development at Netherbarns would be completely at odds with the intentions of the policy.</p> <p>The contributor is strongly of the view that the development of the site would be undesirable</p>		
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		because of the potential risk of damage to very important landscape, historic, and cultural interests, and to the contribution of tourism to the Borders economy. (313)		
Galashiels	AGALA029 (Netherbarns)	<p>The contributors object to this site for housing development. The contributor concurs with the submission made by The Chair of the Board of Trustees of The Abbotsford Trust and would add the following:</p> <ul style="list-style-type: none"> Abbotsford is a unique and historic literary house and as such attracts visitors from all around the world. In addition to their wish to visit the house built by Scotland's greatest-ever writer, what attracts them is the overall environment and ambience of the estate and the landscape and its sense of peace and tranquillity. What they experience is, of course, what Scott intended - a sanctuary for a writer, a place to reflect on history and philosophy. This has always been felt within the confines of the walled gardens, the surrounding woodlands, and the aspect to the north of the house, facing as it does, the Tweed and the Border hills and meadows beyond. With the recent development of the pathways and woodland towards the river, this aspect of visiting Abbotsford has been enhanced - it is greatly appreciated both by visitors and locals as an area of outstanding beauty and tranquillity. There is no doubt that a housing development at Netherbarns, being directly across the river, and in full view of Abbotsford, would seriously diminish the peace and enjoyment for many. (39) Over the past year the contributor has contributed to a new development at 	See above.	It is recommended that the Council agrees to allocate this site (AGALA029) within the Proposed Local Development Plan.

		<p>Abbotsford - tours around the gardens, not primarily to talk about horticultural matters, but to describe the vision behind Scott's plans and layout. An important component of the tour is to conduct visitors to the north terrace (i.e. facing the Tweed). For Scott, this was a Picturesque Landscape (Picturesque: an aesthetic ideal pioneered in 1782 by William Gilpin, combining the beautiful and sublime in landscape) and he developed that area having been influenced by that artistic movement. That is another reason why a housing development right in the middle of it is inappropriate. But more than that, Scott suffered bouts of depression and found succour in contemplating landscape in general, and his Picturesque Landscape in particular. Abbotsford has already discussed (with Visit Scotland for instance) promoting that aspect; that is, its attraction to visitors in general, and to special groups in particular. The special groups would include visits from residents of care homes, individuals with learning difficulties and so on. This is the concept of "nature as nurse", or "the therapeutic landscape", increasingly important in the non-pharmaceutical treatment of mental disorders. It is stressed that this initiative would be seriously hampered with the development at Netherbarns. (39)</p> <p>The contributor is a retired Family Doctor with a particular interest in mental health therapies. That experience leads the contributor to believe that Abbotsford has a pioneering role to play in the Scottish Borders in what is described above. The preservation of the pastoral environment in and around Abbotsford is of crucial importance –</p>		
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		<p>housing development at Netherbarns would be highly detrimental. (39)</p> <p>Oppose any development at this location, it would seriously impact upon Abbotsford – one of the major tourist attractions in the Borders. (58)</p> <p>Contributor is strongly opposed to this site for the following reasons:</p> <ul style="list-style-type: none"> • The issue cannot be reduced to being just about the views, seasonal or otherwise, from Abbotsford House. Protecting the setting of Abbotsford is about more than just hiding a housing estate behind curtains of tree planting along the south-eastern boundary of the site. (60, 120, 121) • The setting would still be shamefully compromised – for visitors, including those heading for the Eildon and Leaderfoot National Scenic Area, arriving along the A7 from the Selkirk direction; from the historic designed landscape and its footpaths, now enjoyed all year round by increasing numbers of walkers and visitors to Abbotsford and from the surrounding hills. (60, 68, 120, 121) • The contributor is exasperated that the Council and the Developer/Owners are once again pursuing the idea of suburban development at Netherbarns – which has four times in the last twelve years been found against at Public Inquiry/Local Plan Examination. (60, 120, 121) • It is inappropriate for Galashiels to spread further over the Kingsknowes ‘shoulder’ into land associated with the Area of Great Landscape Value and further upstream in relation the Tweed, which is not the natural 		
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		<p>water valley of the town. (60, 120, 121)</p> <ul style="list-style-type: none"> • A housing estate would be inappropriate in character and scale, however, a small, landscaped build of just several houses with associated features, such as orchards, woodland or stables, would provide a softening of the town's present hard edge at Kingsknowes – and an appropriate, irrevocable transition between town and countryside. (60, 120, 121) • The contributor believes that the conclusions of the last public inquiry remain definitive: “Despite the lack of a formal objection by Historic Scotland, I concur with the conclusions reached at the previous local plan inquiry. It appears to me that cultural and landscape considerations combine to provide an asset which should remain free of the impact of the suggested allocation and any subsequent development of Netherbarns. I do not accept that the woodland screening would adequately mitigate the adverse impacts of the allocation on the setting of the house or the designed landscape. Additionally, the re-opening of the railway link to Galashiels is likely to increase the volume of visitors to Abbotsford, therefore further strengthening the need to protect the heritage of the vicinity.” (60, 120, 121) • The contributor (Save Scott's Countryside) has plans for a nationwide competition for a masterplan for Netherbarns to be launched in the event that the site is allocated for modest development as outlined above. The aim would be to find a resolution to the long-running Netherbarns saga, enabling some 		
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		<p>development on the site while providing substantial areas of tree-planting to ensure minimum negative impact on Abbotsford House and its Designated Landscape. The competition would be open to all those involved in both architecture and in landscape, whether at professional or student level. The organisers would wish to work with SBC and others to ensure that the maximum amount of relevant material is available to contestants. The contributor would wish to work closely with Abbotsford so that contestants may be further informed about Abbotsford and allowed access as appropriate. The competition would be designed to highlight Scott's importance as a pioneer in landscape design. To be absolutely clear, this competition would only be launched in the event of Netherbarns being allocated for modest development. (60)</p> <ul style="list-style-type: none"> • Development on the site would be contrary to: <p>Scottish Planning Policy 2014, Policy Principle 137 – 'The planning system should promote the care and protection of the designated and non-designated historic environment (including individual assets, related settings and the wider cultural landscape) and its contribution to sense of place, cultural identity, social well-being, economic growth, civic participation and lifelong learning'. (68)</p> <p>Managing Change in the Historic Environment: Designed Landscapes 2016 – Inventory sites often have a planned relationship with landscape features beyond their boundaries, and these surroundings may contribute to the way they are experienced, understood and</p>		
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		<p>appreciated. Land outwith the boundary may provide a backdrop to a mansion house or terminate a vista. This ‘borrowed’ land may therefore impact on the site’s setting – for example, if it would affect a deliberately planned outward view. Proposals should be carefully designed and located to minimise any such impacts’. (68)</p> <p>Scottish Borders Local Development Plan 2016, Policy EP10 Gardens and Designed Landscapes (nb the submission refers to LDP 2015 Policy BE3 in error) – ‘Development will be refused where it has an unacceptable adverse impact on the landscape features, character or setting of 1. Sites listed in the Inventory of Gardens and Designed Landscapes.(68)</p> <ul style="list-style-type: none"> • In 2017 The Abbotsford Estate Conservation Management Plan was commissioned from Peter McGowan Associates which clearly states that ‘The view from the North Terrace, and from the North rooms of the house and from the haugh and riverside, continue to be unspoilt by development.... The view of the Netherbarns’ bank and hillside is an outstandingly important part of the setting of Abbotsford and needs to be protected from intrusive development.’ (68) • Whilst it is stated in the Main Issues Report that one of the requirements for development will be ‘Reinforcement ... to the existing planting along the south eastern boundary of the site to further protect the setting of Abbotsford House’ this will not offer sufficient 		
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		protection, given that the existing planting is deciduous, offering little screening over the winter months. Furthermore, the screening effect is likely to be reduced as the mature trees are lost to old age, or as a result of climate change. Further thinning of the screen will occur in the medium to long term if, as has been proposed, the Borders Railway is extended beyond Tweedbank towards Carlisle. (68)		
Galashiels	AGALA029 (Netherbarns)	Contributor objects strongly to the proposed allocation (alternative). This is an area in full view of Abbotsford, the Eildon & Leaderfoot National Scenic Area, the Designed Landscape around Abbotsford and the many footpaths enjoyed by walkers to Abbotsford and the surrounding area. The Public Inquiry in 2015 concluded that the cultural and landscape considerations were an asset to the locality and should remain free of impact from development at Netherbarns. Nothing has changed since then and this area should be left for the enjoyment of locals and visitors. It's the beauty and heritage of the area that attracts visitors. This is an important aspect of the economy of the Borders and should not be destroyed. (47, 54, 66)	See above.	It is recommended that the Council agrees to allocate this site (AGALA029) within the Proposed Local Development Plan.
Galashiels	AGALA029 (Netherbarns)	Contributor strongly objects to any allocation of the site. Any development of this site would be very undesirable because of potential risk of damage to a very important landscape, historic and cultural interests and the contribution of tourism to the borders. Abbotsford House is one of our national treasures, and is a real success story in Galashiels. Any development here does not outweigh the value of our Scottish Heritage. Development would be clearly visible from the house and new associated paths, which are very	See above.	It is recommended that the Council agrees to allocate this site (AGALA029) within the Proposed Local Development Plan.

		popular with locals and visitors to the borders. Noise and litter from any educational establishment would be detrimental to this particular area. Health and safety issues from major road congestion caused by any development should be avoided at all costs. This greenfield site is a major part in our jewel in the crown in the Scottish Borders. It is these things that make us different and more attractive from other areas, please do not spoil this when there are other options. (78)		
Galashiels	AGALA029 (Netherbarns)	Object to the proposed allocation on the following grounds: <ul style="list-style-type: none"> • Abbotsford is an internationally important tourist attraction. • The integrity of the setting of Abbotsford would be compromised by a view of houses. • There would be a risk to tourism if this were to happen. • Abbotsford's fundraising abilities - to conserve Scott's legacy - would be undermined. • If tourism were affected, there would be a knock-on effect on jobs. • Abbotsford's aspirations to be recognised as a World Heritage Site would be weakened. • Alternative sites with less detrimental immediate environment impact should be considered. (84) 	See above.	It is recommended that the Council agrees to allocate this site (AGALA029) within the Proposed Local Development Plan.
Galashiels	AGALA029 (Netherbarns)	Objects to the proposal to build houses and possibly a primary school on this site. Looking back over The Southern Reporter and Border Telegraph from as recent as 2015, the contributor thought this had been vetoed after the Scottish Government Inquiry, until 2024 or 2027 at the earliest? To propose to build that amount of houses and a	See above.	It is recommended that the Council agrees to allocate this site (AGALA029) within the Proposed Local Development Plan.

		<p>school next to "The Tweed Conservation Area" and overlooking Abbotsford, the number one tourist attraction in the Borders does not seem right.</p> <p>Surely the school, which the contributor assumes is to replace St Peters, should be part of the campus for a new Galashiels Academy. Also, the main road is heavily congested at the moment and couldn't handle the increased car and pedestrian traffic, apart from being too far out of town to safely walk to.</p> <p>Abbotsford is a world famous tourist attraction, which has had £15 million spent on the house, visitor centre and surrounding paths. From Abbotsford you can see right into the Netherbarns field even in the Summer when the trees are in full leaf. Imagine the view only yards away if there are 45 stark white houses and a school to look onto with the resultant constant noise, traffic, smells and litter. (Remember how the view from the Eildons was spoiled by the big white houses at Dingleton, or take a walk round Gala Academy and Policies to see the litter and constant noise and traffic. What is now a popular, tranquil walk along the river via the new Abbotsford paths will become a cacophony of noise and visual pollution. Planting along the site boundary will take years to establish itself and will not alleviate the problem as from Abbotsford and the high paths you are looking down right into the site.</p> <p>Finally, with the establishment of the new railway and the coming of the Tapestry, the aim of making Galashiels, Abbotsford and Melrose the growing tourist heart of the Borders will be destroyed if the jewel in the crown is to be blighted by a view of urban sprawl over what used to be attractive Greenbelt. Thanks for passing on my concerns</p>		
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		about the urbanisation of our wonderful Borderlands. (85)		
Galashiels	AGALA029 (Netherbarns)	SEPA require a Flood Risk Assessment (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 as properties/ infrastructure upslope have been affected by flooding. The site has a potential surface water hazard and water environment considerations. (119)	See above.	It is recommended that the Council agrees to allocate this site (AGALA029) within the Proposed Local Development Plan.
Galashiels	AGALA029 (Netherbarns)	The contributor fully supports opposition and the previous public enquiry conclusion (Richard Dent 2015) in their opposition to the housing proposal. It is almost unthinkable that such a crass proposal could be made to spoil what is for Scotland and the Borders a gem of such beauty. (135)	See above.	It is recommended that the Council agrees to allocate this site (AGALA029) within the Proposed Local Development Plan.
Galashiels	AGALA029 (Netherbarns)	As a friend of Abbotsford, the contributor feels that nothing should be built that alters the view across from the river, the view Sir Walter Scott would know. There is a lot of space in the Borders. It should be possible to build new housing without encroaching in any way on Abbotsford as it has remained since Scott's time. The contributor opposes any changes to the Abbotsford view. (148)	See above.	It is recommended that the Council agrees to allocate this site (AGALA029) within the Proposed Local Development Plan.
Galashiels	AGALA029 (Netherbarns)	The contributor considers that the proposal to build 45 houses on 7.3 HA at Netherbarns opposite to Abbotsford House is ridiculous. Abbotsford is the most successful tourist attraction	See above.	It is recommended that the Council agrees to allocate this site

		<p>in the Borders - a real success story - why is the Council threatening to spoil the tourist experience of this wonderful house and its gardens by building modern houses immediately opposite on the banks of the Tweed? The renovation of Abbotsford has involved the expenditure of millions of pounds. The whole project has involved the dedication of many experts and the commitment and time of large numbers of enthusiastic volunteers. When visitors are being conducted through the house, one of the high points of the tour is the view out of the bow window of the dining room looking across the Tweed because, just before his death, Scott had his bed moved into the dining room so that he could see and hear his beloved Tweed river. This was the last view he looked at. It will be extremely disappointing for visitors to look across the river at a suburban sprawl. What the thousands of visitors to Abbotsford want to see is the view that Scott saw that was such an inspiration to his writing. It is impossible to hide 45 houses simply by 'reinforcing existing planting' along the south-eastern boundary of the site. The River Tweed Special Area of Conservation deals not only with wildlife but must also encompass landscape interests. The Scottish Planning Policy document (23 June 2014) Policy Principal 29 clearly states that there is a duty - 'protecting, enhancing and promoting access to natural heritage including green infrastructure, landscape and the wider environment'. Also avoiding over-development and protecting the amenity of new and existing development. No housing developments must ever be permitted to destroy this national and international treasure that is Abbotsford House. A permanent moratorium on any future building on</p>		<p>(AGALA029) within the Proposed Local Development Plan.</p>
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		<p>this site should be placed on this site. (153)</p>		
Galashiels	AGALA029 (Netherbarns)	<p>It is the contributor's opinion that developing on the land at Netherbarns would damage the historical integrity of one of the region's (and indeed the nation's) most important heritage assets, and one that will become hugely important for the Scottish Borders economy in the years of major Walter Scott anniversaries coming up in the near future. Abbotsford was created by one of the world's literary superstars in order to enjoy the views of his beloved River Tweed - this is its entire reason for existence. Having seen some of the amazing family archives held at the house, I know that the family have been fighting tirelessly to try and preserve this crucial view from destruction and compromise for well over one hundred years. They did this because the estate was always intended to be free to access and enjoy for the local community as a green and pleasant space to escape to. Now that Scott's estate is in the hands of a local charity growing in momentum and ambition as the years go by, the prospect of developing on the adjacent land seems sure to curtail their future success and opportunities across the board. With many tourists, particularly those who are coming from overseas, using Abbotsford as their gateway to the Borders, to jeopardise the appeal of this site seems ludicrous. It undermines past investment in the place, it puts local jobs at risk, and it risks damaging a community engagement programme that is doing wonderful and transformational things for the disadvantaged people of the local area. The contributor hopes that an alternative site can be found so that we can preserve what is best about the Borders (its historic estates, vistas and unique character), whilst addressing the very real housing</p>	See above.	<p>It is recommended that the Council agrees to allocate this site (AGALA029) within the Proposed Local Development Plan.</p>

		shortage. (163)		
Galashiels	AGALA029 (Netherbarns)	Historic Environment Scotland (HES) advise that development of this site has potential for negative effects on the setting of A listed Abbotsford House (LB15104) and the Abbotsford House designed landscape (GDL00001). Whilst HES consider it possible to mitigate effects to an acceptable level for our statutory interests, HES welcome that this is an alternative, rather than preferred, option. In the event that this option is brought forward to the Proposed Plan, HES accept the principle of development for up to 45 units, subject to the robust application of the site requirements and development of a site masterplan. HES would expect the masterplanning process to consider how various factors including building scale, location within the landscape, layout, materials, character, number and type of housing units can mitigate potential effects, and to provide a framework for detailed proposals which comply with local and national historic environment policy. HES's views on a masterplan, and any application for this site, will be dependent on the level to which potential effects have been mitigated. HES would expect HES to have early involvement and consultation in the masterplanning process. (164)	See above.	It is recommended that the Council agrees to allocate this site (AGALA029) within the Proposed Local Development Plan.
Galashiels	AGALA029 (Netherbarns)	The contributor objects to this site being included as an 'alternative site'. This site has been rejected four times in the last 12 years at public Inquiries and local plan examinations. Considering the effect on Abbotsford the Reporter at the last inquiry stated 'It appears to me that cultural and landscape considerations combine to provide an asset which should remain free of the impact of the suggested allocation and any subsequent development of Netherbarns. The contributor does not accept that the woodland screening would	See above.	It is recommended that the Council agrees to allocate this site (AGALA029) within the Proposed Local Development Plan.

		adequately mitigate the adverse impacts of the allocation on the setting of the house or the designed landscape.' This site is also outwith what people consider to be walking distance of schools, shops or either railway station. Building on this site would be contrary to the aims expressed at para 3.6 and 3.7 of the MIR. (187)		
Galashiels	AGALA029 (Netherbarns)	The Southern Uplands Partnership are aware that the Netherbarns site faced strong opposition when it was suggested last time, and are surprised that it is being put forward again. It would be interesting to know what has changed in the meantime. It could be argued that Abbotsford is now attracting significantly more visitors and playing an even more important role in the local economy - so there is even more reason not to threaten it with this development site. (196)	See above.	It is recommended that the Council agrees to allocate this site (AGALA029) within the Proposed Local Development Plan.
Galashiels	AGALA029 (Netherbarns)	The inclusion of this site given the repeated proposals and appeals and dismissal and arguments and debates that have resulted in it being deleted from previous plans seems to be a perverse and indeed provocative proposal. It should be deleted. (206)	See above.	It is recommended that the Council agrees to allocate this site (AGALA029) within the Proposed Local Development Plan.
Galashiels	AGALA029 (Netherbarns)	SNH's previous advice on this site was that it "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 are not aware of a potential solution that should change that decision." SNH do not consider that this situation has changed and consider that this site should not be allocated due to the previously identified landscape impacts. (213)	See above.	It is recommended that the Council agrees to allocate this site (AGALA029) within the Proposed Local Development Plan.

Galashiels	AGALA029 (Netherbarns)	The contributor disagrees with the option to develop this site for housing because of the visual impact that it will have when viewed from Abbotsford House. The land is very sloped and the suggestion that it can be screened by trees is unrealistic. Abbotsford House itself is elevated above the river and the proposed development on Netherbarns will be detrimental to the image that visitors will take from visiting Abbotsford. The Abbotsford Trust has invested hugely in the House and grounds and the status of Abbotsford as a major tourist attraction could be affected. The contributor would prefer to see more brownfield sites being developed rather than greenfield sites. (228)	See above.	It is recommended that the Council agrees to allocate this site (AGALA029) within the Proposed Local Development Plan.
Galashiels	AGALA029 (Netherbarns)	The Selkirk and District Community Council regrets the spread of urbanisation into this open environment which overlooks the River Tweed/Abbotsford House and policies. (305)	See above.	It is recommended that the Council agrees to allocate this site (AGALA029) within the Proposed Local Development Plan.
Galashiels	AGALA029 (Netherbarns)	The contributor is opposed to this proposal for 45 units here. The site has been rejected at public inquiries several times already, for reasons that are well-documented and these have not changed. Naturally the owner/builder/developer wants a return on their investment, and it is a strange irony that the name Ballantyne should still be causing grief to the heritage that Sir Walter Scott has left to us, and which enriches our lives and which through tourism and visitors to Abbotsford, brings a much needed boost to the economy of the whole region. It would be a most regrettable mistake to risk in any way, the integrity of the setting of Scott's wonderful estate and legacy. How would a modern housing estate look	See above.	It is recommended that the Council agrees to allocate this site (AGALA029) within the Proposed Local Development Plan.

		<p>plonked in front of any of the other big historic Borders houses, visible from the road? Planning permission for that would not be acceptable - neither should it be for Abbotsford.</p> <p>Galashiels has many spaces closer to the centre of town that could provide land for development - in particular for affordable housing units which are in such high demand (vis the number of applications for the proposed new development in Newtown St Boswells, as revealed by Eildon Housing Association, which outnumbered several times over the number of units planned). Incentives from the Council to owners of these brownfield town centre sites could result in enabling housing development within walking distances of services and facilities without compromising sensitive landscapes. The Council should be in no rush to allow development of this ultra-sensitive site at Netherbarns, for the economic gain of a developer, when to do so puts key assets in jeopardy and does not meet the needs of sectors of the housing market that are currently not well catered for.</p> <p>Sufficient overdevelopment so close to the River Tweed and far from the town centre has already been permitted - wrongly, in my opinion. Furthermore, this site, located adjacent to busy junctions and carriageways is not likely to promote cycling and walking into town which is a requirement for new sites. On the contrary, development at this location is only going to increase the number of car journeys made by residents and service vehicles, and add to traffic congestion and pressures on parking availability in town.</p>		
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		<p>Most of the building (apart from the estates around the Kingsknowes Hotel) on this side of the Tweed consists of large individual houses surrounded by lots of land. It would be marginally more acceptable to allow for a similar scale of development on this site, rather than a suburban style of development which, when looking towards the direction of Selkirk, is not in character with its surroundings.</p> <p>If push comes to shove over this site, a limited number of plots could be sold off with strict conditions attached to encourage the creation of small holdings - stables, orchards, woodlands and other features - which would preserve and if done correctly, enhance the rural character of the setting.</p> <p>Siting and setting of developments are valid planning matters and must be respected. (143)</p>		
Galashiels	AGALA038 (Easter Langlee Mains II)	<p>The contributor objects to the exclusion of this site from the MIR. The contributor believes that the site could provide a valuable contribution to the housing needs of Galashiels for the next 15 years.</p> <p>The contributor considers that the site has a few issues to overcome prior to development but none of these are insurmountable. The principle obstacles are;</p> <ul style="list-style-type: none"> • The presence of significant electricity and gas transmission plant; • The traffic capacity of the existing Langshaw Road (C77); • Potential noise from waste transfer/aggregate crushing and sorting 	<p>The site (AGALA038) was previously considered at the 'Pre MIR' stage and was not included within the MIR. The site assessment concluded the following:</p> <p><i>'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</i></p>	<p>It is recommended that the Council agrees not to allocate this site (AGALA038) within the Proposed Local Development Plan.</p>

		<p>plant; and</p> <ul style="list-style-type: none"> • Potential smell and gas ingress from former landfill. <p>The site has some very distinct advantages; namely;</p> <ul style="list-style-type: none"> • It is available now; • It is a well contained site due to topography and vegetation; • It is low value agricultural land; • It has no outstanding landscape or recreational value; • It is close to the settlement boundary with existing access and achievable new access links; and • It is a large site capable of contributing significantly to fulfilling the authorities' housing requirements. <p>All of the concerns expressed in the Main Issues Report for AGALA038 can be overcome, or in some cases are not issues that should lead to a conclusion of rejection.</p> <p>The site can play a very important role, in the very least for longer term housing provision, and it would be unfortunate not to recognise the potential that this site has. The site is being put forward by the land owner and the land is available as soon as the reconfiguration of power lines can be agreed.</p> <p>At present very little new housing provision has been catered for in the Galashiels area by LDP2. It is only a matter of time before the area's potential is fully realised, following the success of the Borders Railway, now entering its fourth year.</p>	<p><i>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</i></p>	
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		<p>Galashiels lies at the heart of the Borders, and was historically the centre of the 'Tweed' industry. It is a university town, home to Heriot Watt University's School of Textiles and Design. It has a vital transport interchange on the Borders Railway. The current LDP2 has only allocated 45 units to the town. While it is appreciated that there are large allocations from previous LDP and SG, there needs to be greater supply of land for housing that is ready to be developed within a five year period, and certainly with a view to the next 10 years.</p> <p>Housing in the Galashiels area is far more likely to lead to greater inward investment to the region and towards the betterment of the central Scottish Borders. Increasing housing in Peebles, for example, is more likely to create commuter housing for people working in Edinburgh due to its greater proximity to the capital. The benefits to the region will therefore be significantly diluted. Far greater benefit will be realised by strengthening Central Borders towns, and more importantly, it is towns like Galashiels and Hawick that require to be driven harder in order to improve their vitality and economic self-sufficiency, which in turn will draw investment down the A7 corridor.</p> <p>Also, and very important to the consideration of the site, the applicant is very keen to maximise the level of low cost and social housing within the site, well above the 25% policy requirement.</p> <p>Finally, a degree of mixed development could be considered if this were to help further mitigate any issues related to the neighbouring uses to the east of the C77. (24)</p>	<p><i>adjacent landfill site.</i></p> <p><i>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".</i></p>	
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			<p>Since the aforesaid proposals were considered, it is now established that the landfill site will be capped in the near future. Despite this, the Waste Manager of SBC 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.</p> <p>For the aforesaid reasons, the site should not be included within the Proposed LDP for housing.</p>	
Galashiels	AGALA040 (Land to North of Wood Street)	<p>Network Rail (NR) submit this new site for consideration. The site is owned by NR and is partly located within the settlement boundary of Galashiels adjacent to the railway. NR note that the site is currently wooded and there is an existing path on the site. NR are of the view that the site could form a comprehensive form of development with frontage units, an access road and strategic boundary landscaping subject to development boundaries being reconsidered as proposed. (294)</p>	<p>The site assessment concluded the following:</p> <p>There are a number of constraints identified with the development of this site, which are highlighted below:</p> <ul style="list-style-type: none"> • There is high impact biodiversity risk associated with the site given the mature broad-leaved woodland part of which is Ancient woodland. • The site is encroaches into mature woodland. The existing mature woodland acts as a mature and well established boundary to the settlement at this location. The removal of mature 	<p>It is recommended that the Council agrees not to allocate this site (AGALA038) within the Proposed Local Development Plan.</p>

			<p>trees in order to facilitate development is not encouraged.</p> <ul style="list-style-type: none"> • Wood Street is characterised by properties extending along the street frontage. Any development at this location would constitute backland development, out of character with adjacent properties. • The Roads Officer objects to the proposal. The site is unacceptable for reasons of topography, interference with multi-use path, insufficient visibility at access, little integration with street. <p>For the aforesaid reasons, it is not considered that this site is suitable for housing development.</p>	
Galashiels	BGALA006 (Land at Winston Road I)	<p>The contributor believes that this site should be allocated for housing within the LDP2 for the following reasons:</p> <ul style="list-style-type: none"> • It is deliverable within the Local Plan lifespan. The developer owns the land and has the finances and resources to bring forward the development within the plan period. The demolition process has already taken place and an application will be submitted in the near future. There has also been interest shown by a housing association. • 71 units can be delivered outside the overhead power line zone. However the aim is to decommission these pylons and relay underground in order to get a maximum developable area. 	<p>The site (AGALA039) was previously considered at the 'Pre MIR' stage and was not included within the MIR for residential development but for business and industrial land. The site assessment for residential development at this location concluded the following:</p> <p><i>'The location of the site is acceptable in principle for residential development. However, a key issue is potential conflict with adjacent uses. These include the substation site (noise, vibration, overhead lines), sewage works (odours),</i></p>	<p>It is recommended that the Council agrees not to allocate this site (BGALA006) for residential development within the Proposed Local Development Plan. It is recommended that the Council agrees to allocate this site for business and industrial land.</p>

		<ul style="list-style-type: none"> • It is in a sustainable location: highly accessible to Galashiels town centre, bus services and Tweedbank Train Station. • It is a brownfield site and relates well to the existing built up area, with existing residential properties to the west and next to MGALA003, a mixed use development opportunity. • It has very easy access to utilities/ infrastructure. • The site is not at risk of flooding from the River Tweed. • Affordable housing will be provided on part if not all of the site in accordance with Policy HD1. • There are no issues with access to the site. • The site is considered acceptable in principle for residential development. <p>The contributor stresses that it is highly important to allocate housing in the Scottish Borders where there is a strong demand to live and especially on vacant brownfield land within settlement boundaries. (131)</p>	<p><i>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.'</i></p> <p>For the aforesaid reasons, the site should not be included within the Proposed LDP for housing. The site is, however, considered to be appropriate for business and industrial development.</p>	
Galashiels	General	A significant investment in Borders Railway has taken place yet apparently there is no significant land to allocate or left to develop in Galashiels. Is this not an incredible oversight and lack of long term planning that should have been highlighted	Disagree. Whilst finding land in the railway corridor is challenging, the Proposed LDP takes forward a number of allocated sites around the town including recent new	No action required.

		before locating the railway in Galashiels? (80, 233, 271, 227)	allocations for housing/business at Lowood and housing at Netherbarns.	
Gattonside	AGATT013 (Gattonside Meadow/ Castlefield)	<p>The contributor seeks to include housing land at Gattonside Mains as an alternative option. The contributor contends that the proposal will meet the aims and objectives of the development plan by:</p> <ul style="list-style-type: none"> • Ensuring sufficient new housing land is available allowing for a phased approach to the release of housing land; • Meeting the economic prosperity and environmental quality strategic objectives; • Locating development which minimises the number and length of car journeys by providing new homes adjacent to a transport corridor; • The contribution to the strategy and policies of the Development Plan and other national and local policy objectives; • Delivering a proposal within a 5 year timeframe, or within such timeframe that it helps reduce the pressure on the planning authority to deliver it's already allocated sites; • The provision of choice across the housing market area; • The design, quality and density of development that can be achieved; • The proposal will not have a significant adverse effect on any natural or built heritage interests or any national or international environmental designations; • The proposal can support the existing services in the village; • The proposals can contribute to the facilitation of improved facilities in the village 	<p>The site (AGATT013) was previously considered at the 'Pre MIR' stage and was not included within the MIR. The site assessment concluded the following:</p> <p><i>'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.</i></p> <p><i>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</i></p>	It is recommended that the Council agrees not to allocate this site (AGATT013) within the Proposed Local Development Plan.

		<p>and in neighbouring villages; and</p> <ul style="list-style-type: none"> • There are no other significant environmental dis-benefits or risks, for example flooding. <p>There is a clear requirement for the Local Development Plan to identify further housing land supply in the Central Borders Housing Market Area, and within the area identified as rest of central housing market area. Allocation of the subject site will help to meet the 5 year housing land supply shortfall. Accordingly, it is requested that the site should be included in the list of allocated sites within the LDP. (176)</p>	<p><i>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.</i></p> <p><i>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.</i></p> <p><i>The issues raised by the Council's Roads Planning Team appear to be insurmountable given the land requirements are outwith the</i></p>	
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			<p><i>ownership of the applicant.'</i></p> <p>For the aforesaid reasons, the site should not be included within the Proposed LDP for residential development.</p>	
Gattonside	SBGAT002 (Development Boundary Amendment)	<p>Contributor objects that the site is not currently within the development boundary of Gattonside. The existing development boundary follows the west side of the existing Fauhope driveway running roughly north to south, before returning west and then north around the north west most section of Fauhope House's garden boundary.</p> <p>The land adjacent to the site is under a Tree Preservation Order. The proposed site has a few small fruit trees remaining centrally and has some larger hardwoods around the boundary edge. The contributor is of the view that the centre of the site would lend itself to the development of a single dwelling without impacting on any of the mature trees or the surrounding environment.</p> <p>The proposed site, whilst separate and classed as countryside around town, would probably be of unique new-build design but would still assimilate with the Monkswood development to its south and west because of the layout relationship and its position to the west of the existing Fauhope House driveway. Whilst the proposed site would be accessed from the driveway serving Fauhope House, the connectivity and grouping of the proposed site with the existing Monkswood site would not be lost because of this. It is the driveway that forms the separation of any future or existing development or building group. Land previously within the garden bounds of Fauhope</p>	<p>The settlement boundary amendment assessment concluded the following:</p> <p>The proposed development boundary amendment was submitted as part of the MIR Consultation stage. The site forms part of the garden ground associated with Fauhope House, which lies to the east of the site. The land owner indicates within their submission that the site would lend itself to the development of a single house. Goatbrae Plantation lies to the north and there is extensive tree planting to the north east of this site, which forms a backdrop to the existing recent housing at Monkswood.</p> <p>An amendment to the village Development Boundary to the west of SBGAT002 was considered for the LDP 2016 (SBGAT001). This was considered to be a natural infill of the then existing Development Boundary between allocated housing land and a tree belt on the eastern side. It was considered the previous amendment in the LDP</p>	It is recommended that the Council agrees not to amend the settlement boundary of Gattonside at this location within the Proposed Local Development Plan.

		<p>(west of the driveway) has now been developed and is part of the Monkswood site and whilst it is accessed from the Monkswood site, the contributor sees no reason why the proposed site could not be adopted on the same principle given the relationship of the site. This potentially would require the existing development boundary to be moved to the east side of the Fauhope driveway so that access is taken from within the development boundary. Moving the development boundary to the east side of the driveway does not risk further development other than that proposed above.</p> <p>Gattonside has adequate zoned land at St Aidans but it is not clear whether this will be developed in the short term. Zoned land which isn't developed in the short to medium term does not achieve the Scottish Government or Scottish Borders Council targets for new housing. The proposed site above is deliverable, small scale and has minimum impact on its surrounds and should be supported. (316)</p>	<p>2016 was an appropriate edge to this part of Gattonside.</p> <p>This proposed amendment to the development boundary would effectively break into the existing garden ground association with Fauhope House, leaving the existing house outwith the development boundary and part of the garden ground within the development boundary. The amendment would extend the existing settlement boundary beyond existing mature trees which currently form an appropriate edge to the village. The current development boundary follows the line of the garden ground and is considered to reflect the existing development line. There are a number of constraints, which are outlined below;</p> <ul style="list-style-type: none"> - Site is located within MOD safeguarded area; - Moderate biodiversity risk, given the broad leaved woodland; - Potential for bat roosts, badger and breeding birds; - Compensatory planting would be required for the loss of any trees; - Located within the CAT policy area; - Site is located within the National Scenic Area, 'Eildon and Leaderfoot'; and - Site must allow links from houses 	
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			<p>to the south and west of the site, to the path network on the east of the site.</p> <p>Although the proposal is for a development boundary amendment, the site is currently garden ground associated with Fauhope House, therefore this would allow proposals to essentially be assessed against the infill policy (Policy PMD5: Infill Development). The land owner has made it clear within their submission that the intention is for a single house within this site. It is not considered appropriate to expand a development boundary merely in order to provide infill opportunities within the settlement itself, without a formal allocation. Furthermore, it is not the purpose of the Local Development Plan to identify and allocate single plots for development, only sites with a capacity of five or more units will be allocated.</p> <p>It is not considered that there is any reasoning why part of the garden ground associated with Fauhope House should be included within the development boundary, other than the fact that it would allow the site to be assessed against Policy PMD5 for a single house.</p> <p>In conclusion, taking the above into</p>	
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			consideration, the development boundary amendment will not be included within the Proposed Plan.	
Hawick	AHAWI027 (Burnfoot Phase 1)	SEPA note that there appears to be a marsh/wetland at the southern end of the site which should be protected/enhanced. Historic maps show a watercourse flowing through the middle of the site which may now be culverted. SEPA require a Flood Risk Assessment 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. The site has a potential surface water hazard and water environment considerations. (119)	<p>The site (AHAWI027) was previously considered at the 'Pre MIR' stage and was included within the MIR. The site assessment concluded the following:</p> <p><i>'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.</i></p> <p><i>The site's relationship with Hawick is acceptable, but careful consideration of the NE boundary and connectivity and boundary treatment between the sites is required. Accessibility within the town, and to neighbouring towns is good.</i></p> <p><i>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</i></p>	It is recommended that the Council agrees to allocate this site (AHAWI027) within the Proposed Local Development Plan and agrees to incorporate the site requirements highlighted by SEPA.

			<p><i>has a capacity of 100 units this does not account for these constraints. In practice the site capacity is around 60 units.</i></p> <p><i>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.</i></p> <p><i>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.</i></p> <p><i>In summary, there are no constraints to development and the site should be included within the MIR.'</i></p> <p>It is recommended that the Council agrees to allocate this site within the Proposed Local Development Plan. The comments made by SEPA in respect of the need for a Flood Risk Assessment and potential issues relating to surface water hazard and water environment considerations have been added as site</p>	
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Hawick	AHAWI027 (Burnfoot Phase 1)	<p>The contributor does not agree with this preferred option for the following reasons:</p> <ul style="list-style-type: none"> • It is beside a council estate, and would end up being an extension of this already unattractive estate, and exaggerate the problems that go with this type of estate. • It is part of an existing wetland. Removal of this wetland would be contrary to the current sustainability of protecting the natural environment. • The land has been in the same family since 1400s, and the area has already been depleted in size over the years due to encroachment from the town. • Removal of this land would potentially destroy this historic family home. • This is Prime arable ground which should be preserved for food production and biodiversity. (212) 	<p>requirements.</p> <p>The site (AHAWI027) was previously considered at the 'Pre MIR' stage and was included within the MIR. The site assessment concluded the following:</p> <p><i>'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.</i></p> <p><i>The site's relationship with Hawick is acceptable, but careful consideration of the NE boundary and connectivity and boundary treatment between the sites is required. Accessibility within the town, and to neighbouring towns is good.</i></p> <p><i>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</i></p>	<p>It is recommended that the Council agrees to allocate this site (AHAWI027) within the Proposed Local Development Plan.</p>
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			<p><i>practice the site capacity is around 60 units.</i></p> <p><i>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.</i></p> <p><i>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.</i></p> <p><i>In summary, there are no constraints to development and the site should be included within the MIR.'</i></p> <p>The following responses are made to the contributor's concerns:</p> <ul style="list-style-type: none">• A Planning Brief would be prepared which would inform the design and siting of dwellinghouses at this location.• The Council is aware of the existing wetland and this has been considered through the assessment of the site.	
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			<ul style="list-style-type: none"> • Comments noted. • Comments noted. • This sites is an extremely small element of agricultural land across the Scottish Borders and is considered to offer an appropriate location for development given its proximity to existing development within the area. <p>It is recommended that the Council agrees to allocate this site within the Proposed Local Development Plan.</p>	
Hawick	AHAWI027 (Burnfoot – Phase 1)	The Southern Uplands Partnership note that at least one site identified for development (Hawick) includes "wetland". This would suggest that such areas are likely to be of at least some ecological value and therefore worthy of careful survey before decisions are made. Such wet ground is unlikely to be ideal for development. (196)	Comments noted. The Council's Ecology Officer, Scottish Natural Heritage and the Scottish Environment Protection Agency have been consulted and have raised no objections to the development of this site in principle. The site is considered to have low impact risk upon biodiversity. A site requirement notes the need 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. Furthermore, an assessment of ecology impacts and the provision of mitigation would be required, as appropriate.	It is recommended that the Council agrees to allocate this site (AHAWI027) within the Proposed Local Development Plan.
Hawick	AHAWI027 (Burnfoot – Phase 1)	SNH welcome the intention to prepare a site development brief for this proposed allocation. As recommended for BHAWI004, SNH consider that	Comments noted. It might be that the Planning Briefs for both sites can be prepared in tandem, taking	It is recommended that the Council agrees to allocate

		<p>a co-ordination between sites will be needed in order to maximise benefits for placemaking and landscape mitigation/ green infrastructure connections. Close attention should be paid to the settlement edge and to maintaining key views and the character of the approach to Hawick on the A7. Site requirements should include:</p> <ul style="list-style-type: none"> • Green infrastructure connections through the site, including links to housing at Burnfoot and the existing path network to the east of Burnhead Road. • Establish SUDS as part of green network in south-western corner of the site. • Close attention should be paid to the existing settlement edge and to maintaining key views from the A7 and the B6359. (213) 	account of the settlement edge and key views at this location.	this site (AHAWI027) within the Proposed Local Development Plan.
Hawick	AHAWI027 (Burnfoot – Phase 1)	<p>Selkirk and District Community Council is of the view that this is a very open, highly visible/overlooked area and the local environment needs to be protected and enhanced in this particular ‘gateway’ location. However, this comment applies to all such proposals which introduce development at prominent sites or at the approaches to existing settlements. (305)</p>	<p>Comments noted. The site assessment concluded the following in respect of landscape/visual impact:</p> <p><i>‘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.</i></p> <p><i>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</i></p>	It is recommended that the Council agrees to allocate this site (AHAWI027) within the Proposed Local Development Plan.

			<p><i>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.'</i></p>	
Melrose	AMELR008 (Land at Dingleton Mains)	<p>The contributor proposes that this site is effective and can be delivered within the short term for the following reasons:</p> <ul style="list-style-type: none"> • Melrose is located within the Central Borders Strategic Development Area (SDA) which is one of the four SDAs that SESplan states that development will be focused on within the Midlothian / Borders Sub Regional Area, and which is further articulated within the emerging SDP. Policy 5 Housing Land articulates that the Development Plan shall maintain a sufficient supply of housing land throughout the Plan period. • The site is 3.2 hectares and is located adjacent to the site allocation of EM4B within the Scottish Borders Local Development Plan 2016. The Dingleton Mains site forms an appropriate extension of this site (known as The Croft which was formerly allocated for 50 units) and offers the opportunity to meet the Council's original aspiration for 50 new homes in the area. The site can be considered to be a logical extension to the settlement boundary of Melrose. • The site is well contained by roads and existing landscape. The topography of the site allows for development that would not significantly impact upon the surrounding 	<p>The site (AMELR008) was previously considered at the 'Pre MIR' stage and was not included within the MIR. The site assessment concluded the following:</p> <p><i>'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 (March 2007). 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.</i></p> <p><i>The site is located within the CAT policy area which aims to ensure the high quality living environment is protected and to prevent piecemeal</i></p>	<p>It is recommended that the Council agrees not to allocate this site (AMELR008) within the Proposed Local Development Plan.</p>

		<p>landscape and would not be readily visible from Dingleton Road. The site is not dissimilar to The Croft site.</p> <ul style="list-style-type: none"> The site is in close proximity to Melrose and offers convenient and sustainable access to local services. The site represents an opportunity for modest expansion of Melrose within clearly defensible boundaries. <p>It is therefore submitted that the site should be allocated for residential development within the forthcoming Scottish Borders LDP2. (177)</p>	<p><i>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.'</i></p> <p>It is recommended that the Council agrees not to allocate this site within the Proposed Local Development Plan.</p>	
Melrose	AMELR012 (Bleachfield)	<p>The contributor contends that the site should be allocated for 40 houses and a care home within the LDP2 for the following reasons:</p> <ul style="list-style-type: none"> It is deliverable in full within the Local Development Plan lifespan. It is not within an area of Flood Risk. It is in a sustainable location highly accessible to Melrose town centre, bus services and Tweedbank Train Station. It is next to current built form and thus easy access to utilities/infrastructure and a natural low lying extension. It will in no way lead to urban coalescence with Darnick. A clear defensible boundary will be provided around the site and beyond this adequate greenfield spacing will remain. It will not have a significant visual impact due to its low lying nature and neighbouring built form sitting at a higher level. There is no allocation within this area of Melrose despite it being in high demand for new homes. <p>The contributor stresses the importance of allocating housing in the Scottish Borders where there is a strong demand to live and notes there is</p>	<p>The site (AMELR012) was previously considered at the 'Pre MIR' stage and was not included within the MIR. The site assessment concluded the following:</p> <p><i>'The site is located within one of the most sensitive parts of the CAT policy area, where coalescence between Darnick and Melrose is of key concern. The proposal cannot be considered further due to the unacceptable harm to the distinct identities of these settlements the proposed development would result in. 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</i></p>	<p>It is recommended that the Council agrees not to allocate this site (AMELR012) within the Proposed Local Development Plan.</p>

		a clear demand for homes in Melrose. (130)	<p><i>qualities of the Eildon & Leaderfoot Hills NSA. In summary, it is not considered that this site is acceptable for development.'</i></p> <p>It is recommended that the Council agrees not to allocate this site within the Proposed Local Development Plan.</p>	
Melrose	AMELR013 (Harmony Hall Gardens)	<p>The contributor considers this would represent the loss of a valued community resource and attractive open space within the town. The contributor considers it is difficult to believe that developers could deliver housing without significant loss of trees and damage to the southern stone wall, even if (only) building five houses. Buildings higher than single storey would indeed need to be excluded or would be intrusive on the setting of Harmony Hall as seen from the road that runs in front of Melrose Abbey. The proposed house numbers would only make a small contribution in the town of Melrose, where there are unbuilt allocations on the Dingleton site (EM32B) and other potential brownfield sites in Melrose, currently owned by a local developer at West Grove and Priorwood House. (60)</p>	<p>The site (AMELR013) was identified within the Main Issues Report as an 'alternative' option. The site assessment concluded the following:</p> <p>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:</p> <ul style="list-style-type: none"> • A Flood Risk Assessment is required which should take 	<p>It is recommended that the Council agrees to allocate this site (AMELR013) within the Proposed Local Development Plan.</p>

			<p>cognisance of a mill lade which previously flowed along the northern boundary and the River Tweed.</p> <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• 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	
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			<p>on the boundaries of the site must be retained and protected</p> <ul style="list-style-type: none"> In order to safeguard the character of the Conservation Area and adjacent listed buildings, dwellinghouses should be restricted to single storey. 	
Melrose	AMELR013 (Harmony Hall Gardens)	Melrose and District Community Council are less supportive (in comparison to their support for ADARN005) for this site, the main concerns being loss of greenspace and road safety on St. Mary's Road. (82)	See above.	It is recommended that the Council agrees to allocate this site (AMELR013) within the Proposed Local Development Plan.
Melrose	AMELR013 (Harmony Hall Gardens)	SEPA note that a Flood Risk Assessment is required and that there are water environment considerations. (119)	Comments noted. It is recommended that the following is added as a new bullet point to the site requirements: 'The site has water environment considerations'.	It is recommended that the Council agrees to add the following site requirement attached to (AMELR013) to read as follows: 'The site has water environment considerations'
Melrose	AMELR013 (Harmony Hall Gardens)	Historic Environment Scotland (HES) advise that the development of this site, which is partially within partially within SM90124 Melrose Abbey, has the potential for significant negative effects on the historic environment. In view of this, HES welcome that this is an alternative, rather than a preferred, option. However, HES consider that the proposed site requirements should be sufficient to mitigate the potential negative effects on the scheduled monument, and its setting, to an acceptable level for their statutory interests. In the event that this option is carried forward to the	Comments noted. It is recommended that the following is added to the sixth site requirement: 'Early engagement with Historic Environment Scotland is required'.	It is recommended that the Council agrees to allocate this site (AMELR013) within the Proposed Local Development Plan and that the following is added to the sixth site requirement: ' Early engagement with

		Proposed Plan, HES would expect early engagement on any detailed proposals for this site. (164)		Historic Environment Scotland is required'.
Melrose	AMELR013 (Harmony Hall Gardens)	<p>The recognition of this site as a suitable location for a small scale housing development is fully supported by the National Trust for Scotland (NTS). NTS consider that this is an effective site that can be delivered during the plan period and it is requested that this site is specifically allocated for housing in the LDP2.</p> <p>NTS note that both existing allocated sites within Melrose have progressed to the planning application stage and have been or are in the process of development. The allocation of this site would provide an opportunity for a small scale residential development within Melrose to meet market demand and would provide flexibility and choice to the Melrose housing market.</p> <p>Planning Advice Note (PAN) 2/2010: Affordable Housing and Housing Land Supply outlines the criteria for assessing the effectiveness of a site. Paragraph 55 of this PAN sets out the criteria relating to ownership, physical, contamination, deficit funding, marketability, infrastructure and land use. The contributor notes the following:</p> <p>Ownership – The site is in the ownership of NTS and can be released for development.</p> <p>Physical – There are no known physical constraints that would prevent development at this location. Ground stability is not considered to be an issue due to low and very-low risk of historical mineral and coal extraction respectively. Flood</p>	<p>The site (AMELR013) was identified within the Main Issues Report as an 'alternative' option. The site assessment concluded the following:</p> <p>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:</p> <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 	It is recommended that the Council agrees to allocate this site (AMELR013) within the Proposed Local Development Plan.

		<p>risk is identified as a low-to-medium concern and a Flood Risk Assessment has been recommended to accompany any planning application. There is an existing site access from St Mary's Road.</p> <p>Contamination – The site is currently greenfield land. The Phase 1 geo-environmental desktop study prepared by Stuart Burke Associates concludes that the likelihood of contamination is low (this study has also been submitted).</p> <p>Deficit Funding – It is not considered that public funding would be required to make this site economically viable.</p> <p>Marketability – The site is capable of being delivered during the plan period. The residential sites allocated in the adopted Local Development Plan have been brought forward for development. Melrose is a highly desirable location and it is anticipated that there will be demand for a low density residential development at this location.</p> <p>Infrastructure – The required infrastructure to service this site can be provided to allow the site to be developed. Access to the site can be created from St Mary's Road via the existing site access.</p> <p>Land Use – the site is located in a residential area and located within close proximity to local services and amenities such as St Mary's School, the bowling club and Harmony House. Residential is considered to be the most appropriate land use for this site.</p> <p>As demonstrated above, NTS consider this to be</p>	<p>boundary features and trees, where possible</p> <ul style="list-style-type: none"> • 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 	
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		<p>an effective small scale housing site that can be delivered in the plan period and contribute towards the housing land supply for the Housing Market Area.</p> <p>The alternative option allocation in the MIR identifies an indicative capacity of 5 units. This scale of development is supported by NTS. An Indicative Layout Plan has been submitted in support of this representation. This demonstrates that the site is capable of being delivered for a low density development of 5 units. This scale of development would allow the mature trees on site to be retained, where possible. As shown on the Indicative Plan, access could be provided from the existing access point in the western section of the traditional wall facing onto St Mary's Road, causing minimal disruption to the wall itself.</p> <p>The MIR identifies a number of site specific requirements and NTS is generally supportive of the requirements. NTS is supportive of the retention and protection of the existing boundary features and trees, where possible (bullet point 2 in the Site Requirements). NTS is also fully supportive of ensuring that the design and layout of the site should take account of the Conservation Area, setting of Scheduled Monuments and trees on/adjacent to the site (bullet point 7). NTS agrees with the site requirement which states that access to the site should result in the least disruption to the existing stone wall (bullet point 8).</p> <p>NTS fully recognises that the development must respect the setting of Melrose Abbey Scheduled Monument. Bullet point 6 of the site requirements</p>	<p>buildings, dwellinghouses should be restricted to single storey.</p> <p>Melrose is located within the Central Borders where market demand is strong. It is therefore considered that this is a suitable site for development provided the issues above are addressed.</p>	
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	<p>details that no development within the Melrose Abbey Scheduled Monument would be permitted. The Scheduled Monument boundary extends to the eastern part of this site. NTS agrees with the restriction that no residential units should be built within this part of the site. However it is requested that the wording of this requirement is changed to specifically restrict the development of housing in this part of the site. It is assumed that this part of the site could be utilised for the provision of open space/amenity ground, landscaping and infrastructure.</p> <p>Bullet point 9 states that <i>'existing trees/hedging within and on the boundaries of the site must be retained and protected'</i>. It is requested that this requirement is slightly amended to state that existing trees and hedging must be retained, <i>where possible</i>.</p> <p>Bullet point 10 states that <i>'in order to safeguard the character of the Conservation Area and adjacent listed buildings, dwellinghouses should be restricted to single storey'</i>. The site is situated opposite Harmony Hall House, which is 3-storeys in height. The adjacent St Mary's School also has high pitched roofs and is two storey in parts. It is considered that the design and height of the proposed residential units can be controlled through the planning application process and it is requested that this site requirement is removed.</p> <p>Stuart Burke Associates have prepared a preliminary geo-technical appraisal to identify potential environmental constraints on the site. This was a non-intrusive desktop report that also assessed the potential for contamination, flooding,</p>		
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		<p>and ecological impact.</p> <p>The preliminary geo-technical appraisal identified that the site is within an area of low-risk of flooding from the River Tweed. A portion of the northern part of the site is situated within a medium-risk area. Therefore, NTS agrees with the inclusion of the site requirement for a Flood Risk Assessment</p> <p>The appraisal has also indicated that development of the site is at low risk of having an environmental impact on nearby ecological receptors and designations, including the River Tweed Special Area of Conservation, due to the low permeability of soils and distance from the site. However, it is acknowledged that the site exists within environmental designations and that consultation with relevant authorities (SBC, SEPA, and SNH) will be required at application stage. It is requested that bullet point 4 (“Mitigation required to ensure no significant adverse effects upon integrity of River Tweed Special Area of Conservation”) is removed as this will be addressed in bullet point 3 requiring the assessment of ecological impacts and provision of mitigation.</p> <p>NTS fully supports the identification of the land at Harmony Hall Gardens as an alternative residential site. It has been demonstrated above and in the enclosed documentation that this is an effective site that can be delivered during the plan period. It is therefore requested that this site is allocated for residential development in the LDP2. (238)</p>		
Melrose	AMELR013 (Harmony Hall)	This open space, once an orchard, and still containing fruit trees, is not an appropriate	The site (AMELR013) was identified within the Main Issues Report as an	It is recommended that the Council

	Gardens)	<p>location for housing development. It is too close to historic buildings, to St Mary's School exit, to the Melrose Sevens rugby pitch and other recreational sports fields. It is also used during the Book Festival which is a major boost to the local economy. Five single storey houses here (they could not be higher without compromising the surrounding historic buildings) are too many for a site this size and this number or fewer would not be worth the loss of what is currently a valued community resource and an attractive open space within the town. An alternative option would be to utilise unbuilt allocations on the former Dingleton hospital site or potential 'brownfield' sites in Melrose, namely West Grove and Priorwood House, currently owned by a local developer, and which are already situated in residential areas.</p> <p>(143)</p>	<p>'alternative' option. The site assessment concluded the following:</p> <p>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:</p> <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 	<p>agrees to allocate this site (AMELR013) within the Proposed Local Development Plan.</p>
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			<p>significant adverse effects upon integrity of River Tweed Special Area of Conservation</p> <ul style="list-style-type: none">• 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. <p>Melrose is located within the Central Borders where market demand is strong.</p>	
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			<p>The Agent has confirmed that the Book Festival rent the field on an annual basis and there is no obligation for this to be renewed however the arrangement currently suits both parties and therefore has carried on for a few years. The Trust has other land in Melrose which may be able to accommodate the Book Festival and it is possible that other third party owned sites in Melrose may be able to host the event.</p> <p>It is therefore considered that this is a suitable site for development provided the issues above are addressed.</p>	
Melrose	AMELR013 (Harmony Hall Gardens)	SEPA advise that 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. 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. (119)	Comments noted. It is recommended that the following is added to the first site requirement: 'The mill lade may be culverted through this site. Opportunities should be taken to de-culvert this as part of any development'.	It is recommended that the Council agrees to add the following to the first site requirement attached to (AMELR013) as follows: 'The mill lade may be culverted through this site. Opportunities should be taken to de-culvert this as part of any development'.
Melrose	AMELR013 (Harmony Hall)	SNH highlight that the site lies within the Eildon & Leaderfoot Hills NSA. While well contained, the	Comments noted. The site (AMELR013) was identified within	It is recommended that the Council

	Gardens)	<p>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. SNH's advice is that the western, slightly elevated, area of orchard should be retained and enhanced through the creation of an enhanced orchard around the remaining trees. Other existing assets such as the boundary wall on the south edge and the mature beech trees on the north edge should also be retained for their contribution to the local environment and the sense of place. Promoting a 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 consider all such details should be communicated by a site development brief. (213)</p>	<p>the Main Issues Report as an 'alternative' option. The site assessment concluded the following:</p> <p>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:</p> <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 	<p>agrees to allocate this site (AMELR013) within the Proposed Local Development Plan.</p>
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			<ul style="list-style-type: none"> • 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. 	
Melrose	AMELR013 (Harmony Hall Gardens) &	Contributor objects that the land now submitted for consideration at AMELR014 is not being considered for allocation and contests that it	In respect of AMELR013, the above confirms the reasons for the support of the site within the Proposed LDP.	

	<p>AMELR014 (Land to West of Ormiston Terrace)</p>	<p>would constitute a more suitable site than that presented as an alternative site within the MIR at Harmony Hall Gardens (AMELR013) for the following reasons:</p> <ul style="list-style-type: none"> • The site is free from flood risk. • Water supply, foul connections and surface-water can all be dealt with. • The site is not located in or adjacent to an SAC, SPA, SSSI or RAMSAR. The site is within the NSA. <p>In terms of background information, the site is greenfield and there is no planning history related to the site. The contributor considers that the site has good access to public transport, employment and services. There are no known protected species on the site. Part of the site comes within the Battlefield of Darnick. A dwellinghouse located to the north east of the site is located within the Melrose Conservation Area. The tree belt on the northern boundary of the site is protected by a Tree Preservation Order. Access to the site would be at the north west of the site where it already exists. Access improvements may require tree removal. The site is located within the Countryside Around Towns area defined by Policy EP6 in the LDP 2016. Although realigning the development boundary to include this site would bring Darnick and Melrose closer together, the development boundaries would be no closer than their existing nearest points. Development at this location would square up a kink in the existing development boundary at this location. Viewed from areas above and around the locality, the contributor does not believe that this would lead to the coalescence of Melrose and Darnick. In addition to the above, the contributor</p>	<p>In respect of AMELR014, the following in a copy of the site assessment which explains the reasons for the exclusion of the site within the Proposed LDP:</p> <p><i>‘The site (AMELR014) was submitted for housing, at the MIR Consultation stage. This site formed part of a larger site, which was considered as part of the Local Plan 2005/6 (EM22), however was not included within the Local Plan. This site lies to the west of the Melrose development boundary and adjacent to the Conservation Area. Melrose has good access to public transport, employment & services and is within close proximity to Tweedbank train station, which provides good connections to Edinburgh. There are a number of constraints identified, which are outlined below;</i></p> <ul style="list-style-type: none"> - MOD Safeguarded area; - The site lies adjacent to the Melrose Conservation Area; - Potential archaeology within the site, evaluation and mitigation required; - Part of the site is within the Inventory Battlefield of Darnick; - Site is located within the Eildon & Leaderfoot Hills National Scenic Area; - Site is constrained within the Landscape Capacity Study; 	
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		<p>contends that the site is:</p> <ul style="list-style-type: none"> • Deliverable within the short term because there is a market for the location • The site is located within the central hub • Provides a more suitable expansion to Melrose than the alternative land proposed at Harmony Hall Gardens (AMELR013) • Is of a suitable scale in size • Of minimal impact to its surrounds. (94) 	<p>- Limited capacity at Melrose WWTW; and</p> <p>- Requirement for non-vehicular access to Core Path 10.</p> <p><i>Furthermore, the site is located within one of the most sensitive parts of the CAT policy area, where coalescence between Darnick and Melrose is of a key concern. The proposal cannot be considered further due to the unacceptable harm to the distinct identities of these settlements the proposed development would result in.</i></p> <p><i>In conclusion, taking the above into consideration, it is not considered that this site is acceptable for development and will not be included within the Proposed Plan.'</i></p>	
Melrose	General	<p>The contributor is of the view that there shouldn't be any more housing developments in Melrose as it would spoil the aesthetics of a small town dependent on tourism. (272)</p>	<p>Melrose is located within the Central Borders and is a desirable place to live although it is very challenging finding new sites for allocation. Market demand within the town is strong. The Proposed Local Development Plan proposes the allocation of one additional site at Harmony Hall Gardens for 5 units. It is considered that the site could be developed without having a detrimental impact upon the character of the town.</p>	No action required.
Newtown St Boswells	ANEWT009 (Land South of Whitehill I)	<p>The contributor proposes a site for a housing allocation within LDP2. The area proposed for development would extend from the existing</p>	<p>The site (ANEWT009) was previously considered at the 'Pre MIR' stage and was not included</p>	It is recommended that the Council agrees not to

		<p>southern boundary of the currently allocated land to the Selkirk Road (A699). The land comprises 37 hectares of gently sloping farmland. Development of the site would adopt and continue the previously established design parameters of creating housing zones between existing and proposed landscaped areas. The indicative site masterplan (submitted) proposes the location of a substantial tree belt along the site's southern boundary (to the A699) including at the south-east boundary i.e. the location within closest proximity to the village of St Boswells. The proposed tree belt would be approximately 40 metres wide and provide a green link with existing tree belts in the locality. It would create a visual barrier to the development, and provide for enhanced leisure/recreation opportunities via the creation of woodland walkways and cycle paths. Additional landscape 'pockets' will be provided throughout the development, enhancing site identity and character and increasing amenity levels for the residents of the proposed housing.</p> <p>The existing allocated land is accessed from both the proposed new junction on the A68, and directly from Newtown St Boswells. The intention is to create a primary route through the site from these two points that will connect directly to the A699, offering residents of the proposed Newtown Expansion Area significantly enhanced access to the surrounding road network. The proposed extension to the planned Newtown Expansion Area offers indicative development capacity for circa 500 – 700 homes.</p> <p>Newtown St Boswells is located within the Central Borders Strategic Development Area (SDA), as</p>	<p>within the MIR. The site assessment concluded the following:</p> <p><i>'The majority of this site was considered as part of the previous Local Plan 1 and the Local Development Plan Examination under site code ANEWT008. The LDP Reporter's conclusions raised the following concerns:</i></p> <p><i>"As local considerations are concerned, the council has drawn attention to the findings of the report into the inquiry of the current local plan. That report emphasised the importance of the settlement identities of Newtown St Boswells and St Boswells to the south. Taking into account the proposed housing land allocation at site ANEWT005, the separation distance is some 600 metres. This is a narrow but sensitive strip which I agree is important in visually containing the two settlements. The contours of the land within the strip, particularly the low hillock, assist in providing visual separation.</i></p> <p><i>The findings of the previous inquiry also attached importance to the need to retain the northern side of the A699 free from development. I agree that, despite the tree belt shown on the indicative plan, the</i></p>	<p>allocate this site (ANEWT009) within the Proposed Local Development Plan.</p>
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		<p>defined by SESplan. The Central Borders SDA contains the largest settlements in the Borders, and the greatest concentration of local services and facilities. It has been identified as having capacity for further development in addition to that already identified in the approved development plan.</p> <p>The LDP Spatial Strategy places significant emphasis on the role of the Central Borders SDA as the primary focus for growth – and makes clear that the Western and Eastern SDAs perform “secondary roles” to the Central SDA within the spatial strategy.</p> <p>Newtown St Boswells is centrally located within the SDA and the settlement is highly accessible, both in terms of existing road connections and the Borders Railway line.</p> <p>The expansion of Newtown St Boswells is recognised by SBC as the best long-term solution in terms of its role in helping to meet the housing requirement and addressing development pressures within the Central Borders.</p> <p>The Council’s basis for adopting this position is in recognition that incremental additions to existing settlements would be unlikely to provide either the quantity of land required to meet the housing land requirement or the most suitable sites for development. (104)</p>	<p><i>degree of urban encroachment on the A699 would be unacceptable and result in an adverse landscape character impact on this area of essentially rural character.</i></p> <p><i>Having regard to the local adverse impact that would result as a consequence of the proposed enlarged expansion area, despite the strategic housing land assessment; I conclude that the additional housing land allocation is not justified”.</i></p> <p><i>Officer conclusions:</i></p> <p><i>The site is centrally located within the Scottish Borders and benefits from good access to public services and access to employment. It is generally out with the 1 in 200 year flood envelope although small parts beside the West Burn and the Bowden Burn. There may be a need for surface water management to be employed in this area. Biodiversity Risk is moderate due to location next to Bowden Burn and its connectivity with River Tweed SAC/SSSI. The site is located to the south of Newtown St Boswells and directly south of the planned expansion of Newtown St Boswells (ANEWT005). Development of the site would be stretching into the fields south of the village towards</i></p>	
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			<p><i>Charlesfield and St Boswells. There is a risk of coalescence with St Boswells as well as potential for archaeology in the area. This is a large site which requires detailed development/landscape appraisal.'</i></p> <p>It is recommended that the Council agrees not to allocate this site within the Proposed Local Development Plan.</p>	
Newtown St Boswells	BNEWT002 (Land North West of the Holmes Barns)	<p>The contributor considers this site offers a strong opportunity for employment/business land within one of the Borders fastest growing settlements. The Council has pinpointed Newtown St Boswells as a settlement for growth. It has substantial new housing planned. It is considered that new commerce around the town must be proactively planned for. Given the active frontage on the A68 and interest shown by CW Properties, the contributor considers that the subject site represents a strong opportunity for employment uses. Alternatively, the site could be seen as a form of Phase 1 that then leads to the currently allocated lands adjacent. The site is available for development for this use. The subject site again would face onto the major urban expansion located on lands opposite and would, in time, naturally integrate into the new expanded settlement. The lands provide an opportunity to assist in bolstering the overall business case in extending the railway onto Hawick/Carlisle and economic development in general. CW Properties are a locally based established development company who would welcome the opportunity to develop this site for a range of employment uses.</p> <p>(136)</p>	<p>The site assessment concluded the following: <i>'Whilst the principle of business land at this location is considered to be acceptable, there is already a substantial area of land designated for business use within the Local Development Plan 2016 (BNEWT001) to the immediate north of the site. Furthermore, any development of this site would be limited by the area that would be required for the provision of a roundabout required as part of the Newtown St. Boswells Development Framework.</i></p> <p><i>There is a high voltage electricity cable running across the site which would require to be relocated and it is understood there is waste material under the site which may make construction more expensive. These matters would require to be considered as part of any development.</i></p>	It is recommended that the Council agrees not to allocate this site (BNEWT002) within the Proposed Local Development Plan.

			<p><i>Due to the proximity of the site to existing residential properties and the potential conflict of uses, use classes 5 or 6 may be difficult to support from an Environmental Health point of view.</i></p> <p><i>There is no Waste Water Treatment Works to serve any development at this location.</i></p> <p><i>It is considered that given the extensive existing business allocation at Tweed Horizons (BNEWT001) and the potential issue of any development on this site interfering with any future roundabout required as part of the Newtown St. Boswells Development Framework that this site is not currently appropriate for development. It is not considered that the submission has justified the need for business land at this location.'</i></p> <p>For the aforesaid reasons, the site should not be included within the Proposed LDP for business/industrial land.</p>	
Newtown St Boswells	General	The extension of the Borders Railway southwards to Hawick via Newtown would help facilitate the future expansion of St. Boswells/Newtown. (7)	Comments noted and agreed.	No action required.
Tweedbank	MTWEE002 (Lowood)	Section 5 of the MIR deals specifically with 'Planning for Housing' and references the need for the Council to maintain a five-year supply of effective housing at all times. It adds an important	This site was allocated with an indicative capacity of 300 units through the process of the Council's Supplementary Guidance on	No action required.

		<p>reference that “a site is only considered to be effective where it can be demonstrated that within five years it will be free of constraints and can be developed for housing”. For the reasons set out and in the supporting report prepared by JLL it is considered that the Lowood site is not effective. Section 5.3 of the MIR references the LDP Examination of 2016 and the housing land shortfall of 916 units identified by the Reporter. With regard to the Tweedbank site, it is the largest proposed housing allocation at some 300 units making up some 37% of the overall housing land requirement addressed in the SG - it was intended to deliver 300 units within the current LDP period of 2016-21. Although the site is formally allocated within the LDP, and now forms part of the Council’s established housing land supply, for the reasons set out in this response there are serious question marks over the effectiveness of the site. Notwithstanding the fact that the Council seems to have purchased the Lowood Estate on an unconditional basis, there is, it is considered, strong justification for removing the allocation and pursuing more deliverable and effective housing land opportunities that can represent the right development in the right place in line with the Council’s overarching aims and objectives. Section 5.11 of the MIR sets out that “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 site should be considered for removal”. Section 5.12 refers to main issues and sets out that given the</p>	<p>Housing. This was approved by the Scottish Ministers. The allocation of this site for mixed use development has therefore been accepted and cannot now be questioned.</p> <p>It is contended the site is within a highly attractive landscape setting in a central location within a well-established housing market area. The site adjoins the Tweedbank Railway terminus and is in compliance with the principles of the Railway Blueprint. It is not suggested that the indicative number of units will be built within a 5-year period. This was not a requirement of the SG on Housing. Typically, a site of this size in the Borders may take some time to be completed notwithstanding the fact the Council remains clear the site will be a highly popular option for potential housebuilders and house purchasers.</p>	
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		<p>established housing land supply in the LDP and low completion rates, together with low housing land requirements within the proposed SESPlan, it is anticipated that the LDP2 is unlikely to require a significant number of new housing allocations. Nevertheless, the Council has proposed additional sites and has through the Call for Sites exercise a range of opportunities which it is considered present much more effective and environmentally acceptable housing land solutions than pursuing over-development at the highly sensitive Tweedbank site. (92)</p>		
Selkirk	ASELK030 (Land to the West of Calton Cottage)	<p>Object to the exclusion of the site from the MIR. The following points must be considered:</p> <ul style="list-style-type: none"> • Although the site lies outwith the settlement boundary of Selkirk, the bus and footpath routes could be extended slightly to ensure that the site is not detached from local amenities in the town. • Road infrastructure could be constructed in order to link the site with the existing road infrastructure. This is within the control of the applicant and could be addressed through developer contributions. • It is not unusual for settlement boundaries to be extended to incorporate sites which otherwise have good potential. (11) 	<p>The site (ASELK030) was previously considered at the 'Pre MIR' stage and was not included within the MIR. The site assessment concluded the following:</p> <p><i>'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 was follows and remains relevant to this proposal:</i></p> <p><i>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.</i></p> <p><i>There are two existing housing</i></p>	<p>It is recommended that the Council agrees not to allocate this site (ASELK030) within the Proposed Local Development Plan.</p>

			<p><i>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.</i></p> <p><i>Overall, the site's poor relationship with Selkirk prevents the site from progressing to Stage 2 assessment.</i></p> <p><i>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.'</i></p> <p>It is recommended that the Council agrees not to allocate this site within the Proposed Local Development Plan.</p>	
Selkirk	ASELK031 (Land North of Bannerfield)	<p>Object to the exclusion of the site from the MIR. The following points must be considered:</p> <ul style="list-style-type: none"> • The scale of the site could be extended or reduced. The owner would consider detached 	<p>The site (ASELK031) was previously considered at the 'Pre MIR' stage and was not included within the MIR. The site</p>	<p>It is recommended that the Council agrees not to allocate this site</p>

		<p>villa style development should that be deemed most appropriate.</p> <ul style="list-style-type: none"> • The issues related to topography and infrastructure are not considered to be impossible and could add additional amenity and desirability to the site. (11) 	<p>assessment concluded the following:</p> <p><i>'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.</i></p> <p><i>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.</i></p> <p><i>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,</i></p>	<p>(ASELK031) within the Proposed Local Development Plan.</p>
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			<p><i>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.</i></p> <p><i>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.'</i></p> <p>It is recommended that the Council agrees not to allocate this site within the Proposed Local Development Plan.</p>	
Selkirk	ASELK032 (Philiphaugh Nursery)	<p>Object to the exclusion of the site from the MIR. The following points must be considered:</p> <ul style="list-style-type: none"> • The site has been incorrectly safeguarded as 	<p>The site (ASELK032) was previously considered at the 'Pre MIR' stage and was not included</p>	<p>It is recommended that the Council agrees not to</p>

		<p>key green space within the LDP 2016. It is understandable the nearby sports fields, recreational areas, cricket field, rugby, football ground etc. would form part of this key greenspace, however the site in question is privately owned and could not be guaranteed to deliver the objectives of the key green space.</p> <ul style="list-style-type: none"> • It is understood archaeological investigations would be required. • Confident, due to the extent of land ownership, that the current accesses could be amended and developed which may impact on the indicative capacity but would overcome the issue relating to visibility and horizontal alignment of the A708 in order to integrate with the existing street network. (11) 	<p>within the MIR. The site assessment concluded the following:</p> <p><i>‘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 was as follows, this remains relevant to this current assessment:</i></p> <p><i>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.</i></p> <p><i>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.</i></p> <p><i>Whilst the Roads Officer may be in a position to support a reduced size,</i></p>	<p>allocate this site (ASELK032) within the Proposed Local Development Plan. However, it is recommended that the boundaries of Key Greenspace (GSSELK001) named Selkirk Football Club are amended to exclude the existing residential property and associated garden ground/orchard.</p>
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			<p><i>this would not overcome the fact that the site is a Key Greenspace.'</i></p> <p>As noted above, the site previously fell within the Key Greenspace allocation GSSELK001 named 'Selkirk Football Club'. It would appear the site in question has been included within this Key Greenspace allocation in error as the site is clearly an orchard associated with the existing dwellinghouse and does not form part of the pitches associated with Selkirk Football Club. It is proposed that this is rectified. However, the other issues raised above mean that this site cannot be supported for residential development.</p>	
Selkirk	ASELK040 (Philiphaugh Mill)	<p>SEPA continue to maintain that this site should not be included in the LDP2 for the same reasons as outlined in their previous responses:</p> <p>Due to the site being in a sparsely developed area and a proposed increase in sensitivity from commercial to residential SEPA do not consider that it meets with the requirements of Scottish Planning Policy and their position without prejudice is unlikely to change. SEPA have a shared duty with Scottish Ministers and other responsible authorities under the Flood Risk Management (Scotland) Act 2009 to reduce overall flood risk and promote sustainable flood risk management. The cornerstone of sustainable flood risk management is the avoidance of flood risk in the first instance. Therefore, SEPA recommend that this site is removed from the</p>	<p>SEPA consider the site to be in a 'sparsely developed area'. The Council can confirm that the site is located within the settlement boundary of Selkirk as defined by the Local Development Plan 2016. The site has been allocated in previous years for redevelopment given its former use as a fish farm and the Council's desire to see the site regenerated. The development of the site for residential development is regarded as acceptable in principle. The site is located immediately adjacent to existing residential properties and is accessed along Ettrickhaugh Road which is residential in character.</p>	<p>It is recommended that the Council agrees to allocate this site (ASELK040) within the Proposed Local Development Plan.</p>

		Local Development Plan. (119)	<p>The Council refutes the view that the site is within a 'sparsely developed area'</p> <p>The site is protected from flood risk as a result of the Selkirk Flood Protection Scheme which was completed in February 2017. The scheme provides protection to a 1 in 200 year event plus climate change. The presence of the scheme and the level of protection it affords complies with SEPA Planning Information Note 4 and also SEPA Flood Risk and Land Use Vulnerability Guidance in relation to development behind flood defences in a built up area.</p>	
Selkirk	ASELK040 (Philiphaugh Mill)	Historic Environment Scotland (HES) note that this site is fully within Inventory Battlefield BTL14-Battle of Philiphaugh. HES are content with the principle of development here, subject to robust application of local and national policy. (164)	Comments noted and agreed.	It is recommended that the Council agrees to allocate this site (ASELK040) within the Proposed Local Development Plan.
Selkirk	ASELK040 (Philiphaugh Mill)	Whilst the contributor thinks it is very important to identify sites in or around Selkirk – because many in the town would support growth in order to bring new vitality to the community, ASELK040 is at too much risk of flooding. The contributor recognises that considerable flood protection work has been done and that embankments surround this site these only protect against a forecast frequency of massive flooding – there is a significant residual risk and this site is the most southerly site that would be first impacted by over flooding of the Ettrick. This site should be deleted. (206)	The site is protected from flood risk as a result of the Selkirk Flood Protection Scheme which was completed in February 2017. The scheme provides protection to a 1 in 200 year event plus climate change. The presence of the scheme and the level of protection it affords complies with SEPA Planning Information Note 4 and also SEPA Flood Risk and Land Use Vulnerability Guidance in	It is recommended that the Council agrees to allocate this site (ASELK040) within the Proposed Local Development Plan.

			relation to development behind flood defences in a built up area.	
Selkirk	ASELK040 (Philiphaugh Mill)	The Selkirk and District Community Council recognises the need for a robust masterplan for this neglected area of the town - with formal discussion with SEPA to resolve their concern re flood risk – especially after the successful completion of the extensive flood protection scheme (which SEPA was party to). Any master planning to identify and include environmental and infrastructural protection. (305)	Comments noted. It is not anticipated that a Masterplan would be prepared for this for, however, any planning application submitted for the site would be considered against environmental and infrastructure policies.	It is recommended that the Council agrees to allocate this site (ASELK040) within the Proposed Local Development Plan.
Selkirk	ASELK041 (Philiphaugh 2)	The contributor suggests that this site should be allocated for the following reasons: <ul style="list-style-type: none"> • The site is located within the confines of the settlement boundary of Selkirk. • The site represents a natural “infill” housing opportunity and can take advantage of the recent and significant upgrade to the flood defences within Selkirk. • There is strong mainstream and affordable housing requirements within the town which are not currently being met by the relatively low level of allocated sites. • The site is located close to community facilities, cycle paths, public transport and Selkirk town centre. • It is a sustainable and deliverable site. • It is accepted that technical reports on matters such as flooding would be required at the application stage. • Given the site is “white land” within the current settlement boundary it is requested that the land is allocated for housing with an indicative capacity of c. 15 dwellings. (128 1of2) 	The site assessment concluded the following: <p><i>‘The site is a greenfield site, and has flooded in the past. SEPA object to the allocation of the site on flooding grounds on the basis that despite the recent Selkirk Flood Protection Scheme, the site is at risk of flooding. The Council’s Flood Team, however, refute this view and consider that the site is now protected from the 0.5% AEP Event. The Council has recently agreed a planning permission in principle application (PPP) for a residential development on this site. This application has now been referred to Scottish Ministers due to an objection from SEPA.</i></p> <p><i>There is moderate risk to biodiversity and River Tweed SAC mitigation would be required. Accessibility to local services is acceptable. Archaeological</i></p>	It is recommended that the Council agrees not to allocate this site (ASELK041) within the Proposed Local Development Plan.

			<p><i>investigation and mitigation required. Setting of registered battlefield requires consideration. In principle it is considered that the site offers a suitable location for housing. Trees in association with the mill lade would require to be retained and an adequate buffer must be enforced to ensure their successful retention. Site acceptable from a physical access/road capacity point of view and should be linked to existing path network. Possible contamination would require to be investigated and mitigated.</i></p> <p><i>Whilst the site is considered acceptable in principle for residential development, the flood risk objections raised by SEPA would require further discussion. It is considered that this site is of a scale which would not accommodate a significant number of properties. Whilst the indicative number proposed is 15, the planning application discussed above states an indicative number of 6. Given this and the fact the planning application has been referred to Scottish Ministers for this infill site, it is recommended that the site is not taken forward for inclusion within the Proposed Plan. It is acknowledged that the site could be considered again for inclusion in a future LDP.'</i></p>	
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Selkirk	ASELK043 (Land North of Selkirk Golf Club)	Contributor suggests an alternative site on land to the north of the Golf Club which is currently outwith the settlement boundary of Selkirk as defined by the LDP 2016. It is proposed for a residential development of 30 units. The contributor states the following: <ul style="list-style-type: none"> • There is a strong demand for good quality new housing in the Selkirk area. • There are no obvious constraints. • Water and electricity are available to the edge of the site. • The site has good road frontage to the A7 and A699. • Public transport is an important factor and the A7 trunk road is an important factor in terms of access to Hawick, Galashiels etc. (113) 	The site assessment concluded the following: <i>'The site is physically separated from the settlement of Selkirk by the A7 and A699 and is on a prominent approach into the town, being on higher ground. The A7 currently acts as a physical barrier. The proposal is not supported by the Roads Officer due to this separation as pedestrian integration would be problematic. This would be further exacerbated if/when the Selkirk Bypass is provided. It is not considered that this site should be taken forward into the Proposed LDP for the aforesaid reasons'.</i> It is recommended that the Council agrees not to allocate this site within the Proposed Local Development Plan for the aforesaid reasons.	It is recommended that the Council agrees not to allocate this site (ASELK043) within the Proposed Local Development Plan.
Selkirk	General	The contributor believes that if the potential bypass route was properly surveyed, it would free up land presently sterilised by indecision over the planned route. (258)	Comments noted. As this project has no funding nor definitive support from the Scottish Government at this time, there is currently no scope to undertake a detailed survey of the potential route.	No action required.
Selkirk	General	With regard to Selkirk, new build housing take-up has been limited in recent years and this therefore argues against whether there is a justification for allocating further land for housing needs. However, there has been recent development emphasis on extensions and the development of small brownfield sites or plots inserted into larger garden ground via change of use powers.	Comments noted. It is noted that there is a planning application currently pending consideration for the erection of 13 dwellinghouses on land at Kerr's Land (19/00074/FUL). This is a longstanding allocated site (ESE2). Following public consultation prior to	No action required.

		<p>There is also a continuing need for affordable housing – provided it is provided in a central location and convenient to transport/ shops/ services. Avoid discriminating against the needy! (305)</p>	<p>the Main Issues Report publication, it was established that there is demand in Selkirk for new build properties but these are very rarely forthcoming to the market. Finding land for housing allocations in Selkirk is challenging for a number of reasons including topography, access and flood risk objections from SEPA. However, it is considered there is sufficient land allocated to satisfy demand within the LDP period.</p>	
Stichill	ASTIC003, Land North West of Eildon View	<p>The contributor objects to the exclusion of the site within the Main Issues Report. The contributor addresses the issues raised as part of the site assessment for ASTIC003. (13)</p> <p>The contributor states that although there are no key services provided in Stichill the village is on the number 66 bus route to Earlston or Kelso. The contributor also states it would not be the first village within the Scottish Borders without services to see development. Although Stichill has no Primary School or Secondary School it will be within the catchment for those in Ednam and Kelso. (13)</p> <p>The contributor states that it appears the main concern of development of this site is related to the site access. The contributor states the matter was address by additional information provided in August 2017 which provided two alternative access routes. The contributor acknowledges the second alternative route is longer than desirable however it remains a viable alternative. The most suitable alternative access route is a short</p>	<p>The site (ASTIC003) was previously considered at the 'Pre MIR' stage and was not included within the MIR. The site assessment concluded the following:</p> <p><i>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:</i></p> <p><i>The site was previous considered in the preparation of the Local Plan. The site was rejected on roads access grounds.</i></p> <p><i>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</i></p>	<p>It is recommended that the Council agrees not to allocate this site (ASTIC003) within the Proposed Local Development Plan.</p>

		<p>distance and could easily be provided as it is within the same ownership and could provide access for two-way traffic or alternatively a one-way system incorporating the exiting access under the to the former Stichill House. As detailed in the overall site assessment conclusion for 2018 these alternative accesses need to be assessed fully and the contributor requests the Council conduct an accompanied site inspection. (13)</p> <p>The contributor states the site has significant interest from local developers. Although most developers would not consider 16 units to represent a relatively large scale development the contributor would consider reducing the capacity should the Council feel this would make a difference to the site's viability and sustainability. The contributor would like the Council to reconsider the site's status within the Main Issues Report. (13)</p>	<p><i>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.</i></p> <p><i>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.</i></p> <p><i>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.</i></p> <p><i>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.</i></p>	
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			<p><i>Overall, it is considered that there are better sites available in the Central Housing Market Area and the site should not be considered further."</i></p> <p>OVERALL CONCLUSION 2018: <i>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.</i></p> <p>It is recommended that the Council agrees not to allocate this site within</p>	
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			the Proposed Local Development Plan.	
Galashiels / Hawick / Walkerburn	General	Borders towns such as Galashiels, Hawick (233) and Walkerburn would benefit from increased housing to bring greater life and vitality to them and to help stem the loss of residents and to reinvigorate these areas. (149, 229)	Comments noted. Sites are identified within these settlements for housing development as well as redevelopment opportunities.	No action required.
Galashiels / Melrose / Stow	General	The contributor suggests that housing would be best located in Galashiels, Melrose and Stow due to the railway. (300)	Comments noted. Sites are identified within these settlements for housing development. The Central Strategic Development Area, which incorporates both Galashiels and Hawick, seeks to direct growth to these areas. However, this does not mean other areas should be ignored.	No action required.
Galashiels / Tweedbank	General	Millions of pounds have been invested in the Tweedbank railway line, surely its common sense to build more houses there and it would help their local economy. It gets more like a ghost town every time we visit, let's face it Galashiels is not a tourist hotspot and the contributor doesn't mean that in a detrimental way. (51)	The Strategic Development Plan requires strategic growth in the Scottish Borders to be directed to this Central area as well as the Eastern and Western Borders. Towns within these areas, including Galashiels, 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. The LDP addresses these matters.	No action required.
Galashiels / Tweedbank	General	The reopening of the railway line to Galashiels and Tweedbank suggests that it would be logical to try and develop areas around the rail link, which would encourage people to use more sustainable transport. (139)	Comments noted and agreed. The LDP addresses this.	No action required.

Galashiels / Tweedbank / Melrose	General	A site should be identified adjacent to the railway (within the Galashiels/Tweedbank/Melrose area) where a retirement village for the ageing population could be established. Being close to the railway would make the development particularly attractive as it would enable ready access to Edinburgh for an age group where car ownership may be less. The development would also benefit from being close to the Borders General Hospital. The contributor suggests various broad sites within the Galashiels/Tweedbank/Melrose area. (90)	A site at Tweedbank (Lowood, MTWEE002) is identified for mixed use development within the Plan. This is a substantial site of 34ha with an indicative capacity of 300 dwelling units. It is possible that the site could accommodate a care facility for the elderly.	No action required.
Planning for Housing: Question 7	Railway Corridor – Edinburgh to Galashiels	With regard to the location of whatever is determined to be the necessary additional quantity of housing, what consideration has been given to achieving this requirement by means of building a new town similar to Cardrona at a sensible point along the railway line from Galashiels to Edinburgh? Surely this is a sensible option to pursue given the taxpayers' huge investment in the railway and the ability through such an approach for residents to be close to but not encroaching upon a major Borders town (Galashiels). (73)	The option of a new settlement is one which can be considered and may become a focus in the future. The Council is content, however, that at this point in time the requisite housing figures can be accommodated within/adjacent to existing settlements where a range of services and infrastructure is available.	No action required.
Planning for Housing: Question 7	General	The contributor suggests old mills in Hawick are used and converted into flats or apartments. (296)	The Council encourages the redevelopment of former mill buildings through Policy ED5 – Regeneration. The Local Development Plan allocates redevelopment opportunities across the Borders, although these allocations are not exhaustive. The aim of this policy is to encourage redevelopment of such allocations for a variety of uses including housing, employment or retailing which will support the opportunity of	No action required.

			bringing such land back into productive use and to enhance the surrounding environment.	
Planning for Housing: Question 7	General	Network Rail (NR) do not wish to make comment on the generality of the preferred/alternative options for housing but wish the Council to take cognisance of the likelihood of new housing at settlements served by the Borders Railway to be significantly more sustainable than other sites within the area. Sites which allow residents to walk or cycle to stations should be prioritised. Notwithstanding existing allocations (noted at Tweedbank in particular), NR are disappointed that not more correlation with this principle exists with only one 'Alternative' proposal at Galashiels put forward (Netherbarns). (294)	Comments noted. The Proposed Local Development Plan seeks to promote the most sustainable means of travel and does seek to allocate sites within settlements served by the Borders Railway. This has proved difficult in Galashiels and Stow where various constraints to development are pertinent. Due to other constraints, it has proved difficult to identify sites within Galashiels although one site has been identified at Netherbarns.	No action required.
Planning for Housing: Question 7	General	Peebles Civic Society note that the MIR does not mention in the Eildon Locality any longer term housing developments in comparison to Tweeddale. (30)	The Main Issues Report did not propose any further longer term housing development within the Eildon Locality as these already exist within the Scottish Borders Local Development Plan 2016 and these will be carried forward into the Proposed Plan. It is not considered necessary to propose further longer tern housing development within the Eildon Locality	No action required.

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?

Main Issue	Sub Issue	Summary of Main Issues Raised	Proposed Response to Main Issues Raised	Recommendation
Darnick, Denholm, Dolphinton, Eddleston, Gordon, Grantshouse, Greenlaw, Hawick, Jedburgh, Oxton, Peebles, Smailholm & Westruther	All preferred housing sites	<p>The contributor agrees with all the preferred options for housing within the MIR. (171, 230, 263, 274)</p> <p>SEPA agree with the preferred options for additional housing sites as proposed in the MIR. During the course of the call for sites exercise they provided comment in terms of flood risk, the water environment and co-location with SEPA-regulated processes with regards to a range of additional potential housing sites. During that process, they identified sites which should not be included within the plan. (119)</p>	<p>Comments are noted</p> <p>It should be noted that the housing site (AEDDL009) in Eddleston was included within the Main Issues Report. However, throughout the course of the MIR consultation process it became evident that the northern part of the site was in a separate ownership. Therefore, the site was reduced in size, the site capacity reduced and a new site code plotted as (AEDDL010). The site (AEDDL010) is proposed for inclusion within the Proposed LDP.</p>	<p>It is recommended that the Council agree not to allocate the following sites within the Proposed Local Development Plan; (ADENH006) Denholm, (ADOLP004) Dolphinton, (AEDDL009) Eddleston and (ASMAI002) Smailholm.</p> <p>It is recommended that the Council agree to allocate the following sites within the Proposed Local Development Plan; (ADARN005) Darnick, (AEDDL010) Eddleston, (AGORD004) Gordon, (AGRAN004) Grantshouse, (AGREE009)</p>

				Greenlaw, (AHAWI027) Hawick, (AJEDB018) Jedburgh, (AOXTO010) Oxton, (APEEB056) Peebles and (AWESR002) Westruther.
Darnick, Denholm, Dolphinton, Eddleston, Gordon, Grantshouse, Greenlaw, Hawick, Jedburgh, Oxton, Peebles, Smailholm & Westruther	All preferred housing sites	The contributor disagrees with all the preferred options for housing within the MIR. (90, 166, 172, 207, 209, 233) The contributor disagrees with all the preferred site allocations set out within the MIR and contend that there is a need to identify further appropriate housing land opportunities with the Western Borders area to ensure that demand is met and pressure on Peebles is reduced. (117)	Comments are noted. Comments are noted regarding the Western Borders. The Proposed LDP identifies a range and choice of housing sites throughout the Scottish Borders. It should be noted that due to a number of physical and infrastructure constraints further housing site options are limited. The Council appointed consultants to prepare a study to identify both potential short and long term housing options and their findings have influenced the housing proposals within the Tweeddale area. It should be noted that the housing site (AEDDL009) in Eddleston was included within the Main Issues Report. However, throughout	It is recommended that the Council agree not to allocate the following sites within the Proposed Local Development Plan; (ADENH006) Denholm, (ADOLP004) Dolphinton, (AEDDL009) Eddleston and (ASMAI002) Smailholm. It is recommended that the Council agree to allocate the following sites within the Proposed Local Development Plan; (ADARN005) Darnick, (AEDDL010) Eddleston,

			<p>the course of the MIR consultation process is became evident that the northern part of the site was in a separate ownership. Therefore, the site was reduced in size, the site capacity reduced and a new site code plotted as (AEDDL010). The site (AEDDL010) is proposed for inclusion within the Proposed LDP.</p>	<p>(AGORD004) Gordon, (AGRAN004) Grantshouse, (AGREE009) Greenlaw, (AHAWI027) Hawick, (AJEDB018) Jedburgh, (AOXTO010) Oxton, (APEEB056) Peebles and (AWESR002) Westruther.</p>
<p>Ancrum, Coldstream, Crailing, Darnick, Dolphinton, Denholm, Eckford, Eddleston, Ednam, Galashiels, Gordon, Grantshouse, Greenlaw, Hawick, Jedburgh, Melrose, Oxton, Peebles, Reston, Selkirk, Smailholm, Westruther</p>	<p>All preferred and alternative sites</p>	<p>The contributor disagrees with all the housing options (preferred and alternative) within the MIR. (95, 150, 170, 175, 193,194, 204, 217, 265)</p>	<p>Comments are noted.</p> <p>It should be noted that the housing site (AEDDL009) in Eddleston was included within the Main Issues Report. However, throughout the course of the MIR consultation process is became evident that the northern part of the site was in a separate ownership. Therefore, the site was reduced in size, the site capacity reduced and a new site code plotted as (AEDDL010). The site (AEDDL010) is proposed for inclusion within the Proposed LDP.</p>	<p>It is recommended that the Council agree not to allocate the following sites within the Proposed Local Development Plan; (AANCR002) Ancrum, (ACRAI004) Crailing, (ADENH006) Denholm, (ADOLP004) Dolphinton, (AECKF002) Eckford, (AEDDL008) Eddleston, (AEDDL009) Eddleston,</p>

				<p>(AEDNA011) Ednam, (AEDNA013) Ednam, (AGREE008), Greenlaw and (ASMAI002) Smailholm.</p> <p>It is recommended that the Council agree to allocate the following sites within the Proposed Local Development Plan; (ACOLD014) Coldstream, (ADARN005) Darnick, (AEDDL010) Eddleston, (AGALA029) Galashiels, (AGORD004) Gordon, (AGRAN004) Grantshouse, (AGREE009) Greenlaw, (AHAWI027) Hawick, (AJEDB018) Jedburgh, (AOXTO010), Oxton, (AMELR013) Melrose,</p>
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				(APEEB056) Peebles. (AREST005) Reston, (ASELK040) Selkirk and (AWESR002) Westruther.
Ancrum, Coldstream, Crailing, Darnick, Dolphinton, Denholm, Eckford, Eddleston, Ednam, Galashiels, Gordon, Grantshouse, Greenlaw, Hawick, Jedburgh, Melrose, Oxton, Peebles, Reston, Selkirk, Smailholm, Westruther	All preferred and alternative sites	The contributor agrees with the preferred and alternative housing options within the MIR (259, 262) The contributor generally agrees , but difficult to comment when sites are across various settlements. (289)	Comments are noted. It should be noted that the housing site (AEDDL009) in Eddleston was included within the Main Issues Report. However, throughout the course of the MIR consultation process it became evident that the northern part of the site was in a separate ownership. Therefore, the site was reduced in size, the site capacity reduced and a new site code plotted as (AEDDL010). The site (AEDDL010) is proposed for inclusion within the Proposed LDP.	It is recommended that the Council agree not to allocate the following sites within the Proposed Local Development Plan; (AANCR002) Ancrum, (ACRAI004) Crailing, (ADENH006) Denholm, (ADOLP004) Dolphinton, (AECKF002) Eckford, (AEDDL008) Eddleston, (AEDDL009) Eddleston, (AEDNA011), Ednam, (AEDNA013) Ednam, (AGREE008), Greenlaw and (ASMAI002) Smailholm.

				<p>It is recommended that the Council agree to allocate the following sites within the Proposed Local Development Plan; (ACOLD014) Coldstream, (ADARN005) Darnick, (AEDDL010) Eddleston, (AGALA029) Galashiels, (AGORD004) Gordon, (AGRAN004) Grantshouse, (AGREE009) Greenlaw, (AHAWI027) Hawick, (AJEDB018) Jedburgh, (AOXTO010), Oxton, (AMELR013) Melrose, (APEEB056) Peebles, (AREST005) Reston, (ASELK040) Selkirk and (AWESR002) Westruther.</p>
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<p>Ancrum, Coldstream, Crailing, Darnick, Dolphinton, Denholm, Eckford, Eddleston, Ednam, Galashiels, Gordon, Grantshouse, Greenlaw, Hawick, Jedburgh, Melrose, Oxtou, Peebles, Reston, Selkirk, Smailholm, Westruther</p>	<p>All preferred and alternative sites</p>	<p>Scottish Water support any of the preferred or additional housing land supply sites emerging from the report. They accept that there are pressures to identify land for development near or next to their treatment works. They strive to ensure the impact of their activities is kept to a minimum.</p> <p>Any development in close proximity to their works, increases the risk of odour and/or noise complaints from residents in these new developments. Scottish Water would expect a reasonable stand-off distance to be applied in this instance where no units (including garden areas) are permitted. In addition, an odour impact assessment must be carried out by the developer to understand when additional measures are required to mitigate potential odour nuisance.</p> <p>Access is required to treatment works 24 hours a day, 365 days a year by maintenance vehicles, articulated vehicles and tankers.</p> <p>Early engagement with Scottish Water is essential and they are currently planning to deliver water growth investment in and around Peebles to ensure existing and future customers continue to receive a high quality service which they have come to expect.</p> <p>They recognise that there is a degree of uncertainty around the final housing numbers and locations at this time. It is vital that Scottish Water deliver the most sustainable solution for future growth in this catchment and therefore continue to work closely with the Council to support sustainable economic growth as they progress with the Council's preferred spatial strategy emerging from the LDP. (323)</p>	<p>Comments are noted.</p> <p>Scottish Water were consulted on all sites contained within the Main Issues Report. It should be noted they their comments were taken on board in the site requirements, for any sites ultimately included within the Proposed LDP.</p> <p>It should be noted that Scottish Borders Council will continue to have regular update meetings with Scottish Water and SEPA, to ensure that they are kept up to date with developments and the progress of the LDP.</p> <p>It should be noted that the housing site (AEDDL009) in Eddleston was included within the Main Issues Report. However, throughout the course of the MIR consultation process is became evident that the northern part of the site was in a separate ownership. Therefore, the site was reduced in size, the site capacity reduced and a new site code plotted as (AEDDL010). The site (AEDDL010) is proposed for</p>	<p>It is recommended that the Council agree not to allocate the following sites within the Proposed Local Development Plan; (AANCR002) Ancrum, (ACRAI004) Crailing, (ADENH006) Denholm, (ADOLP004) Dolphinton, (AECKF002) Eckford, (AEDNA011), Ednam (AEDDL008) Eddleston, (AEDDL009) Eddleston, (AEDNA013) Ednam, (AGREE008), Greenlaw and (ASMAI002) Smailholm.</p> <p>It is recommended that the Council agree to allocate the following sites within the Proposed Local Development Plan; (ACOLD014)</p>
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			inclusion within the Proposed LDP.	Coldstream, (ADARN005) Darnick, (AEDDL010) Eddleston, (AGALA029) Galashiels, (AGORD004) Gordon, (AGRAN004) Grantshouse, (AGREE009) Greenlaw, (AHAWI027) Hawick, (AJEDB018) Jedburgh, (AOXTO010), Oxton, (AMELR013) Melrose, (APEEB056) Peebles, (AREST005) Reston, (ASELK040) Selkirk and (AWESR002) Westruther.
Planning for Housing: Question 7	Affordable housing	The contributor states that there must not be a minimum amount of social housing, there must be a reasonable amount. (203)	Comments are noted. Scottish Planning Policy (SPP) sets out that ' <i>the level of affordable housing required as a contribution within a market site should generally be no more than</i>	No action required.

			<p><i>25% of the total number of houses'.</i></p> <p>Policy HD1: Affordable Housing Delivery contained within the Proposed LDP, aims to ensure that new housing development provides an appropriate range and choice of 'affordable' units as well as mainstream market housing. The policy states that decision making will be guided by the Council's SPG on Affordable Housing although, in accordance with SPP, the level of contribution within a market site will generally be no more than 25% of the total number of houses. The percentage may be varied depending on the site characteristics or the information available on local need. The SPG sets out the threshold requirement for on-site affordable housing and commuted sum contributions.</p>	
Planning for Housing: Question 7	Affordable housing	The contributor agrees and states that we need to encourage young people to live and settle in the Scottish Borders so we need to provide affordable but excellent quality housing to buy and to rent. (301)	Comments are noted.	No action required.
Planning for Housing: Question 7	Alternative locations for development	The contributor suggests alternative locations for development; Galashiels, Hawick, Peniculk and West Linton. (227)	<p>Comments are noted.</p> <p>It should be noted that Peniculk is not located within</p>	No action required.

			<p>the Scottish Borders. Furthermore, the Proposed LDP proposes a range and choice of sites throughout the Scottish Borders.</p> <p>The contributor does not suggest specific sites, rather alternative settlements for development. Any additional sites submitted for consideration as part of the 'MIR Consultation' process have been subject to a full site assessment and consultation.</p>	
<p>Planning for Housing: Question 7</p>	<p>Allocations</p>	<p>The contributor would support a range of sizes and locations of sites being allocated within the emerging LDP to support different scales of house builders from small scale home builders, to larger home builders. This would allow a range and choice for delivery of new homes. Over reliance on smaller sites will not allow meaningful and sustained housing growth within the Borders to be achieved.</p> <p>They do not support the consultation on preferred and alternative allocations within the MIR at this stage in the absence of an approved SDP and clarity on the number of new homes required and question the accuracy on all levels of the housing numbers provided with both the MIR and the Technical Note. (306)</p>	<p>Comments are noted.</p> <p>The Proposed LDP includes a range of sites, in respect of size and location, throughout the Scottish Borders. This ensures that there is a range and choice of sites available for developers.</p> <p>Comments are noted regarding the consultation on the MIR. The MIR was prepared based upon the housing land requirement set out within the SESPlan Proposed Plan, which was derived from the HND A 2015. This was in accordance with the SESPlan Housing Background Paper (October</p>	<p>No action required.</p>

			<p>2016), which set out the background, process and justification for the housing supply targets and housing land requirements.</p> <p>The current SDP was approved in June 2013. However, the proposed SDP which was intended to replace SDP 2013 was rejected by Scottish Ministers on the 16th May 2019. QC advice was that, whilst out of date, SDP 2013 remains the approved Strategic Plan and must therefore continue to be referred to. However advice also stated that whilst the proposed SDP was rejected there are elements of the supporting technical papers and documents which helped guide the proposed SDP and incorporate more up to date positions, which should be considered as material considerations. HNDA2 is at present the most up to date and therefore reliable assessment of housing need and demand in the SESPlan area.</p> <p>Appendix 2 of the Proposed Plan and the Housing Technical Note set out the</p>	
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			housing land requirement and contributions towards the requirement for the Scottish Borders. The housing supply target and housing land requirement are informed by the HNDA2.	
Planning for Housing: Question 7	Ancient trees and woodland	The contributor states that their main concern is the impact on the ancient woodland and ancient and veteran trees. They cannot agree with many of the instances where it is required that boundary features should be retained 'where possible' because in some instances they have identified ancient woodland, and also there could be ancient or veteran trees present around the site boundary, such features are irreplaceable and should be protected from adverse impacts of development. Scottish Planning Policy (SPP) states that ancient woodland and trees should be protected. They suggest that the wording 'where possible' is replaced with 'where appropriate'. In instances where ancient woodland, and/or veteran or ancient trees have been identified these features must be retained and protected from adverse impacts of development. In all instances where additional planting is required, the contributor would like to see planting with native tree species, appropriate to the site conditions, and sources and grown in the UK. (199)	Comments are noted. The contributor provided comments on specific sites in respect of the ancient woodland and ancient & veteran trees, as part of the 'MIR Consultation' process. It should be noted that these site specific comments have been noted and incorporated where considered necessary. The comments and responses to the individual sites are contained within these tables.	No action required.
Planning for Housing: Question 7	Approach to identification of housing	The contributor disagrees with the approach which has been taken in the MIR to the identification of sites. States that based on the SESplan figures, very little need is identified and Scottish Borders has a massive figure of 8,586 units identified within LDP's, of which 3,469 units are 'effective'. Queries the following; <ul style="list-style-type: none"> • Why is the effective figure so low at 40% of the total and what actions are you taking to increase that percentage; • When you have nearly 10 years effective housing 	Comments are noted. Firstly, the MIR was prepared based on the 2018 HLA. The effective housing land supply set out within the 2018 HLA was 3,668 units. The remainder of the established housing land supply is either programmed as potentially effective (Years 6 & 7), post	No action required.

		<p>land supply and need only 5+, why are SBC looking for more sites;</p> <ul style="list-style-type: none"> • The current over supply is more than enough to accommodate the problems of getting sites available in the right places in a rural area. <p>The contributor raises the following issues with the proposed policy;</p> <ul style="list-style-type: none"> • Such a massive over supply of sites, over the requirement risks development taking place in locations that are not the 1st preference of the Council; • Why are the Council identifying so many potential new sites? • The real focus should be on the needs which are now chronic underinvestment in the services and infrastructure to meet the existing housing and those sites. Schools, roads, medical facilities are the top priorities, not more housing. (206) 	<p>year 7 or constrained. It should be noted that the programming of sites within the HLA can only be a reasonable expression of what can be developed within the time periods and there is a significant degree of uncertainty beyond years 2 and 3. Within the Scottish Borders, programming of the HLA continues to be challenging, due to market conditions being experienced in recent years and the difficulty for developers and potential buyers to obtain finance. A number of sites will be programmed in years 6 & 7 or constrained due to the phasing of developments or marketability.</p> <p>It should be noted that the Housing Technical Note has been updated to sit alongside the Proposed LDP and updated to reflect the 2019 HLA.</p> <p>The new allocations within the Proposed LDP provide additional flexibility within the LDP and have been through a detailed site assessment process.</p>	
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			<p>It should be noted that whilst overall the allocations within the Proposed LDP meet the housing land requirements, in a number of areas, these are concentrated within specific settlements. This is especially evident within the Peebles area. The Council must ensure that there is a range and choice of sites throughout all of the Scottish Borders.</p> <p>Comments are noted regarding investment in infrastructure and services. It should be noted that Education, NHS and the Council's Roads Planning Service were consulted on all the sites included within the MIR.</p>	
Planning for Housing: Question 7	Areas for future housing	<p>The contributor states that housing allocations should be in the following areas:</p> <ul style="list-style-type: none"> • With the best communications such as Tweedbank; • With the highest levels of deprivation and housing need; • In new towns allocated near the new Border Railway, with good road access to the main border towns and • As satellites to existing towns such as occurred with Cardrona next to Peebles. (25) 	<p>Comments are noted.</p> <p>In respect of Tweedbank, it should be noted that a new housing allocation was brought forward as part of the Housing SG (MTWEE002), with an indicative site capacity for 300 units.</p> <p>The Proposed LDP allocates a range and choice of sites (sizes and locations) across the whole of the Scottish</p>	No action required.

			<p>Borders. This ensures that there is a range and choice for developers.</p> <p>There are a range of sites currently allocated within proximity of the Borders Railway. As part of the Proposed LDP housing sites are proposed in Darnick (ADARN005), Galashiels (AGALA029) and Melrose (AMELR013) which are all within close proximity to the Borders Railway.</p> <p>Comments are noted regarding new towns. It should be noted that as a result of the complexity of the work involved in preparing the infrastructure and design of any new settlements, there are no new settlements included within the Proposed LDP. It is considered the housing land supply within the LDP is satisfactory without the need to consider a new settlement at this point in time.</p> <p>In respect of satellites to existing towns near Peebles, it is noted that a longer term mixed use site is included within the Proposed LDP at</p>	
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			Cardrona (SCARD002) and a business & industrial site at Eshiels (BESHI001).	
Planning for Housing: Question 7	Areas for self-building	The contributor recommends setting aside a number of small areas of land around the Borders within identified sites for self-building. (96)	<p>Comments are noted.</p> <p>It should be noted that the Proposed LDP2 provides a range of allocations across the Scottish Borders, in terms of size and location. The LDP cannot set restrictions that allocations can only be for self-build properties.</p> <p>However, the Local Housing Strategy (LHS) looks for opportunities to encourage and promote self or custom builds. It states that SBC's 'Housing in the Countryside' policies encourage small scale development of building groups, which stimulate self-builds.</p>	No action required.
Planning for Housing: Question 7	Brownfield sites	The contributors do not agree there should be any large scale developments out with the town boundaries. The contributors would not object to brown field sites being developed within the town along with industrial premises if possible. (257)	<p>Comments are noted.</p> <p>The Proposed LDP2 includes re-development allocations throughout the Scottish Borders, which are brownfield sites within development boundaries.</p> <p>It should be noted that the Council must allocate sufficient land, to ensure there is enough to meet the</p>	No action required.

			housing land requirement and business & industrial needs for the Scottish Borders. This would not be achievable solely through allocating brownfield land within the development boundaries. Therefore, there is a need to allocate greenfield sites outwith development boundaries, to ensure that the Proposed LDP2 provides sufficient land for housing and business & industrial needs throughout the Scottish Borders.	
Planning for Housing: Question 7	Distribution of housing	The contributor states that SESplan Proposed Plan HLR is 3,841 houses for the Scottish Borders. Equity and fairness suggests that these should be spread across the terrain to enable the additional housing to boost all areas. Concentration of eg 10% of the total in Eshiels, plus the allocation to Peebles, Cardrona etc deprives other areas, whilst putting strain on the infrastructure, attractiveness and amenities of Peebles and environs. (197)	<p>Comments are noted.</p> <p>The comments refer to the distribution of proposed sites included within the MIR, within Eshiels, Peebles and Cardrona.</p> <p>The options contained within the MIR set out preferred and alternative proposals for housing, mixed use and business & industrial allocations across the Scottish Borders. It should be noted that since the 'MIR Consultation', these have been refined and 15 housing and 1 mixed use allocation are proposed to be taken forward within the Proposed</p>	No action required.

			<p>LDP.</p> <p>It should be noted that the mixed use allocations which were contained within the MIR, in Eshiels (MESH001 & MESH002) and Peebles (SPEEB008) have not been taken forward for inclusion within the Proposed LDP. A potential longer term mixed use site has been included within the Proposed LDP for development in Cardrona (SCARD002). The housing allocations (APEEB056) in Peebles and (AEDDL010) in Eddleston have been included within the Proposed LDP. However the housing sites in Eddleston (AEDDL008) and (AEDDL009) have not been included. Likewise, the potential longer term housing sites in Eddleston (SEDDL001) and Peebles (SPEEB009) have not been included either.</p> <p>The proposed allocations included within the LDP provide for a range and choice of sites throughout the Scottish Borders.</p>	
Planning for Housing:	Distribution of housing	The contributor questions why 30% of the proposed preferred/proposed housing units required in this plan in	Comments are noted.	No action required.

<p>Question 7</p>		<p>the Peebles/Eshiels area when the geographical span of the Scottish Borders is so great. The contributor states that there are other areas of the Borders which still require investment and regeneration (including brownfield sites), this includes Walkerburn, Galashiels and Hawick. (276)</p>	<p>The comments refer to the distribution of proposed sites included within the MIR within Peebles and Eshiels. The contributor states that there are other areas which require investment and regeneration including Walkerburn, Galashiels and Hawick.</p> <p>It should be noted that the Proposed LDP provides a range and choice of allocations throughout the whole Scottish Borders.</p> <p>In respect of Walkerburn, there are already two existing housing allocations within the adopted LDP (AWALK005 & TW200), alongside a redevelopment allocation (zR200). It should be noted that it is proposed to carry these sites forward into the Proposed LDP.</p> <p>In respect of Galashiels, the Proposed LDP includes a housing site (AGALA029) and a business and industrial allocation (BGALA006). The existing undeveloped allocations are proposed to be carried forward into the Proposed LDP.</p>	
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			<p>In respect of Hawick, the Proposed LDP includes a housing site (AHAWI027), two business and industrial sites (BHAWI003 & BHAWI004) and two redevelopment sites (RHAWI017 & RHAWI018).</p> <p>It is considered that these allocations ensure that a variety of sites are provided across the Scottish Borders for development, for a range of uses.</p>	
Planning for Housing: Question 7	Distribution of housing	The contributor states that the citizens of Galashiels, Selkirk, Kelso and Eyemouth etc, will be dismayed that the Council have ignored the chance of developing their towns in a sensitive, sustainable manner. (155)	The LDP provides a wide range of housing/business land options within these towns and a key theme throughout the LDP is the promotion of sustainability and high quality placemaking and design.	No action required.
Planning for Housing: Question 7	Effectiveness of sites in the Housing Land Audit	<p>The contributor states that based on the effective housing land supply within the 2017 HLA, it is suggested that each year there will be significant over supply. The contributor has provided a table showing this over supply for 2018-2024.</p> <p>The contributor highlights that many of the site within the HLA are owned by private land owners and whilst technically they have the ability to release these for development if there is no demand for these sites within</p>	<p>Comments are noted.</p> <p>The MIR was prepared based upon the housing land requirements set out within the SESPlan Proposed Plan, which was derived from the HNDA 2015. This was in accordance with the SESPlan Housing</p>	No action required.

		<p>with the owners consider an appropriate return then the sites will be unlikely to come forward. Rolling forward historic sites that have been in the audit for an extend period does not ensure that housing land requirements are met as the sites are clearly unviable, undeliverable or unmarketable. They note that 6 of the 7 sites added in the previous 5 years have delivered new homes. They state that this shows that when new sites come available with clear developer interest from the outset then the rate of deliver if considerably greater than those which have been in the supply for longer.</p> <p><u>Berwickshire HMA</u></p> <p>The contributor sets out findings and conclusions from the HLA in respect of the HMA's. The contributor raises the following concerns;</p> <ul style="list-style-type: none"> • A large number of sites have been in the HLA 10 years or more; • The majority of sites within the Berwickshire HMA, pre-date the recession and whilst not listed as being 'constrained' due to their age and persistent failure to deliver, are clearly unviable options for developers; • Sites owned by private individuals reduces the possibility of sites being developed quickly after planning permission is granted and thus reducing the actual effective land supply of the site over the plan period; • Of the 9 sites added within the Berwickshire HMA in the last 5 years, only 4 sites have both planning permission and a registered house builder; • The remainder of the site within the Southern HMA do not have a developer and do not appear to have a pending or approved planning 	<p>Background Paper (October 2016), which set out the background, process and justification for the housing supply targets and housing land requirement.</p> <p>In respect of the HLA programming and the effective housing land supply, it should be noted that an estimate of the timescale for delivery of housing projects has been continually difficult due to the downturn in the housing market and drop in housing development nationally. The programming of sites within the audit can only be a reasonable expression of what can be developed within the time periods and there is a significant degree of uncertainty beyond years 2 and 3. It should be noted that as part of the HLA process, local/national developers and land owners with an interest in sites included within the audit have been contacted to obtain their input into the programming process and to identify any relevant constraints. Where this information has been received, it has been</p>	
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		<p>application, this reduces their chance of becoming truly effective over the planner period;</p> <ul style="list-style-type: none"> • Of the 11 sites added within the Northern HMA in the last 5 years, 5 of those sites do not have developers associated with them and 3 of the sites do not have any form of planning permission or pending application. The 5 sites currently with no developers associated with them, represent 220 units of 'effective' supply over the 5 year plan period, however without approved planning permission or a developer aligned it is highly unlikely these will be developed in the next 5 years, clearly reducing the supply in the Northern HMA; • Within the Central HMA, half of all the sites within the HLA significantly predate the recession and as the Central market area is the populated and desirable area within the Borders, the only reason for these sites to have not come forward is due to the fact they are not effective, either through marketability, viability and/or are constrained in some other manner; • Within the Central HMA, 11 sites have been added to the HMA within the last 5 years. However the contributor questions the deliverability of these sites given the lack of developer interest or planning consent and highlights the ineffective nature of older sites in the audit and that the supply of truly effective housing sites is significantly lower than that states in the HLA. <p>The contributor raises concerns that there is an over reliance on a historical and ineffective housing land supply to meet the Council's housing land requirements. They do not provide a range and choice of viable land for</p>	<p>incorporated into the audit report.</p> <p>It should be noted that as part of the Proposed Plan process, a review of existing allocations within the adopted LDP was undertaken. Letters were sent out to owners of longstanding allocated sites requesting details of commitments to ensure development is likely to progress. The responses were taken into consideration in the production of the MIR. As a result, 6 sites are proposed for de-allocation (including a re-allocation to business & industrial use) as part of the Proposed Plan process. There are 6 housing sites proposed for inclusion within the Proposed LDP within the Berwickshire HMA. It is considered that the undeveloped sites being carried forward, as well as the new allocations are sufficient for the Proposed LDP period.</p> <p>It is noted that a number of sites have been in the audit 10 years or more. However, again re-iterating the above point, the completions have</p>	
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		<p>housing in locations where the market wants to deliver, and most importantly do not provide development opportunities for Galashiels. (129)</p>	<p>dropped since the recession and a number of local builders have ceased trading. This has resulted in a number of sites stalling or being delayed in recent years.</p> <p>It is considered that the Proposed LDP, between new allocations and allocations being carried over from the adopted LDP, does provide a range and choice of sites throughout the Scottish Borders. A recent mixed use allocation was brought forward in Tweedbank as part of the Housing SG, with an indicative site capacity for 300 units. As discussed above, it is increasingly difficult to programme which sites are likely to come forward, therefore the programming is only a reasonable expression of what can be developed within the time periods.</p>	
<p>Planning for Housing: Question 7</p>	<p>Historical completions</p>	<p>The contributor outlines the previous completion rate within each of the HMA's. The state that it is evident that despite the HLA identifying multiple sites across each HLA as effective, the annual output from these sites is very limited. This is symptomatic of an aged supply with concealed constraints. What is notable, is that of those sites added to the HLA within the past 5 years, 6 or 7 have delivered new homes since their addition. (129)</p>	<p>Comments are noted.</p> <p>In respect of the HLA programming and the effective housing land supply, it should be noted that an estimate of the timescale for delivery of housing projects</p>	<p>No action required.</p>

			<p>has been continually difficult due to the downturn in the housing market and drop in housing development nationally. The programming of sites within the audit can only be a reasonable expression of what can be developed within the time periods and there is a significant degree of uncertainty beyond years 2 and 3.</p> <p>It should be noted that as part of the HLA process, local/national developers and land owners with an interest in sites included within the audit have been contacted to obtain their input into the programming process and to identify any relevant constraints. Where this information has been received, it has been incorporated into the audit report.</p>	
Planning for Housing: Question 7	Housing land supply	The contributor states that the MIR is contradictory on the requirements for housing land, as stated in the preceding paragraph, the LDP2 must incorporate a generous supply of housing land. Paragraph 5.12 of the MIR states, 'Given the established housing land supply in the LDP, low completion rates and low housing land requirement within the proposed SESplan, it is anticipated that the LDP2 is unlikely to require a significant number of new housing allocations'. (318)	<p>Comments are noted.</p> <p>Scottish Planning Policy (SPP) requires Councils to identify a generous supply of land for housing within all housing market areas, across a range of tenures, maintaining a 5 year supply</p>	No action required.

			<p>of effective housing land at all times. The supply of land (established housing land supply) is monitored annually through the Housing Land Audit process (HLA).</p> <p>Therefore, Council's must ensure that the established housing land supply is sufficient to meet the housing land requirement for 10 years beyond the date of adoption.</p> <p>Paragraph 5.12 makes reference to the fact that taking into consideration the established housing land supply, low completion rate and low housing land requirements within the Proposed SESPlan, it is anticipated that the Proposed LDP is unlikely to require a significant number of new housing allocations.</p> <p>Further to the 'MIR Consultation', 15 housing allocations and 1 mixed use allocation are included within the Proposed LDP, totalling 567 additional units. These allocations will provide additional flexibility to the existing established housing land supply.</p>	
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<p>Planning for Housing: Question 7</p>	<p>Housing land supply</p>	<p>The contributor states that the Scottish Borders would appear to be in the fortunate position of having a generous supply of housing land following the approval of the Housing SG. Any changes to the SESPlan could affect the situation and acknowledges that it may be some time before house completion rates in the Borders pick up. (7)</p>	<p>Comments are noted.</p> <p>The MIR was prepared based upon the housing land requirement set out within the SESPlan Proposed Plan, which was derived from the HNDA 2015. This was in accordance with the SESPlan Housing Background Paper (October 2016), which set out the background, process and justification for the housing supply targets and housing land requirements.</p> <p>The current SDP was approved in June 2013. However, the proposed SDP which was intended to replace SDP 2013 was rejected by Scottish Ministers on the 16th May 2019. QC advice was that, whilst out of date, SDP 2013 remains the approved Strategic Plan and must therefore continue to be referred to. However advice also stated that whilst the proposed SDP was rejected there are elements of the supporting technical papers and documents which helped guide the proposed SDP and incorporate more up to date positions, which should be</p>	<p>No action required.</p>
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			<p>considered as material considerations. HNDA2 is at present the most up to date and therefore reliable assessment of housing need and demand in the SESPlan area.</p> <p>Appendix 2 of the Proposed Plan and the Housing Technical Note set out the housing land requirement and contributions towards the requirement for the Scottish Borders. The housing supply target and housing land requirement are informed by the HNDA2.</p>	
Planning for Housing: Question 7	Housing land supply	The contributor states that their client fully supports the efforts to identify a generous supply of land for housing, in line with SPP, and to maintain a 5 year effective housing land supply at all times. They acknowledge that in order to ensure an adequate and effective housing land supply, there is a requirement by SBC to test the likelihood that sites allocated within the LDP will be developed. In this regard, their client supports SBC efforts to remove sites which have been allocated for a significant period, but which have no development interest from either the land owner or development industry. (10)	<p>Comments are noted.</p> <p>It should be noted that as part of the Proposed LDP, the existing allocations in the adopted LDP were subject to review. In line with national planning policy, in preparing the new LDP, it is important that allocated sites are considered to be deliverable. This is particularly relevant to allocated sites which encompass an element of housing, as there is little point in having sites allocated for housing which are recognised within the Council's housing land</p>	No action required.

			<p>supply, if in reality such sites may never be developed.</p> <p>A review of the existing allocations within the adopted LDP was undertaken. Letters were sent out to owners of longstanding allocated sites requesting details of commitments to ensure development is likely to progress. The responses were taken into consideration in the production of the MIR.</p> <p>As a result, the Proposed LDP proposes to de-allocate 6 sites (including a re-allocation to business & industrial use), totalling 108 units.</p>	
Planning for Housing: Question 7	Housing land supply	<p>The contributor objects to the suggested strategy that the LDP2 will not require a significant number of new housing sites, given an established housing land supply, low completion rates and low housing land requirement.</p> <p>The contributor agrees with Homes for Scotland's position that the SESplan 2 housing supply tables should be amended to resolve arithmetical errors in the Reporter's findings for the Examination (relating to the HNDA backlog).</p> <p>They therefore contend that the proposed LDP2 MIR housing strategy is flawed, given the potential risk to delivery. The contributor recommends that SBC look to identify further housing sites on effective land, in locations where developers have identified as a place</p>	<p>Comments are noted.</p> <p>The MIR was prepared based upon the housing land requirement set out within the SESPlan Proposed Plan, which was derived from the HNDA 2015. This was in accordance with the SESPlan Housing Background Paper (October 2016), which set out the background, process and justification for the housing supply targets and housing land requirements.</p>	No action required.

		<p>where people want to live and where they wish to build. (114)</p>	<p>The comments regarding the status of SESPlan 2 are acknowledged. The current SDP was approved in June 2013. However, the proposed SDP which was intended to replace SDP 2013 was rejected by Scottish Ministers on the 16th May 2019. QC advice was that, whilst out of date, SDP 2013 remains the approved Strategic Plan and must therefore continue to be referred to. However advice also stated that whilst the proposed SDP was rejected there are elements of the supporting technical papers and documents which helped guide the proposed SDP and incorporate more up to date positions, which should be considered as material considerations. HNDA2 is at present the most up to date and therefore reliable assessment of housing need and demand in the SESPlan area.</p> <p>Appendix 2 of the Proposed Plan and the Housing Technical Note set out the housing land requirement and contributions towards the requirement for the Scottish</p>	
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			Borders. The housing supply target and housing land requirement are informed by the HNDA2.	
Planning for Housing: Question 7	Housing land supply	<p>The contributor notes that Table 3 'Housing Land Requirement' is contrary to Scottish Planning Policy as well as the Report of Examination for SESplan 2. The period for the housing land requirement is from 2011/12 to 2029/30.</p> <p>The MIR therefore is not able to determine whether or not all the preferred and alternative options will be sufficient to meet the housing land requirement in full. Until SESplan 2 is approved by Ministers, the LDP2 cannot determine whether a significant number of new housing sites are required or not.(311)</p>	<p>Comments are noted.</p> <p>The MIR was prepared based upon the housing land requirement set out within the SESPlan Proposed Plan, which was derived from the HNDA 2015. This was in accordance with the SESPlan Housing Background Paper (October 2016), which set out the background, process and justification for the housing supply targets and housing land requirements.</p> <p>The comments regarding the status of SESPlan 2 are acknowledged. The current SDP was approved in June 2013. However, the proposed SDP which was intended to replace SDP 2013 was rejected by Scottish Ministers on the 16th May 2019. QC advice was that, whilst out of date, SDP 2013 remains the approved Strategic Plan and must therefore continue to be referred to. However advice also stated that whilst the proposed SDP was rejected</p>	No action required.

			<p>there are elements of the supporting technical papers and documents which helped guide the proposed SDP and incorporate more up to date positions, which should be considered as material considerations. HNDA2 is at present the most up to date and therefore reliable assessment of housing need and demand in the SESPlan area.</p> <p>Appendix 2 of the Proposed Plan and the Housing Technical Note set out the housing land requirement and contributions towards the requirement for the Scottish Borders. The housing supply target and housing land requirement are informed by the HNDA2.</p>	
Planning for Housing: Question 7	Housing land supply	<p>The contributor states that there is a requirement for the LDP2 Proposed Plan to use the most recent housing dataset that emanates from the SESplan 2 Examination/Adoption. The contributor sets out their own table/figures for the Scottish Borders housing land requirement throughout the submission, including constrained/non effective sites.</p> <p>The contributor refers to the housing land requirement set out within the Scottish Borders Supplementary Guidance on Housing and which was based on the SESplan Supplementary Guidance (SSG). They state that one requires to look back and understand if the</p>	<p>Comments are noted.</p> <p><u>Housing</u> The MIR was prepared based upon the housing land requirement set out within the SESPlan Proposed Plan, which was derived from the HNDA 2015. This was in accordance with the SESPlan Housing Background Paper (October 2016), which set out the</p>	No action required.

		<p>housing land requirement has been achieved and if not what actions are going to be taken to rectify the shortfall.</p> <p>The contributor makes reference to the Reporter's decision in the recent SESplan 2 Examination, regarding maintaining a five year effective housing land supply at all times and fully accounting for any deficit or surplus in completions against the housing supply target in previous years. The contributor raises concerns regarding an effective land supply within Scottish Borders. They raise concerns regarding an effective housing land supply and previous average annual completions rates.</p> <p>The contributor queries the table 4 contained within the MIR and requires clarity regarding how sites are considered 'potentially effective and post year 7' within the annual HLA.</p> <p>The contributor raises two general conclusions:</p> <ul style="list-style-type: none"> • There is not considered to be a five year effective land supply and • There is 'root and braches' review required of the site deemed to be 'effective' prior to the proposed LDP2 consultation. It would appear that the sites allocated within the current LDP are not entirely 'effective' and will not meet the five year supply targets in full as sought by SPP and SESplan. <p>The main points raised in the submission are outlined below;</p> <p>The contributor states that in short there are arguably a further 1,500 to 3,000 new allocations required in order to meet set targets given the constraints of existing allocated sites. An over reliance on windfall sites should not be advocated by the LDP2 but more modest and</p>	<p>background, process and justification for the housing supply targets and housing land requirements.</p> <p>The comments regarding the status of SESPlan 2 are acknowledged. The current SDP was approved in June 2013. However, the proposed SDP which was intended to replace SDP 2013 was rejected by Scottish Ministers on the 16th May 2019. QC advice was that, whilst out of date, SDP 2013 remains the approved Strategic Plan and must therefore continue to be referred to. However advice also stated that whilst the proposed SDP was rejected there are elements of the supporting technical papers and documents which helped guide the proposed SDP and incorporate more up to date positions, which should be considered as material considerations. HNDA2 is at present the most up to date and therefore reliable assessment of housing need and demand in the SESPlan area.</p> <p>Appendix 2 of the Proposed Plan and the Housing</p>	
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		<p>deliverable sites added to the housing supply.</p> <p>They state that there should be an increase in the housing land requirement to compensate for the identified shortfall. Over identifying land in locations where there is not significant housing demand is counterproductive and only going to lead to housing targets not being met and pent up demand in areas where developers and people wish to live.</p> <p>The contributor lists sites identified within the LDP but which they consider likely to be constrained in whole or part. This, the need to consider additional opportunities that are likely to be more deliverable within a shorter time frame. They also list sites, which they request are reviewed in greater detail in relation to their general location acceptability and overall deliverability in the short to medium term.</p> <p>The contributor states that there are land allocations totalling a significant number of homes, that they question in terms of being fully deliverable as part of any five year effective land supply or during the lifespan of the current LDP.</p> <p>The contributor lists sites which they request to be reviewed in greater detail in relation to their general location acceptability and overall deliverability in the short to medium term. (117,128,130,131)</p>	<p>Technical Note set out the housing land requirement and contributions towards the requirement for the Scottish Borders. The housing supply target and housing land requirement are informed by the HNDA2.</p> <p>It should be noted that the MIR will not be updated. The next stage in the process will be the public consultation on the Proposed LDP2. Details of the consultation process will be available on the Council's website.</p> <p>It is considered that the Council provides a choice and range of sites throughout the Scottish Borders. This is taking into consideration those new sites proposed as part of the Proposed LDP and those being carried forward from the adopted LDP.</p> <p><u>Review of Sites</u> It should be noted that as part of the Proposed LDP, a review of the existing allocations within the adopted LDP was undertaken. Letters were sent to owners of longstanding allocated sites</p>	
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			<p>requesting details of commitments to ensure development is likely to progress. The responses were taken into consideration in the production of the MIR.</p> <p><u>Effective housing land supply</u></p> <p>In terms of programming the HLA, an estimate of the timescale for delivery of housing projects has been continually difficult due to the downturn in the housing market and drop in housing development nationally. The programming of sites within the HLA can only be a reasonable expression of what can be developed within the time periods and there is a significant degree of uncertainty beyond years 2 and 3. It should be noted that the MIR was based on the 2018 HLA. The methodology for monitoring the 5 year effective housing land supply is set out within Appendix 2 of the adopted LDP. This methodology was subject to Examination and the Reporter made no changes to it. Based on this methodology, the 2018 HLA states that the Council does</p>	
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			<p>have a 5 year effective housing land supply.</p> <p>In terms of the programming, it should be noted that sites programmed for delivery post year 7 and those sites which are constrained/have an element constrained, are likely due to phasing and marketability reasons.</p>	
<p>Planning for Housing: Question 7</p>	<p>Housing land supply</p>	<p>The contributor refers to section 1.7 of the MIR and states that in terms of housing requirements, an indicative figure of 1,000 homes was given by the Council, though it was recognised that this was only aspirational, and that large sites were likely to be few in number. The contributor questions how this number relates to the number of 3,841 houses references in section 1.d of their response and why does Peebles have to take such a high share of the housing requirement. (73)</p>	<p>Comments are noted.</p> <p>The MIR was prepared based upon the housing land requirement set out within the SESPlan Proposed Plan, which was derived from the HNDA 2015. This was in accordance with the SESPlan Housing Background Paper (October 2016), which set out the background, process and justification for the housing supply targets and housing land requirements.</p> <p>The current SDP was approved in June 2013. However, the proposed SDP which was intended to replace SDP 2013 was rejected by Scottish Ministers on the 16th May 2019. QC advice was that, whilst out of date, SDP 2013 remains the</p>	<p>No action required.</p>

			<p>approved Strategic Plan and must therefore continue to be referred to. However advice also stated that whilst the proposed SDP was rejected there are elements of the supporting technical papers and documents which helped guide the proposed SDP and incorporate more up to date positions, which should be considered as material considerations. HNDA2 is at present the most up to date and therefore reliable assessment of housing need and demand in the SESPlan area.</p> <p>Appendix 2 of the Proposed Plan and the Housing Technical Note set out the housing land requirement and contributions towards the requirement for the Scottish Borders. The housing supply target and housing land requirement are informed by the HNDA2.</p> <p>It is noted that a range of preferred and alternative options were included within the MIR. However, the Proposed LDP ultimately includes one housing allocation within Peebles</p>	
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			(APEEB056). Peebles is a town with housing market interest and the LDP process sought to identify options or housing allocations. However, due to a number of constraints e.g topography, requirement for new bridge across the River Tweed, road infrastructure issues in places and flood risk, this is most challenging. It is considered that the Proposed Plan provides a range and choice of sites throughout the Scottish Borders.	
Planning for Housing: Question 7	Housing land supply	The contributor highlights that there is uncertainty over the SDP plan period, there is also significant uncertainty over the HST and HLR in the absence of an approved SDP. There is still a significant difference in the number of homes required by the HLR in the Reporter's recommendations, compared with the Proposed Plan. Therefore, without the clarity of an approved SDP, which HLR should be taken into consideration by the LDP, and over what period should we consider this? (306)	<p>Comments are noted.</p> <p>The MIR was prepared based upon the housing land requirement set out within the SESPlan Proposed Plan, which was derived from the HNDA 2015. This was in accordance with the SESPlan Housing Background Paper (October 2016), which set out the background, process and justification for the housing supply targets and housing land requirements.</p> <p>The comments regarding the status of SESPlan 2 are acknowledged. The current SDP was approved in June</p>	No action required.

			<p>2013. However, the proposed SDP which was intended to replace SDP 2013 was rejected by Scottish Ministers on the 16th May 2019. QC advice was that, whilst out of date, SDP 2013 remains the approved Strategic Plan and must therefore continue to be referred to. However advice also stated that whilst the proposed SDP was rejected there are elements of the supporting technical papers and documents which helped guide the proposed SDP and incorporate more up to date positions, which should be considered as material considerations. HNDA2 is at present the most up to date and therefore reliable assessment of housing need and demand in the SESPlan area.</p> <p>Appendix 2 of the Proposed Plan and the Housing Technical Note set out the housing land requirement and contributions towards the requirement for the Scottish Borders. The housing supply target and housing land requirement are informed by the HNDA2.</p>	
Planning for	Housing land	The contributor has produced their own report (Appendix	Comments are noted.	

<p>Housing: Question 7</p>	<p>supply and delivery</p>	<p>1.1-1.5 within their submission), in respect of housing land supply/delivery/effectiveness of sites within the Scottish Borders. The contributor has also undertaken a review of sites within Peebles (Appendix 2 within their submission). The contributor raises concerns that the housing figures in SBC are flawed and will not deliver the targets set out by SESplan 2. These concerns are outlined below.</p> <p><u>Housing Land Supply</u></p> <p>The contributor raises concerns regarding the rate of completions within the Scottish Borders, over the last five years. At the current rate of completions, the housing supply target would not be achieved and would provide a shortfall of 50 units per annum.</p> <p><u>Effective Land Supply</u></p> <p>The contributor raises the following concerns regarding the effective land supply within the Scottish Borders;</p> <ul style="list-style-type: none"> • Allowance for windfall sites should be excluded from the consideration of effective land supply; • Land currently identified in the HLA as constrained should not be considered to contribute towards the effective housing land supply, as at this point in time it is not expected to become effective; • The land supply is based on an assumption that all sites will be completed within the period, rather than considering the programme of larger allocations and the likely contribution towards the effective 5 year land supply; • SG sites are not all in addition to the effective land supply and there has not been a review of 	<p><u>Housing Figures</u></p> <p>The MIR was prepared based upon the housing land requirement set out within the SESPlan Proposed Plan, which was derived from the HNDA 2015. This was in accordance with the SESPlan Housing Background Paper (October 2016), which set out the background, process and justification for the housing supply targets and housing land requirements.</p> <p>The comments regarding the status of SESPlan 2 are acknowledged. The current SDP was approved in June 2013. However, the proposed SDP which was intended to replace SDP 2013 was rejected by Scottish Ministers on the 16th May 2019. QC advice was that, whilst out of date, SDP 2013 remains the approved Strategic Plan and must therefore continue to be referred to. However advice also stated that whilst the proposed SDP was rejected there are elements of the supporting technical papers and documents which helped guide the proposed SDP and</p>	
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		<p>the effectiveness of these sites undertaken;</p> <ul style="list-style-type: none"> • There is an estimate of completions for the 4 years up to the predicted date of adoption, which would represent an undersupply of 146 units. <p>The contributor sets out their own assessment of the existing and proposed land allocations and an application of programming for these to determine the effective land supply for the next plan period. They conclude that the allocations, do not provide sufficient effective land, to meet the housing delivery targets up to 2030/31.</p> <p><u>Windfall Sites</u></p> <p>SBC have applied a fairly consistent figure of windfall to its projections, however, the inclusion of these sites in the figures in calculating the effective housing land supply is not in accordance with PAN 2/2010.</p> <p><u>Contribution of Small Sites</u></p> <p>The contributor states that the method of calculating the completions on small sites within the SBC HLA in Appendix 3 is unclear. Based on this, there should not be any additional consideration to small sites in identifying the established land supply.</p> <p><u>Review of Existing Land Supply</u></p> <p>The contributor has undertaken a review of the deliverability of the allocations within the other settlements, but it should be noted that of this supply there are allocations that have been in the audit in excess of 10 years with no progress towards delivery. This results in a loss of 395 units from the effective housing land supply within SBC.</p>	<p>incorporate more up to date positions, which should be considered as material considerations. HNDA2 is at present the most up to date and therefore reliable assessment of housing need and demand in the SESPlan area.</p> <p>Appendix 2 of the Proposed Plan and the Housing Technical Note set out the housing land requirement and contributions towards the requirement for the Scottish Borders. The housing supply target and housing land requirement are informed by the HNDA2.</p> <p><u>Effective Housing Land Supply</u></p> <p>All sites with extant planning consent, including windfall sites are included within the housing land audit. Given the rural nature of the Scottish Borders, a large proportion of approvals and completions will be on windfall sites. Therefore, it is considered appropriate to include these within the effective housing land supply. The methodology for monitoring</p>	
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	<p>The contributor has undertaken a review of the existing sites within Peebles (Appendix 1 within their submission), outlining whether the sites are considered to be effective or not.</p> <p><u>Assessment of Overall Housing Supply Target</u></p> <p>The contributor has assessed the overall housing supply target, utilising the existing programming for the settlements within the Strategic Growth locations with amendments made to this in accordance with the review of SG sites, new allocations and the existing effective land supply. The findings indicate that the land available and proposed within the Strategic Growth locations will provide a shortfall of 620 units. They advise that SBC undertake an extensive review of allocated land to determine effectiveness and where appropriate remove allocations to direct resources and investments to locations that can meet the housing need and demand.</p> <p><u>Greenfield Allocations</u></p> <p>Raise concerns that not enough greenfield land is being allocated within Scottish Borders. They state that the Borders has an over reliance on brownfield sites which are, in many cases, not effective or in locations where there is not an established demand.</p> <p><u>Shortfall in level of housing within Peebles</u></p> <p>The contributor has reviewed the allocations in Peebles between 2019 and 2031, detailed in Appendix 2, and the report suggests that across this period there will be a shortfall in the required level of housing, which will subsequently impact on the City Region. Given past trends of below target housing completions, reducing the supply in the Northern area will severely compromise</p>	<p>the effective housing land supply is outlined within Appendix 2 of the adopted LDP. This was subject to Examination and the Reporter made no changes. Therefore, the methodology used in the current HLA is consistent with the adopted LDP.</p> <p>The contributor states that land which is constrained should not be counted towards the effective housing land supply. It should be noted that such sites are not included within the effective housing land supply, as they are not programmed in years 1-5. However they are counted within the overall established housing land supply for the Scottish Borders.</p> <p>The MIR was based on the 2018 HLA. It should be noted that all the Housing SG sites were included within this audit and programmed accordingly.</p> <p><u>Programming of sites</u></p> <p>The contributor has undertaken their programming for a number of</p>	
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		<p>delivery and it is considered that there should be a greater focus on development in Peebles to meet housing targets.</p> <p><u>Rate of Delivery</u></p> <p>The contributor raised concerns at the forecast rate of delivery between 2024 and 2029, which stands out at having low completion rates, within Peebles. This is contained within the report produced by the contributor within their submission.</p> <p>(127)</p>	<p>sites. It should be noted as part of the audit process, landowners and developers are sent a developer form and contribute to the programming process. Any comments received are taken on board in the audit process.</p> <p>It should be noted that programming within the audit is an estimate of the timescale for delivery of housing projects and programming is continually difficult due to the downturn in the housing market and drop in housing development nationally. The programming of sites within the audit can only be a reasonable expression of what can be developed within the time periods and there is a significant degree of uncertainty beyond years 2 and 3.</p> <p><u>Review of Sites</u></p> <p>As part of the Proposed Plan process, the Council undertook a review of the existing allocations within the adopted LDP. Letters were sent out to owners of longstanding allocated sites</p>	
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			<p>requesting details of commitments to ensure development is likely to progress. The responses were taken into consideration in the production of the MIR.</p> <p><u>Greenfield Allocations</u> The contributor states that there is an over reliance on brownfield sites within the Scottish Borders. However, it is considered that the Proposed Plan provides a range of sites throughout the Scottish Borders.</p> <p><u>Shortfall in housing within Peebles</u> The comments are noted. 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</p>	
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			were appointed to prepare a study to identify both potential short and long term housing options and their findings have influenced the housing proposals in Tweeddale within the LDP. Ultimately, one housing site in Peebles (APEEB056) is being taken forward within the Proposed Plan.	
Planning for Housing: Question 7	Housing land provision within smaller settlements	<p>The contributor states that the approach within the MIR is to identify and plan for large scale housing releases in particular centres. As a result many small communities will be physically and socially ossified with an increasingly ageing population.</p> <p>The identification of small sites within each of the Border communities, would allow each village and hamlet to continue to grow, creating opportunities for small locally-based builders and contributing to meeting housing needs not addressed by the national builders. (156, 264)</p>	<p>Comments are noted.</p> <p>The LDP2 allocates a range of housing, mixed use, redevelopment and business & industrial sites throughout the Scottish Borders. This includes a range of sites within the smaller settlements. There are a large number of such undeveloped allocations which will be carried over from the adopted LDP.</p> <p>The MIR identified additional sites over and above those being carried forward from the adopted LDP, to provide additional flexibility.</p>	No action required.
Planning for Housing: Question 7	Housing policies	The contributor states that they would be supportive of the inclusion of policies to support the delivery of homes. Given the nature of the Scottish Borders, we recognise that there are opportunities for small scale home builders to operate and flourish in the region, and we would like to see the inclusion of policies to support these small scale	<p>Comments are noted.</p> <p>The Proposed Plan includes a range of housing allocations throughout settlements across the</p>	No action required.

		<p>home builders in particular, to help to strengthen and encourage this sector of the market, as well as overarching policies supporting the delivery of homes more generally. (306)</p>	<p>Scottish Borders. It also includes a range of housing policies.</p> <p>Policy HD1: Affordable Housing Delivery, aims to ensure that new housing development provides an appropriate range and choice of 'affordable' units as well as mainstream market housing.</p> <p>Policy HD2: Housing in the Countryside, aims to encourage a sustainable pattern of development focused on defined settlements in accordance with the need to support existing services and facilities and to promote sustainable travel patterns.</p> <p>Policy HD6: Housing for Particular Needs, aims to ensure the provision of housing for particular needs throughout the Scottish Borders.</p> <p>The Council's Local Housing Strategy (LHS) sets out a vision for the supply, quality and availability of housing within the Scottish Borders. It provides a framework of action, investment and</p>	
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			<p>partnership working to deliver the local priorities and considers all tenures and types of accommodation and reflects both national priorities and local need. The most up to date LHS covers the period 2017 – 2022.</p> <p>It is considered that the policies and the LHS together support the delivery of new housing within the Scottish Borders.</p>	
<p>Planning for Housing: Question 7</p>	<p>Housing Technical Note</p>	<p>The contributor queries a number of the assumptions made within the Housing Technical Note. They request that the Council provides a far more detailed Housing Technical Note to explain in a robust and transparent way, how all of the assumptions within the 'Planning for Housing' chapter of the MIR have been reached, to allow all parties to be able to analyse these, and comment on their appropriateness.</p> <p>Established Housing Land Supply: Query the inclusion of all post year 7 land supply and the assumption that this will all contribute towards the requirement to 2030/31 without clarification that all of these homes are able to be delivered by 2030/31. It may be that within Scottish Borders without any major strategic land releases, all of these homes are capable of being delivered by 2031, but this is not clear from the Technical Note.</p> <p>Query the inclusion of the constrained units within the supply, as capable of contributing towards the HLR to 2031. There is no explanation within the Technical Note for this, but it suggests that the assumption has been made that all currently constrained sites can be expected</p>	<p>Comments are noted.</p> <p><u>Housing Technical Note</u> The comments regarding the Housing Technical Note are noted. An updated Housing Technical Note has been produced and will be presented to Full Council as a background paper, alongside the Proposed LDP.</p> <p><u>Programming HLA</u> In respect of the programming of the HLA, it should be noted that an estimate of the timescale for delivery of housing projects has been continually difficult due to the downturn in the housing market and drop in housing development nationally. The programming</p>	<p>No action required.</p>

		<p>to become effective within the LDP plan period. No evidence is provided to explain how this assumption has been reached, and how the current constraints will be overcome to allow these homes to come forward into the effective housing land supply and be delivered.</p> <p>Windfall Assumptions: There is no evidence base or explanatory text provided to explain how these windfall assumptions have been reached and what they are based on.</p> <p>Demolition Assumption: No explanation is given for this assumption, so it is not clear why the assumption has been set at this level, nor is it possible to scrutinise this level to determine whether or not it is reasonable.</p> <p>Estimated completions: No explanation has been provided to justify this assumption therefore it is not possible to understand why the authority has taken this approach to estimating completions for the period. This is particularly confusing since the Technical Note uses the effective supply from the latest audit in Tables 4 and 5 as the programmed completions which will contribute towards the housing requirement. The estimated completions in Table 8 are some 338 homes less than the programmed completions in the 2017 audit for the same time period. If the Council believes that the estimated completions in Table 8 are more realistic than those programmed in the audit because the audit contains over inflated programmed completions in some years which are unlikely to actually be delivered, then it should not be using the programmed completions from the audit to inform tables 4 and 5, and should instead set out a robust and transparent justification for using this alternative completions assumption in Table 8 instead. It cannot be the case that two tables use one assumption (Tables 4 and 5) whilst Table 8 uses a different</p>	<p>of sites within the HLA can only be a reasonable expression of what can be developed within the time periods and there is a significant degree of uncertainty beyond years 2 and 3. In terms of the programming, it should be noted that sites programmed for delivery post year 7 and those sites which are constrained/have an element constrained, are likely due to phasing and marketability reasons.</p> <p><u>Windfall Assumptions</u> Comments are noted regarding the windfall assumptions. Windfall sites are sites which come forward unexpectedly and have not been identified through the Plan preparation process. The windfall assumptions were taken from the SESPlan Housing Technical Note 2011 and are outlined within the Housing Technical Note which accompanies the Proposed LDP.</p> <p><u>Demolition Assumptions</u> Comments are noted regarding the demolition assumption. The source of</p>	
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		<p>assumption. Further clarity and evidence are required to be able to scrutinise the number of homes the Council believes will be completed between 2017/18 and 2020/21.</p> <p>Contributions to the Requirement: The issue of an inconsistent approach to the methodology for estimating completions results in Table 10 of the Housing Technical Note being flawed. This table sets out total contributions to the housing requirement from 2017/18 – 2030/31 therefore is a key piece of the Council’s evidence to support the LDP. Amongst other contributions, this table includes a potential land supply figure from the 2017 housing land audit (as set out in Table 4) and then subtracts an estimate of completions from 2017/18 to 2020/21 (as set out in Table 8). Because these two figures are based on different instead of matching assumptions, it means that more homes are estimated as contributing towards the requirement than will be subtracted in the assumption on completions for the same time period. This methodology is not explained anywhere in the Technical Note and is flawed. Given the importance of this table to the decision on the number of homes that are required to be allocated for the emerging LDP, it must be based on a robust methodology. Instead, the table is based on un-evidenced assumptions of windfall and demolitions from 2017/18 to 2030/31 as well as a flawed methodology for the assumption on the number of homes that will contribute towards the requirement from 2017/18 to 2020/21 and the number of estimated completions within this same timeframe. HFS believes table 10 should be reduced by at least 338 units, and potentially more pending the ability to scrutinise a more transparent evidence base. (306)</p>	<p>this was the SESPlan Urban Capacity Study 2009 and again these are outlined within the Housing Technical Note which accompanies the Proposed LDP.</p> <p><u>Estimated Completions</u> Comments are noted regarding the estimated completions. The Housing Technical Note (MIR consultation), accounted for the estimated completions between (2017/18 and 2020/21) and were calculated using a 2 year completions average from the 2016 and 2017 HLA.</p> <p>It should be noted that an updated Housing Technical Note has been produced which will sit alongside the Proposed Plan. This outlines the updated housing position, taking into consideration the 2019 HLA.</p> <p><u>Housing Position</u> The MIR was prepared based upon the housing land requirement set out within the SESPlan Proposed Plan, which was derived from the HNDA 2015. This was in accordance with the</p>	
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			<p>SESPlan Housing Background Paper (October 2016), which set out the background, process and justification for the housing supply targets and housing land requirements.</p> <p>The comments regarding the status of SESPlan 2 are acknowledged. The current SDP was approved in June 2013. However, the proposed SDP which was intended to replace SDP 2013 was rejected by Scottish Ministers on the 16th May 2019. QC advice was that, whilst out of date, SDP 2013 remains the approved Strategic Plan and must therefore continue to be referred to. However advice also stated that whilst the proposed SDP was rejected there are elements of the supporting technical papers and documents which helped guide the proposed SDP and incorporate more up to date positions, which should be considered as material considerations. HNDA2 is at present the most up to date and therefore reliable assessment of housing need and demand in the SESPlan area.</p>	
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			Appendix 2 of the Proposed Plan and the Housing Technical Note set out the housing land requirement and contributions towards the requirement for the Scottish Borders. The housing supply target and housing land requirement are informed by the HNDA2.	
Planning for Housing: Question 7	Inclusion of longer term sites	The contributor notes that, the MIR states that whilst a 'significant number' is not defined the proposals include the use of longer term sites. They question why longer term sites should be included given that a 'significant number' is not anticipated. (277)	<p>The MIR included a range of preferred and alternative options for development. A number of which were existing potential longer term sites identified within the adopted LDP.</p> <p>The Local Plans continue to identify potential longer term sites for development. This enables the Council to identify preferred areas for future expansion and site assessment work to be undertaken. Furthermore, in the event of a housing shortfall, Policy HD4 allows for the release of identified longer term sites is required.</p>	No action required.
Planning for Housing: Question 7	Infrastructure	<p>Contributor 247 states the lack of infrastructure is crucial.</p> <p>Contributor 251 states that we do not want or need this number of extra homes and the sites identified are totally inappropriate. We do not have the schools, medical facilities or infrastructure to support even a fraction of</p>	Comments are noted in respect of infrastructure, schools and medical facilities. All sites included within the MIR were subject to a full site assessment and	No action required.

		<p>these developments.</p> <p>Contributor 276 asks when is a town deemed overdeveloped in relation to its infrastructure. (247, 251, 276)</p>	<p>consultation process (internal and external), including with NHS, Council's Roads Planning Service and Education. The comments were taken on board and site requirements included, where necessary.</p>	
<p>Planning for Housing: Question 7</p>	<p>Local and National house builders – housing delivery</p>	<p>The contributor states that small local housebuilders depend on completions and house sales to remain profitable, national housebuilders are more concerned to maximise returns than to increase output as an end in itself. National housebuilders may use land banks to control the flow of new housing into local markets, and to strengthen their negotiating position with landowners. They raise concerns that there are a number of barriers for small builders in house building. In recent years, there has been a large number of small local builders dissolve. Whilst at the same time, national housebuilders have been largely monopolising house building and land banking within the Scottish Borders. (156, 264)</p> <p>The contributor submitted a background document, highlighting the above, as part of their submission (NHBC: Small house builders and developers). (156)</p>	<p>The LDP cannot allocate sites for specific end users and within the LDP there are a number of small scale allocations and infill opportunities which are unlikely to interest national housebuilders and would be more likely to be developed by smaller local businesses.</p>	<p>No action required.</p>
<p>Planning for Housing: Question 7</p>	<p>Location for future housing</p>	<p>The contributor states that housing should be adjacent to existing towns/villages and not spread all over the countryside. (204)</p>	<p>Comments are noted.</p> <p>It should be noted that the Proposed LDP allocates a range and choice of housing sites throughout the Scottish Borders, both within and adjacent to the existing development boundaries.</p> <p>Any planning applications for development proposals</p>	<p>No action required.</p>

			outwith development boundaries, would need to comply with the rigorous exceptions criteria contained within the Proposed LDP policies, notably of policy HD2: Housing in the Countryside.	
Planning for Housing: Question 7	New town	The contributor states that in respect of the location of whatever is determined to be the necessary additional quantity of housing, what consideration has been given to achieving this requirement by means of building a new town similar to Cardrona at a sensible point along the railway line from Galashiels to Edinburgh? Surely this is a sensible option to pursue given the taxpayers' huge investment in the railway and the ability through such an approach for residents to be close to but not encroaching upon a major Borders town (Galashiels). (73)	<p>Comments are noted regarding a new settlement.</p> <p>The sites included within the Proposed LDP are situated in or around existing settlement. In the longer term it may be that ideas come forward for new 'stand alone' settlements in high demand areas. As a result of the complexity of the work involved in preparing the infrastructure and design of any new settlements, there are no new settlements included within the Proposed Plan. However, the Council is open to well thought through proposals of this kind put forward by developers or landowners so that early consideration can begin, although it is considered the allocations within the LDP are sufficient to meet the requirements within the LDP period.</p>	No action required.
Planning for Housing:	Presentation of housing land	The contributor states that they are disappointed at how housing sites and mixed use sites were shown	Comments are noted regarding the housing and	No action required.

Question 7	numbers, MIR content, and Borders Railway	<p>separately within the MIR. The document did not make it obvious that mixed use sites would also contain housing.</p> <p>In addition the document places a lot of emphasis on the provision of housing but land for expanded public services following the provision of more housing does not seem to be addressed, such as for education or healthcare. When the issue is finally addressed all suitable land will only be available for sale at inflated housing land prices. In general there are reference to encouraging / promoting things which are done by others but less reference to important public services such as education and healthcare.</p> <p>The Borders Railway may well be successful, but it and its potential extension to Carlisle does little for transportation to anyone living in or around Peebles. (96)</p>	<p>mixed use sites layout/presentation within the MIR documents.</p> <p>Comments are noted regarding the provision of services including education and healthcare. As part of the site assessment process, all the sites included within the MIR were subject to internal and external consultation. This included education and NHS. The comments received as part of that process, were taken on board and incorporated within the Proposed Plan.</p> <p>Comments are noted regarding the Borders Railway.</p>	
Planning for Housing: Question 7	Retirement village	<p>The contributor raises concerns that there is a lack of policy on planning how to deal with, and benefit from, the predicted shift in the age demographics of the Scottish Borders. The contributor highlights that there is an opportunity to develop an economic growth boom for an area by the establishment of a retirement village. Any such village needs to provide and promote the availability of recreation and social facilities within a highly attractive development for living in. (90)</p>	<p>Comments are noted regarding the shifting demographics within the Scottish Borders.</p> <p>It would not be within the remit of the Proposed LDP to specifically allocate sites for a retirement village. The allocations for housing provide the opportunity for a range of housing (affordable, market, extra care, retirement etc).</p>	No action required.
Planning for	Sheltered	The contributor states that specific plans within LDP2	Comments are noted	No action required.

Housing: Question 7	housing	(eg) the provision for sheltered accommodation for the elderly are just not there, clearly a huge need given the demographics and figures stated in the document or are the over 65's. This might then free up some housing stock to bring in younger householders and families which would contribute to increased vibrancy, economic footfall across the demographic range and assist the viability of town centres. (197)	regarding the provision for sheltered accommodation. It would not be within the remit of the Proposed LDP to specifically allocate sites for sheltered housing. The allocations for housing provide the opportunity for a range of housing (affordable, market, extra care, retirement etc). The allocated site at Lowood in Tweedbank has been identified as a possible site for a Care Home.	
Planning for Housing: Question 7	Small scale developments	The contributor states that more small scale developments should be allowed in the countryside, up to a maximum of ten units per site. (222)	Comments are noted. The Proposed LDP allocates a range and choice of sites for housing within the Scottish Borders. This includes allocations within smaller villages. Within the countryside, any proposed housing outwith an allocated site will have to comply with the rigorous exceptions criteria contained within the LDP2 policies, notably Policy HD2: Housing in the Countryside.	No action required.
Planning for Housing: Question 7	Split of housing units within a mixed use site sites	The contributor states that it is very difficult to comment on proposals for 'mixed use' land as there is no indication as to what the split between industrial/housing would be. They assume that the unit figures in the MIR for the 'Mixed use' apply to the housing element as there are no	Comments are noted. It should be noted that within the settlement maps for the Proposed LDP, the indicative	No action required.

		unit figures given for the single use Business/Industrial/land use sites. (90)	business and industrial area within mixed use allocations is shown on the map, where possible.	
Planning for Housing: Question 7	Tenure of Housing	The contributor questions whether there is a mis-match between the types of houses needed in the Borders (smaller, affordable units) and the types of housing being built (larger family homes). If so, what steps can be taken to incentivise more of the former, perhaps by reducing developer contributions. Rural communities will need to have housing such that those on local wages can afford to live there. Communities could be helped to develop such housing themselves so that it is both locally owned and managed. (196)	<p>Comments are noted.</p> <p>The Proposed Plan continues to allocate a range and choice of sites for housing throughout the Scottish Borders. The Plan cannot allocate for specific types/densities of housing, for example: extra care, affordable etc.</p> <p>Where certain types of development are proposed, for example affordable housing, there is a relaxation on the developer contributions required.</p>	No action required.
Planning for Housing: Question 7	Windfall Sites	The contributor raises concerns about the addition of the 'windfall' sites after the creation of the 2016 LDP. The 'windfall' sites should only be limited to sites of 20 houses, otherwise the LDP is distorted. They make reference to the following sites in Peebles; Peebles Hydro (31 units), Kingsmeadow House (12 units), Kingsmeadow House II (10 units) and March Street Mills (69 units). They also make reference to the planning application (17/00606/PPP) at Kittlegairy. Thus, the total number of 'windfall' sites amounts to 338 units, bearing in mind that the current LDP plans to build only 225 houses. (30)	<p>The planning process cannot control the number of applications/proposals on windfall sites annually. The Proposed LDP2 must ensure that there is sufficient land allocated to meet the housing land requirement and takes into consideration a windfall estimation in the calculation.</p> <p>It is acknowledged that windfall development will vary annually throughout settlements within the</p>	No action required.

			Scottish Borders. Any windfall proposals will continue to be assessed against Policy PMD5: Infill Development, contained within the Proposed LDP.	
Planning for Housing: Question 7	General	The contributor states that the Council seem to be fixated on shoehorning houses into any space in the face of local opposition. There appears to be no strategy other than extracting the maximum amount of cash in council tax from the inhabitants. (240)	Disagree strongly. All allocations and policies are established via a rigorous consultation LDP process and planning applications are judged taking account of relevant policies, placemaking and design principles and consultations from technical bodies. Third party comments are welcomed, though these comments are not the sole consideration in judging proposals.	No action required.
Planning for Housing: Question 7	General	The contributor states that there should be no change to the existing plans. (288)	Comments are noted.	No action required.
Planning for Housing: Question 7	General	The contributor states that without changes to some allocation boundaries, selection of alternatives and the delivery of development frameworks and briefs, it may be difficult to achieve the place-making and natural heritage objectives set out in the MIR. In this regard, they strongly recommend that the Proposed Plan should adopt a clear format to address these matters and to demonstrate how it will address the policy principles for the planning system as set out within SPP. Given the brevity of the site requirements provided in the MIR, we suggest that one role for the Proposed Plan will	Comments are noted. It should be noted that a number of the allocated sites have a site requirement, stating that a planning brief or masterplan will be undertaken for the site. These are outlined within Appendix 3 of the Proposed Plan.	No action required.

		be to clearly set out what will be required of developers to ensure that their proposals secure and build on the assets of their locations. This could be achieved by including site development briefs for each of the allocations. (213)	It should be noted that a series of site requirements are attached to all allocations within the Proposed Plan. These take on board advice from consultees from the consultation process. The site requirements are not exhaustive and more specific detailed matters are considered at the planning application stage.	
Planning for Housing: Question 7	General	<p>The contributor states that there are other towns such as Hawick, Kelso, Selkirk and Eyemouth that also require foresight, to help them develop and become more sustainable in the years ahead. (185)</p> <p>The contributor questions why there is not more emphasis on housing development in Galashiels and the route along the Borders Railway? (283)</p>	<p>Comments are noted in respect of Hawick, Kelso, Selkirk and Eyemouth. The Proposed LDP includes a range and choice of housing allocations throughout the Scottish Borders, including the aforementioned settlements.</p> <p>It should be noted that there are a number of housing allocations within the Proposed Plan along the Borders Railway corridor. Furthermore, as part of the Housing SG a mixed use allocation was taken forward in Tweedbank, with an indicative capacity for 300 units.</p>	No action required.
Planning for Housing: Question 7	General	The contributor feels that any new housing developments should be future-proofed for the environment e.g. all new houses should have solar PV panels etc. (255)	<p>Comments are noted.</p> <p>Policy PMD2: Quality Standards, aims to ensure</p>	No action required.

			<p>that all new development, not just housing, is of a high quality and respects the environment in which it is contained. The policy states that all new development will be expected to be of a high quality in accordance with sustainability principles, designed to fit with Scottish Borders townscapes and to integrate with its landscape surroundings. The policy sets out a series of criteria in which proposals will be assessed against.</p>	
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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?

Main Issue	Sub Issue	Summary of Main Issues Raised	Proposed Response to Main Issues Raised	Recommendation
Allanton	AALLA001, West of Blackadder Drive	<p>The contributor states that there should be some allocation of housing in Allanton, in respect of this site (AALLA001). Requests re-consideration of the site (AALLA001) and addresses points raised in the previous site assessment, in respect of; site capacity, phasing, fit with the village development pattern, ancient woodland, designed landscape, agricultural land, impact on the character and integrity of the listed buildings and Conservation Area and effectiveness within the LDP period.</p> <p>They state that it is important that all Berwickshire villages should have the capacity for some growth, not least for affordable housing for young families to offset demographic trends.</p> <p>The contributor has submitted supporting information in relation to their submission (AALLA001), making reference to the previous site assessment undertaken by the Council. The contributor states that the site would not threaten the historic pattern of the village plan, development here would be on the axis that created it and the site is tucked away from the Main Street and would not impact directly on the Conservation Area. They state that the site put forward is large, but a smaller site would easily be made available, for 5-6 houses. (326)</p>	<p>The site (AALLA001) was previously considered at the 'Pre MIR' stage and was not included within the MIR. The site was re-submitted for consideration as part of the 'MIR consultation'. However, it is not considered that any additional or new information has been submitted, which required a re-consultation. Therefore, the conclusion from the 'Pre MIR' stage remains valid.</p> <p>There are a number of constraints within and adjacent to the site. Overall, it is not considered that the proposal would be in keeping with the existing linear settlement pattern evident within Allanton, nor would it 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. Furthermore, the Roads Planning Officer cannot support such a proposal.</p> <p>It was concluded that the site should not be included within the Proposed LDP for housing.</p>	It is recommended that the Council agree not to allocate this site within the Proposed Local Development Plan.

Cockburnspath	ACOPA007, Land to North of Hoprig Road	<p>The contributor has submitted a new site for consideration (ACOPA007) for housing. They believe that the small scale housing site put forward provides an excellent opportunity to allow appropriate development in Cockburnspath, in support of local facilities and retention of the local population. The contributor states that the site is located within an area that both SESplan and the current LDP have identified as appropriate for future development. They believe that a new housing development within Cockburnspath is desperately needed as the last housing development was built in the 1990's and the last housing planning application was approved in 2005. Not only would this site contribute to the effective housing land supply but would also contribute to the improvement of Cockburnspath overall.</p> <p>The contributor notes that 2 existing housing allocations (BC10B and BCO4B) within Cockburnspath have not come forward, despite being allocated for many years. Based on market knowledge, they are confident that self-build plots on this site, will sell well, as there is significant growth in the number of people wanting to build their own homes. (132)</p>	<p>The site (ACOPA007) was submitted as part of the 'MIR consultation' process. Following a full site assessment, it was concluded that the site should not be included within the Proposed LDP for housing.</p> <p>The adopted LDP states that development into open fields to the west of Cockburnspath should be avoided to maintain the settlement form. Furthermore, the site is separated from the existing houses along the north of Hoprig Road (The Manse, Gayfield & Romanno). Therefore, for these reasons, it is not considered that the site would maintain or respect the existing settlement form of Cockburnspath. The Roads Planning Officer is also unable to support the development of this site for housing.</p> <p>The proposal is for 3-4 self-build units. It should be noted that it is not the purpose of the LDP to identify and allocate single plots for development, only sites with a capacity of five or more units will be allocated. Furthermore there are two large housing allocations within Cockburnspath, totalling 75 units. Therefore, it is considered that the settlement has sufficient housing allocations for the LDP2 period.</p>	It is recommended that the Council agree not to allocate this site within the Proposed Local Development Plan.
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Cockburnspath	ACOPA008, Land to North of Dunglass Park	<p>The contributor has submitted a new site for consideration (ACOPA008) for housing, as an alternative site to those presented in the MIR. It is put forward either in addition to the two existing housing allocations within the LDP, or as a replacement site for the existing allocation (BCO10B). They state that the land would form an excellent housing allocation option to help serve the growth of Cockburnspath over the expected 10 year LDP2 period. Development of the land would link with the Estate's plans to reuse the Pathhead Farm steadings for mixed use development such as a local hub.</p> <p>The contributor supports the inclusion of the site and puts forward a number of justifications, summarised below;</p> <ul style="list-style-type: none"> • 3rd housing allocation will bring competition and fresh impetus to the delivery of housing in Cockburnspath. Allocated sites have, as yet, failed to deliver any housing; • In line with Council's direction for future development and the site would bring forward much needed housing to sustain the settlement; • The addition of the site could be delivered in conjunction with the (BCO4B) site, should it come forward. A larger housing allocation may attract a volume house builder; • Would help LDP2 to plan strategically for the long term growth of Cockburnspath. It would also channel development in the most logical direction; • Would support key outcome 2 & 9 of the 	<p>The site (ACOPA008) was submitted as part of the 'MIR consultation' process. Following a full site assessment, it was concluded that the site should not be included within the Proposed LDP for housing.</p> <p>Although the preferred area for future expansion lies to the north of Cockburnspath, it is noted that there are currently 2 housing allocations (BCO4B & BCO10B). Given that (BCO4B) remains undeveloped, it is considered that the allocation of any additional land to the north, at this time, would be premature. It is not considered that additional land to the north should be released until such time that (BCO4B) is near completion. This would avoid developing an area to the north, which would effectively be separated from the rest of Cockburnspath.</p> <p>The applicant states within their submission, that this site could substitute the existing allocation (BCO10B) to the south. However, this does not address the issue outlined above regarding the fact that (BCO4B) remains undeveloped.</p> <p>The applicant questions the effectiveness of the existing two housing allocations, stating that they</p>	It is recommended that the Council agree not to allocate this site within the Proposed Local Development Plan.
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		<p>LDP; and</p> <ul style="list-style-type: none"> • Close to Dunbar where further key services and amenities are located and there is excellent existing transport links on the A1 to Dunbar and the rail station/potential Reston station. <p>They argue that the site will help provide delivery of housing in Cockburnspath, and assist the Borders to meet their housing land supply targets.</p> <p>The contributor states that if the Council were of the opinion that three allocations would result in too much development pressure, they consider it reasonable to suggest that the existing allocation (BCO10B) should be de-allocated and replaced with this site. (132)</p>	<p>have not delivered. However, it should be noted that since the recession, overall completion rates for the whole of the Scottish Borders have been low for marketability reasons.</p> <p>In conclusion, it is considered that Cockburnspath has sufficient housing allocations for the LDP2 period.</p>	
Cockburnspath	SBCOP001, Cockburnspath Development Boundary Amendment	<p>The contributor has submitted a proposal for a settlement boundary amendment (SBCOP001). They state that the proposed extension to the settlement boundary, along with the proposed housing site put forward (ACOPA007), directs development to an appropriate location within the settlement which is at a suitable scale. The contributor indicates that the land owner is exploring the possibility for affordable housing within this area, separately.</p> <p>The inclusion of this land presents visual cohesion and a natural build edge of the settlement in this location. (132)</p>	<p>The site (SBCOP001) was submitted as part of the 'MIR consultation' process. Following a full site assessment, it was concluded that the development boundary should not be amended.</p> <p>Although the proposal is for a development boundary amendment, the site is currently an open field, therefore this would allow proposals to essentially be assessed against the infill policy (Policy PMD5: Infill Development). It is not considered that allowing the development boundary amendment would maintain or respect the existing settlement form of Cockburnspath.</p>	It is recommended that the Council agree not to amend the development boundary within the Proposed Local Development Plan.

			<p>Although the Roads Planning Officer did not raise an objection to the development boundary amendment, they raised concerns regarding the potential development of this site in the future. It should be noted that a separate site assessment was undertaken for housing on (ACOPA007), which forms the western part of this site. As part of the consultation, the Roads Planning Officer stated that they cannot support housing on (ACOPA007).</p> <p>It is not considered appropriate to expand a development boundary merely in order to provide infill opportunities within the settlement itself, without a formal allocation.</p> <p>It should be noted that there are two large housing allocations within Cockburnspath and it is considered that these are sufficient for the LDP2 period.</p>	
Coldingham Sands	ACOLH005, Land North West of Creel House	<p>The contributor makes reference to the site (ACOLH005), which was submitted at the 'Call for Sites' stage. They state that the topography of this area has the potential to absorb several houses fitted unobtrusively into the fold of the ground along the footway to the Creel Path, making for a completely natural small extension to the village.</p> <p>The contributor states that it seems there needs to be an input of urban design skills into the LDP</p>	<p>The site (ACOLH005) was previously considered at the 'Pre MIR' stage and was not included within the MIR. The site has been re-submitted for consideration, as part of the 'MIR consultation'. However, it is not considered that any additional or new information has been submitted, which required a re-consultation. Therefore, the</p>	<p>It is recommended that the Council agree not to allocate this site within the Proposed Local Development Plan.</p>

		<p>process to help create a policy more suited to settlements like Coldingham Sands than the <i>'housing in the countryside'</i> policy.</p> <p>An initial step would be to give Coldingham Sands the status of a village and they argue that the development boundary is drawn to include the land adjacent to Creel House.</p> <p>The contributor put forward a paper for 'row housing' in modern rural development, as a contribution to the debate on how to achieve higher standards of design. (327)</p>	<p>conclusion from the 'Pre MIR' stage remains valid.</p> <p>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.</p> <p>It was concluded that the site should not be included within the Proposed LDP for housing.</p>	
Coldstream	ACOLD011, Hillview North 1 (Phase 1)	<p>The contributor objects to the inclusion of the site (ACOLD011) within the Housing SG. They argue that the site is not effective, desirable or deliverable for housing and that it does not meet all the tests within the PAN or key policy criteria/content, for the reasons set out below;</p> <p>Ownership: The contributor queries whether it is feasible to create access to the site. All of the proposed access points involve land in different ownerships and the construction of roads to the site. This process is expensive and legally complex and it must be questionable as to how access will be achieved.</p> <p>Access: The contributor recognises that it has been noted that the extension off to the A6112 would intervene on the industrial estate. Their</p>	<p>The site (ACOLD011) was allocated for housing as part of the Housing SG and was not included within the MIR.</p> <p>The Housing SG was subject to referral to the Scottish Government, who raised no objection to the allocation. As part of the Housing SG, the site was subject to internal & external consultation and a full site assessment. As a result, a number of site requirements are attached to the allocation, including; flood risk, boundary treatment, provision of open space, landscaping, buffer areas, vehicular access, paths/cycle links, Transport</p>	It is recommended that the Council agree to the retention of this allocation within the Proposed Local Development Plan.

	<p>opinion is that this route will result in problems in the long run, where road safety conflicts will arise between residents and the operations of the future industrial development. Again, the contributor states that there must be better development land options than the two sites which avoid such issues.</p> <p>Physical: The contributor raises concerns regarding the topography of the land. In terms of flooding, SEPA flood maps do not show that there is an immediate flood risk to the sites however there is risk of surface water impacts to the east of the site in particular. This will require to be investigated and may affect the amount of development land available. There are other sites within Coldstream and Berwickshire where flood risk is not an issue at all.</p> <p>Prime Quality Agricultural Land: The land is prime quality agricultural land which is capable of producing a wide range of crops. In addition to damaging crop land, vegetation and natural habitat is also likely to be destroyed. This is contrary to Policy ED10. There are other sites within Berwickshire which are more suitable for housing and the good quality land in question should not be developed upon.</p> <p>Distance to Town Centre: The contributor raises concerns regarding the distance from the site to the town centre and other essential amenities.</p> <p>Roads Infrastructure: The contributor advises that they are aware that the Roads Planning Officer has proposed 3 access routes however the contributor is uncertain that these roads have the</p>	<p>Assessment, ecology, archaeology, landscape and play provision.</p> <p>The site is prime quality agricultural land but that does not prevent the development of it. There is a very large area of this designation surrounding Coldstream and it is not considered that its loss will be of any great significance in the circumstances. It should be noted that this site is already allocated for housing and that the adjoining site (BCOLD001) is also located within an area of prime quality agricultural land.</p> <p>The LDP states that the future direction of growth within Coldstream is to the north of the town, adjacent to the existing business & industrial allocation.</p> <p>It is not considered appropriate to remove this allocation from the Proposed LDP, given its recent allocation.</p>	
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		<p>capacity and suitability to support higher volumes of traffic, particularly any route through Hill View or Hartfield Loan. The likelihood of residents taking the car to the town centre would be high due to the long walking distances. Promoting a site which would increase the use of cars is contrary to the aims of Policy PMD1. Extensive car use is detrimental to air quality and may bring adverse health impacts to the area. There are better development site options in Coldstream that are within walking distance of the town centre and other key amenities, such as medical facilities. We consider that housing land closer to amenities in other settlements in Berwickshire is also better in line with respective planning policies than locating development in these locations.</p> <p>Infrastructure: In terms of infrastructure which exists on the site, the need for diversion of a water mains requires to be investigated. Raised concerns regarding the cost of this infrastructure requirement.</p> <p>Question whether the site can be considered effective if longer sections of roads, sewage and water pipes, and major earthworks are required. It appears more logical to allocated sites that are easier to develop, easier in Coldstream or elsewhere in Berwickshire.</p> <p>Placemaking Considerations: The contributor states that the Council appear not to have given due weight to placemaking considerations when allocating/proposing this sites. It is also the case that by allocating remote housing allocations, car usage will be encourages which will then bring adverse impacts on the town centre due to</p>		
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		<p>parking issues and adverse amenity from congestion/air quality.</p> <p>The contributor does not consider that this site meets the placemaking consideration within the existing LDP or associated Supplementary Guidance for the following reasons:</p> <ul style="list-style-type: none">- Development will not have a positive sense of place in relation to the existing settlement of Coldstream, instead the site will be divorced from the settlement, poorly related to the existing built character and beyond a mature planting belt;- Development will not be compatible with the surrounding land uses, the amenity of residents will be dominated by traffic and noise associated with the farm and industrial estate;- Deliver of housing in this location will necessitate the creation of artificial boundaries;- It is unclear how creation of path/cycle linkages will be provided. This is a key issue, the MIR details that the population in the Borders is ageing. However, these housing sites are located far removed from the town centre and key medical facilities. This issue affects prospective residents with mobility issues. The site brings the risk of social isolation, as opposed to bolstering Coldstream and it's key facilities/services;- There are alternative housing sites possible in Coldstream and elsewhere in the Borders, where meaningful connections to existing open spaces and path linkages are realistic; and		
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		<ul style="list-style-type: none"> - Development of an access road through the planted boundary is contrary to Policy EP3. <p>Funding and Marketing: Given the evident challenges of delivering housing, the contributor considers it questionable as to how the sites will be sold to a housing developer. Coldstream has a challenging housing market and it seems illogical to allocate difficult to market housing sites when there are more marketable sites elsewhere in Coldstream and Berwickshire.</p> <p>Land Use Conflict with Farming Operations: The development would severely affect farming operations at Coldstream Mains Farm. The contributor considers that the vehicular movements, site operations, noise and odour from the farm mean that deliverability of housing at the site is seriously in question. In particular there are road safety and health and safety issues due to:</p> <ul style="list-style-type: none"> - Prospective residents gaining access when not permitted; - Mixing with delivery traffic/site operations; - Being subject to noise; and - Being subject to odour/air quality issues. <p>Farming operations and industrial use do not compliment housing allocations sensitively and conflicts will arise. (81)</p>		
Coldstream	ACOLD014, Hillview North I (Phase 2)	The contributor objects to the inclusion of the site (ACOLD014) within the MIR, as an alternative option. They argue that the site is not effective, desirable or deliverable for housing and that it does not meet all the tests within the PAN or key policy criteria/content, for the reasons set out	The comments are noted. The site (ACOLD014) was previously considered at the 'Pre MIR' stage and was included within the MIR as an alternative option for	It is recommended that the Council agree to allocate this site within the Proposed LDP and introductory text

		<p>below;</p> <p>Ownership: The contributor queries whether it is feasible to create access to the site. All of the proposed access points involve land in different ownerships and the construction of roads to the site. This process is expensive and legally complex and it must be questionable as to how access will be achieved.</p> <p>Access: The contributor recognises that it has been noted that the extension off to the A6112 would intervene on the industrial estate. Their opinion is that this route will result in problems in the long run, where road safety conflicts will arise between residents and the operations of the future industrial development. Again, the contributor states that there must be better development land options than the two sites which avoid such issues.</p> <p>Physical: The contributor raises concerns regarding the topography of the land. In terms of flooding, SEPA flood maps do not show that there is an immediate flood risk to the sites however there is risk of surface water impacts to the east of the site in particular. This will require to be investigated and may affect the amount of development land available. There are other sites within Coldstream and Berwickshire where flood risk is not an issue at all.</p> <p>Prime Quality Agricultural Land: The land is prime quality agricultural land which is capable of producing a wide range of crops. In addition to damaging crop land, vegetation and natural habitat is also likely to be destroyed. This is</p>	<p>housing development. The site is ultimately included within the Proposed LDP.</p> <p>It should be noted that the site is identified within the adopted LDP as an option for longer term housing (SCOLD001).</p> <p>The southern part of this site was formally allocated for housing as part of the Housing SG (ACOLD011). Therefore, it is considered that the site (ACOLD014), along with the existing allocation (ACOLD011) are suitable for housing and are deliverable.</p> <p>In respect of access, the following site requirements are attached to the allocation; <i>'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'</i> and <i>'Vehicular access will be taken from the existing allocation (ACOLD011) to the south. A Transport Assessment is required for any development'</i>. It is considered that the site requirements address the concerns raised regarding access. This will ensure connectivity between the housing sites, business & industrial allocation to the east</p>	<p>within Volume 2 confirms the need for developers to contact Scottish Water and SEPA at an early stage to identify any potential water/drainage issues to be addressed.</p>
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		<p>contrary to Policy ED10. There are other sites within Berwickshire which are more suitable for housing and the good quality land in question should not be developed upon.</p> <p>Distance to town centre: The contributor raises concerns regarding the distance from the site to the town centre and other essential amenities.</p> <p>Roads infrastructure: The contributor advises that they are aware that the Roads Planning Officer has proposed 3 access routes however the contributor is uncertain that these roads have the capacity and suitability to support higher volumes of traffic, particularly any route through Hill View or Hartfield Loan. The likelihood of residents taking the car to the town centre would be high due to the long walking distances. Promoting a site which would increase the use of cars is contrary to the aims of Policy PMD1. Extensive car use is detrimental to air quality and may bring adverse health impacts to the area. There are better development site options in Coldstream that are within walking distance of the town centre and other key amenities, such as medical facilities. We consider that housing land closer to amenities in other settlements in Berwickshire is also better in line with respective planning policies than locating development in these locations.</p> <p>Infrastructure: In terms of infrastructure which exists on the site, the need for diversion of a water mains requires to be investigated. Raised concerns regarding the cost of this infrastructure requirement.</p> <p>Question whether the site can be considered</p>	<p>and any potential future development to the west.</p> <p>SEPA were consulted as part of the site assessment process and their advice has been taken on board and incorporated within the site requirements. The following site requirement is attached; <i>'Investigation of any potential flood risk within the site and mitigation where required'</i>. SEPA provided additional comments as part of the 'MIR Consultation' stage and did not raise any concerns regarding the proposed site requirement.</p> <p>It is noted that the site is located within an area of prime quality agricultural land. However, this does not prevent a site being allocated for development. It should be noted that the adjoining sites (ACOLD011) and (BCOLD001) are also located within prime quality agricultural land. There is a large area of this designation surrounding Coldstream and it is not considered that its loss will be of any great significance in the circumstances.</p> <p>The comments are noted in respect of the distance from the town centre and amenities. However, the site is already identified within the adopted LDP as the preferred area for future growth and development within</p>	
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		<p>effective if longer sections of roads, sewage and water pipes, and major earthworks are required. It appears more logical to allocated sites that are easier to develop, easier in Coldstream or elsewhere in Berwickshire.</p> <p>Placemaking Considerations: The contributor states that the Council appear not to have given due weight to placemaking considerations when allocating/proposing this sites. It is also the case that by allocating remote housing allocations, car usage will be encourages which will then bring adverse impacts on the town centre due to parking issues and adverse amenity from congestion/air quality.</p> <p>The contributor does not consider that this site meets the placemaking consideration within the existing LDP or associated Supplementary Guidance for the following reasons:</p> <ul style="list-style-type: none"> - Development will not have a positive sense of place in relation to the existing settlement of Coldstream, instead the site will be divorced from the settlement, poorly related to the existing built character and beyond a mature planting belt; - Development will not be compatible with the surrounding land uses, the amenity of residents will be dominated by traffic and noise associated with the farm and industrial estate; - Deliver of housing in this location will necessitate the creation of artificial boundaries; - It is unclear how creation of path/cycle linkages will be provided. This is a key issue, 	<p>Coldstream.</p> <p>The comments regarding roads infrastructure are noted. The Roads Planning Officer was consulted as part of the site assessment process and their comments have been taken on board within the site requirements. It is considered that the site requirements satisfactorily address the comments raised by the Roads Planning Officer.</p> <p>The comments regarding infrastructure are noted. Scottish Water and SEPA were consulted as part of the site assessment process and their comments have been taken on board within the site requirements. The following site requirements are attached in respect of the WWTW and WTW: <i>'Water Impact Assessment is required, to establish what impact the development has on the existing network'</i> and <i>'Drainage Impact Assessment is required, to establish what impact the development has on the existing network'</i>. Furthermore, the introductory text within Volume 2 confirms the need for developers to contact Scottish Water and SEPA at an early stage to identify any potential water/drainage issues to be addressed.</p>	
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		<p>the MIR details that the population in the Borders is ageing. However, these housing sites are located far removed from the town centre and key medical facilities. This issue affects prospective residents with mobility issues. The site brings the risk of social isolation, as opposed to bolstering Coldstream and it's key facilities/services;</p> <ul style="list-style-type: none"> - There are alternative housing sites possible in Coldstream and elsewhere in the Borders, where meaningful connections to existing open spaces and path linkages are realistic - Development of an access road through the planted boundary is contrary to Policy EP3. <p>Funding and Marketing: Given the evident challenges of delivering housing, the contributor considers it questionable as to how the sites will be sold to a housing developer. Coldstream has a challenging housing market and it seems illogical to allocate difficult to market housing sites when there are more marketable sites elsewhere in Coldstream and Berwickshire.</p> <p>Land Use Conflict with Farming Operations: The development would severely affect farming operations at Coldstream Mains Farm. The contributor considers that the vehicular movements, site operations, noise and odour from the farm mean that deliverability of housing at the site is seriously in question. In particular there are road safety and health and safety issues due to:</p> <ul style="list-style-type: none"> - Prospective residents gaining access when not permitted; - Mixing with delivery traffic/site operations; - Being subject to noise; and 	<p>The comments in relation to the placemaking considerations, ageing population and distance from amenities/services are noted. The site is currently identified within the adopted LDP for longer term housing development. The area to the north of Coldstream is currently identified within the LDP as the preferred area of growth and expansion. It is considered that the existing site requirements satisfactorily address comments previously raised by consultees.</p> <p>The comments are noted in respect of the path/cycle linkages. The following site requirement is attached to the allocation '<i>Path/cycle linkages to the existing network within Coldstream, particularly linking new open spaces</i>'.</p> <p>The comment in respect of the access road through the planted boundary is noted. However, the housing site (ACOLD011) is already allocated within the LDP. Therefore, the principle of the access has already been established through the allocation.</p> <p>The comments are noted in respect of funding and marketing. Scottish Planning Policy (SPP) states that a generous supply of housing land for</p>	
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		<p>- Being subject to odour/air quality issues.</p> <p>Farming operations and industrial use do not compliment housing allocations sensitively and conflicts will arise. (81)</p>	<p>each housing market area within the plan period should be provided to support the achievement of the housing land requirement across all tenures, maintaining at least a 5 year supply of effective housing land at all times. The allocations within the Proposed LDP are to meet the housing land requirement up until 10 years post the adoption of the Plan (2030/31). In allocating this site, it ensures that there is an adequate supply of housing land within Coldstream for within the Plan period and beyond.</p> <p>The comments are noted in respect of land use conflicts. However, as stated previously this site is currently identified within the adopted LDP as a longer term housing site. Furthermore, the housing allocation (ACOLD011) and business & industrial allocation (BCOLD001) are already allocated within the adopted LDP. Within the Scottish Borders there are many examples of residential developments in proximity to working farms. This is not a reason for opposing this proposal and a substantial woodland buffer is proposed between the site and the farm. Furthermore, a site requirement is proposed requesting that appropriate planting should be carried out along the northern part</p>	
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			<p>of the site to give adequate screening from the working farm to the north and the access of it.</p> <p>It is considered that the site requirements satisfactorily address any comments raised by consultees. It should be noted that although the site to the south (ACOLD011) was recently allocated, it is considered that there are advantages to developing this site (ACOLD014) and the existing allocation (ACOLD011) together. This would allow the development of the two sites to be considered together, in respect of any master planning/layout and connectivity.</p>	
Coldstream	ACOLD014, Hillview North I (Phase 2)	<p>The contributor states their previous advice on this site was, that it 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.</p> <p>They recommend the following;</p> <ul style="list-style-type: none"> • 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 (ACOLD011); • 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 	<p>The comments from SNH are noted.</p> <p>The site was included within the MIR as an alternative option for housing development and ultimately the site has been included within the Proposed LDP.</p> <p>SNH were previously consulted at the 'Pre MIR' stage and their advice was taken on board and incorporated within the site requirements. The following site requirements were attached;</p> <ul style="list-style-type: none"> • <i>'Protection of existing boundary features (hedgerows and trees), where possible;</i> • <i>'New structure</i> 	It is recommended that the Council agree to allocate this site within the Proposed Local Development Plan.

		<p>providing setting and shelter for users; and</p> <ul style="list-style-type: none"> • Open space should provide multiple benefits and be linked into wider habitat and active travel networks. (213) 	<p><i>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’;</i></p> <ul style="list-style-type: none"> • <i>‘The long term maintenance of landscaped areas must be addressed’;</i> • <i>‘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 area between this area and the employment allocation (BCOLD001)’.</i> <p>It is considered that the attached site requirements address the points raised by SNH.</p>	
Coldstream	ACOLD014, Hillview North (Phase 2)	<p>SEPA advise that there is a potential surface water hazard on this site.</p> <p>SEPA advise that a review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within this site. This should be</p>	<p>The comments from SEPA are noted.</p> <p>The site is currently identified within the adopted LDP for potential longer term housing development</p>	It is recommended that the Council agree to allocate this site within the Proposed LDP and include reference is

		<p>investigated further and it is recommended that contract 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.</p> <p>Foul drainage from the development must be connected to the existing Scottish Water foul sewer network. (119)</p>	<p>(SCOLD001). The site was included within the MIR as an alternative option for housing and is ultimately included within the Proposed LDP.</p> <p>SEPA and Scottish Water were previously consulted at the 'Pre MIR' stage and their advice was taken on board and incorporated within the site requirements. The following site requirement is attached in respect of potential flood risk; <i>'Investigation of any potential flood risk within the site and mitigation where required'</i>.</p> <p>In respect of the foul water comments, SEPA and Scottish Water were previously consulted at the 'Pre MIR' stage and their advice was taken on board and incorporated within the site requirements. The following site requirements are attached in respect of the WWTW and WTW: <i>'Drainage Impact Assessment is required, to establish what impact the development has on the existing network'</i> and <i>'Water Impact Assessment is required, to establish what impact the development has on the existing network'</i>.</p> <p>It is noted that SEPA state foul water must connect to the existing Scottish Water foul network. Therefore, it is recommended that</p>	<p>included within the introductory text within Volume 2 confirming the need for developers to contact Scottish Water and SEPA at an early stage to identify any potential water/drainage issues to be addressed.</p>
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			<p>reference is made in the introductory text within Volume 2 confirming the need for developers to contact Scottish Water and SEPA at an early stage to identify any potential water/drainage issues to be addressed.</p> <p>It is considered that the above satisfactorily addresses the comments raised by SEPA.</p>	
Duns	ADUNS027, Land North of Preston Road	<p>The contributor makes reference to the exclusion of (ADUNS027) from the Main Issues Report and addresses the following points raised in the site assessment conclusion;</p> <ul style="list-style-type: none"> • There are a number of proposed housing sites within the local plan which are located on agricultural land. Therefore, it is felt that this is not a significant constraint; • Surface water run-off could be dealt with during the construction phase by installing adequate drainage. Therefore, it is felt that this is not a significant constraint; • The contributor states that the site is not visible from Duns Castle, nor if Duns Castle visible from the site; • Appreciate that the site is located within an area with potential historic interest. Therefore, comfortable that archaeological investigations should be placed as a condition; • Do not accept that development of this site would have a detrimental visual impact. It would simply improve symmetry to the existing development on the opposite side 	<p>The site (ADUNS027) was previously considered at the 'Pre MIR' stage and was not included within the MIR. The site was re-submitted for consideration, as part of the 'MIR consultation'. It is acknowledged that the agent has submitted a response to the points raised in the previous site assessment conclusion. However, it is not considered that any additional or new information was submitted which required a re-consultation. Therefore, the conclusion from the previous MIR stage remains valid.</p> <p>There are a number of constraints identified within and around the site including: prime quality agricultural land, surface water runoff, location within 'Duns Castle' Designed Landscape, location within 'Duns' SBC Designed Landscape, constrained within the Landscape Capacity Study, number of Historic</p>	<p>It is recommended that the Council agree not to allocate this site within the Proposed Local Development Plan.</p>

		<p>of Preston Road, therefore not elongating the town any further than it already does at present;</p> <ul style="list-style-type: none"> • During the design process measures could be taken in order to work with the existing gradient of the site by perhaps reducing the existing level or restricting the height of the properties. Therefore, not be a limiting constraint for this site's inclusion in the local plan; • There are a number of housing allocations within the Duns area which have existed for a significant period of time and have not yet been developed. The site would only increase this by 2%, therefore having little or no impact on the capacity of Duns. Furthermore, due to the scale and interest from a developer, it is more likely to be developed than any of these other sites already allocated within Duns; and • Consideration could be given to the removing or reassessing some of the existing allocations in order to make way for sites which will get developed. (12) 	<p>Environment Records within the site, site lies adjacent to the Category C listed building 'Wellfield Cottage' and archaeology investigations are required.</p> <p>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 the local services and facilities.</p> <p>It was concluded that the site should not be included within the Proposed LDP for housing.</p>	
Gavinton	AGAVI002, Land at Langton Glebe	<p>The contributor has submitted a site (AGAVI002) for consideration as a potential housing allocation. The contributor states that the site is currently in agricultural use and has three existing access points. They state that it is anticipated that any built development would be restricted to the northern section of the site, with the southern section retained as open space. The contributor</p>	<p>The site (AGAVI002) was submitted as part of the 'MIR consultation' process. Following a full site assessment, it was concluded that the site should not be included within the Proposed LDP for housing.</p>	<p>It is recommended that the Council agree not to allocate this site within the Proposed Local Development Plan.</p>

		includes a Supporting Statement alongside the proposed allocation. (325)	<p>The site was previously considered as part of the adopted LDP and was not taken forward. There are a number of constraints identified within and around the site including: flooding; waterbody within and forming part of the site boundary; surface water hazard; archaeology; Transport Assessment; Water Impact Assessment & WWTW capacity. The Roads Planning Officer also raised concerns regarding the access into this site.</p> <p>Gavinton is a small planned estate village and it is considered that the site in question is incongruous to the character and size of Gavinton, due to its scale and location. It is considered that the scale and layout of the site would be at odds with the planned linear layout of the village and would significantly alter the character. Furthermore, there is the potential that the scale of the site may make Gavinton visible from the road to the east. Gavinton currently has a sizeable undeveloped housing allocation (BGA1), with an indicative site capacity for 45 units.</p> <p>It is concluded that the site should not be included within the Proposed LDP for housing.</p>	
Gordon	AGORD004, Land at Eden	The contributor raises the following concerns regarding the preferred option for housing in	Comments are noted.	It is recommended that the Council

	Road	<p>Gordon;</p> <ul style="list-style-type: none"> • Existing problem with sewerage in the surrounding area, given that the current system is already at capacity. Overflowing waste flows into neighbouring gardens on an annual basis; • Very damp field and substantial drainage would be required; • Would be imperative that all hedging and trees are retained, and their number enhanced to maintain the rural edge of the village; • It is considered that the density of housing is too great. This is a village where most houses have a substantial garden. To ensure Gordon remains an attractive village in which to live, it is important to ensure all new builds will have similar large gardens; and • Considers the site more appropriate for 12 houses. (138) 	<p>The site (AGORD004) was previously considered at the 'Pre MIR' stage and was included within the MIR as a preferred option for housing, with an indicative capacity for 25 units.</p> <p>The comments regarding sewerage and drainage are noted. Scottish Water, the Council's Flood & Coastal Management Team and SEPA were previously consulted at the 'Pre MIR' stage. Their comments were taken on board and the following site requirement is attached to the allocation, '<i>Early engagement with Scottish Water, in respect of the WWTW</i>'.</p> <p>The comments regarding the hedging and trees are noted. SNH and the Council's Landscape Officer were previously consulted at the 'Pre MIR' stage. Their comments were taken on board and the following site requirements are attached to the allocation, '<i>Protection of existing boundary features, including the existing trees on the verge/fence line, where possible</i>' and '<i>Landscaping to assist with integrating the development into the location. The long term maintenance of any landscaped areas must be addressed</i>'.</p> <p>The comments regarding the</p>	<p>agree to allocate this site within the Proposed Local Development Plan.</p>
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			<p>density of housing are noted. It should be noted that the site capacities are only indicative. The final layout and design of the site would be assessed at the planning application stage.</p> <p>It is concluded that there were no insurmountable reasons to oppose the site and it should be included within the Proposed LDP for housing.</p>	
Gordon	AGORD004, Land at Eden Road	<p>SEPA state, in respect of co-location, that the site is next to Gordon STW. May be likely to give rise to odour issues, however any issues would be dealt with by SBC Environmental Health.</p> <p>Foul water must connect to existing SW foul network. (119)</p>	<p>The site was included within the MIR as a preferred option for housing development.</p> <p>The comments in respect of the co-location area noted.</p> <p>In respect of foul water comments, SEPA and Scottish Water were previously consulted at the 'Pre MIR' stage and their advice was taken on board and incorporated within the site requirements. The following site requirement is attached; <i>'Early engagement with Scottish Water, in respect of the WWTW'</i>. It is noted that SEPA state foul water must connect to the existing Scottish Water foul network. Therefore, it is recommended that reference is made in the introductory text within Volume 2 confirming the need for developers to contact Scottish Water and SEPA</p>	<p>It is recommended that the Council agree to allocate this site within the Proposed Local Development Plan and the introductory text within Volume 2 confirms the need for developers to contact Scottish Water and SEPA at an early stage to identify any potential water/drainage issues to be addressed.</p>

			<p>at an early stage to identify any potential water/drainage issues to be addressed. It is considered that the above satisfactorily addresses the comments raised by SEPA.</p> <p>It is concluded that the site should be included within the Proposed LDP for housing.</p>	
Grantshouse	AGRAN004, Land North of Mansefield	<p>SEPA advise that based on the OS Map, there is sufficient height difference between the site and the Eye Water. Due to the 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.</p> <p>Foul water must be connected to the existing Scottish Water foul network. (119)</p>	<p>The site was included within the MIR as a preferred option for housing development.</p> <p>The comments in respect of surface water runoff and foul water are noted. SEPA and Scottish Water were previously consulted at the 'Pre MIR' stage and their advice was taken on board.</p> <p>The following site requirement is attached in respect of surface water; <i>'Consideration must be given to surface runoff issues, to ensure adequate mitigation'</i>.</p> <p>In respect of the foul water comments, the following site requirement is attached; <i>'Early contact with Scottish Water in respect of WWTW'</i>. It is noted that SEPA state foul water must connect to the Scottish Water foul network. Therefore, it is recommended that reference is made in the introductory text within Volume 2</p>	<p>It is recommended that the Council agree to allocate this site within the Proposed LDP and the introductory text within Volume 2 confirms the need for developers to contact Scottish Water and SEPA at an early stage to identify any potential water/drainage issues to be addressed.</p>

			<p>confirming the need for developers to contact Scottish Water and SEPA at an early stage to identify any potential water/drainage issues to be addressed. It is considered that the above satisfactorily addresses the comments raised by SEPA.</p> <p>It is concluded that the site should be included within the Proposed LDP for housing.</p>	
Greenlaw	AGREE008, Halliburton Road	<p>SEPA advise that based on OS Map there is sufficient height difference between the 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.</p> <p>Foul water must connect to the existing Scottish Water foul network. (119)</p>	<p>The site was included within the MIR as an alternative option for housing development.</p> <p>The comments regarding the surface water runoff and foul drainage are noted. SEPA and Scottish Water were previously consulted at the 'Pre MIR' stage and their advice was taken on board.</p> <p>In respect of the foul water comments, it is noted that SEPA state foul water must connect to the existing Scottish Water foul network. This issue was raised by SEPA on a number of other sites too. It is recommended that reference is made to foul water disposal within Volume 2 of the Proposed LDP for other sites.</p> <p>It should be noted that there are no insurmountable constraints to the development of this site. However,</p>	<p>It is recommended that the Council agree not to allocate this site within the Proposed Local Development Plan.</p>

			<p>there are a number of existing allocations within Greenlaw and it is not considered that there is a need for an additional housing allocation as well as this site.</p> <p>However, it is concluded that the site should not be included within the Proposed LDP for housing.</p>	
Greenlaw	AGREE009, Poultry Farm	<p>SNH note the proximity of the River Tweed SAC and advise that this site should be included in the HRA of the plan.</p> <p>They advise that a site development brief should set out the site requirements for this prominent gateway site. Establishing an appropriately designed landscape edge, a co-ordinated approach to development frontages and exploring the potential for path connections to promote cycling and walking on off-site access routes (such as the use of the disused railway) should be explored and details clearly set out in the site requirements. (213)</p>	<p>The site was included within the MIR as a preferred option for housing development.</p> <p>The comments regarding the proximity to the River Tweed SAC are noted. The following site requirement is attached in respect of the River Tweed SAC; <i>'Mitigation to ensure no significant effect on River Tweed SAC/SSSI'</i>.</p> <p>The comments regarding the HRA are noted and it is confirmed that the site will be included within the HRA.</p> <p>The comments regarding a site development brief are noted. However, it is acknowledged that this site already has extant planning consent for housing. Therefore, it is not considered that a specific site development brief would be necessary. Any specific details would be dealt with through the planning application process.</p>	It is recommended that the Council agree to allocate this site within the Proposed Local Development Plan.

			<p>It is considered that the above satisfactorily address the comments raised by SNH.</p> <p>It is concluded within the site should be included within the Proposed LDP for housing.</p>	
Greenlaw	AGREE009, Poultry Farm	<p>SEPA state, in respect of co-location, that the site is next door to the Greenlaw STW (CAR licence). Unlikely to be any issue from SEPA's perspective but any odour complaints would be dealt with by SBC Environmental health.</p> <p>Should the layout or land-use differ from what was previously agreed we would require an FRA which assesses the risk from the Blackadder Water and small watercourse along the eastern boundary. 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.</p> <p>There is a surface water hazard identified.</p> <p>Foul drainage from the development must be connected to the existing SW foul sewer network. Depending on the use of the proposed site (eg industrial units) there may be a requirement for permissions to be sought for certain activities from SEPA. (119)</p>	<p>The site was included within the MIR as a preferred option for housing development.</p> <p>The comments regarding the proximity to the Greenlaw STW and co-location issues are noted. It is considered that any odour complaints would be dealt with by the Council's Environmental Health team.</p> <p>The comments regarding FRA and surface water are noted. SEPA were previously consulted at the 'Pre MIR' stage and their advice was taken on board. The following site requirement was attached in respect of flood risk as part of the MIR; <i>'Flood Risk Assessment is required'</i>. SEPA also state that consideration should be given to surface water runoff. Therefore, it is recommended that the existing site requirement is updated to include the following; <i>'Consideration must be given to any surface water runoff'</i>.</p>	<p>It is recommended that the Council agree to allocate this site within the Proposed Local Development Plan and include reference in the introductory text within Volume 2 confirms the need for developers to contact Scottish Water and SEPA at an early stage to identify any potential water/drainage issues to be addressed.</p> <p>It is recommended that the existing site requirement is updated to read as follows; <i>'Flood Risk Assessment is required and</i></p>

			<p>In respect of the foul water comments, the following site requirement is attached; '<i>Early engagement with Scottish Water to ascertain whether a Drainage Impact Assessment is required, in respect of WWTW</i>'. It is noted that SEPA state foul water must connect to the existing Scottish Water foul network. Therefore, it is recommended that reference is made in the introductory text of Volume 2 confirming the need for developers to contact Scottish Water and SEPA at an early stage to identify any potential water/drainage issues to be addressed. It is considered that the above satisfactorily addresses the comments raised by SEPA.</p> <p>Comments are noted in respect of any permissions which may be sought for certain activities from SEPA. However, it should be noted that there is extant planning consent on the site for housing development.</p> <p>It is concluded within the site should be included within the Proposed LDP for housing.</p>	<i>consideration must be given to any surface water runoff</i> .
Greenlaw	AGREE009, Poultry Farm	The contributor supports the allocation of the preferred housing site (AGREE009) in Greenlaw. They state that planning consent was granted in October 2018, demonstrating that the site is not	Comments are noted, in support of site (AGREE009). The site was included within the MIR as a preferred option for housing.	It is recommended that the Council agree to allocate this site within the

		<p>obstructed by any specific technical matters relating to ecology, hydrology, archaeology or planning policy. The conditions attached to the planning consent, demonstrate that these matters can be mitigated or accommodated.</p> <p>With completions at their lowest since 2015, there is a serious and pressing need to allocate effective sites.</p> <p>The limited take-up of housing sites demonstrates that there has been a failure to allocate effective sites. While the housing requirements of SESPlan are low relative to the land available, low build rates mean that ineffective sites are being allocated. This makes inclusion of preferred, effective sites like (AGREE009) vital.</p> <p>Inclusion of site (AGREE009) within LDP2 as an allocated sites for housing, would necessitate an extension to the Greenlaw Development Boundary, placing the site within the development envelope.</p> <p>Given the location and former use of (AGREE009), housing is not in conflict with the existing styles and character of the community which bound the site to the west. The existing disposition of residential buildings north and west of the proposed development, that comprises various styles and scales, leads us to suggest that the development would in fact complement the existing housing as the next logical progression in the expansion of this community. (219)</p>	<p>It is noted that the site has extant planning consent for housing (16/01360/PPP). Therefore the principle of housing on this site has been established. 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 currently brownfield land occupied by former poultry units and the re-use of the site would be a benefit to the wider area.</p> <p>It was concluded that the site should be included within the Proposed LDP for housing.</p>	Proposed Local Development Plan.
Greenlaw	AGREE009, Poultry Farm &	The contributor agrees with the preferred and alternative options for housing in Greenlaw. (215)	<u>AGREE009</u> Comments are noted in respect of	It is recommended that the Council

	<p>AGREE008, Halliburton Road</p>		<p>housing site (AGREE009). It is noted that the site has extant planning consent for housing (16/01360/PPP). Therefore the principle of housing on this site has already been established. 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 currently brownfield land occupied by former poultry units and the re-use of the site would be a benefit to the wider area.</p> <p>The site (AGREE009) was included within the MIR as a preferred option for housing development. It was concluded that the site should be included within the Proposed LDP for housing.</p> <p><u>AGREE008</u> Comments are noted in respect of housing site (AGREE008). The site is currently identified within the adopted LDP for potential longer term housing (SGREE003) and was included within the MIR as an alternative option for housing development. There are no insurmountable planning constraints which would prevent the</p>	<p>agree to allocate the site (AGREE009) within the Proposed Local Development Plan.</p> <p>It is recommended that the Council agree not to allocate the site (AGREE008) within the Proposed Local Development Plan, however agree to retain the site as a potential longer term housing option (SGREE003).</p>
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			<p>development of this site. However, there is already a large amount of un-developed established housing land supply within Greenlaw, as well as the site (AGREE009) which has extant planning consent for housing. Therefore, given the existing housing land supply within Greenlaw at present, it is not considered that a further housing site is required. The site will not be included within the Proposed LDP for housing. However, the site will be retained within the Proposed LDP for potential longer term housing.</p>	
Reston	AREST005 Land East of West Reston	<p>The contributor states that the site requirements of additional planting could be an attractive feature of this allocated site, should it become a preferred option for housing. They suggest to ensure that planting will be with native trees, which are sourced and growing in the UK. (199)</p>	<p>Comments are noted in respect of planting. The site was included within the MIR as an alternative option for housing. It was concluded that the site should be included within the Proposed LDP for housing.</p> <p>It should be noted that the exact species and location of planting will be assessed and considered as part of any planning application, at that time.</p> <p>However, the following site requirements are attached in respect of landscaping: <i>'Planting on the south eastern boundary to provide enclosure to the site and define a settlement edge', 'Planting</i></p>	<p>It is recommended that the Council agree to allocate the site within the Proposed Local Development Plan.</p>

			<p><i>strip along the north east boundary to retain separation from the existing track and provide, potentially some screening and shelter from the north east', 'Protect existing boundary features, where possible' and 'Planting on the south western boundary to provide separation from the neighbouring properties and buildings'.</i></p>	
Reston	AREST005, Land East of West Reston	SEPA advise that foul water must be connected to the existing foul sewer network. Scottish Water should confirm any capacity issues. (119)	<p>Comments from SEPA are noted.</p> <p>The site was included within the MIR as an alternative option for housing. It was concluded that the site should be included within the Proposed LDP for housing.</p> <p>It should be noted that Scottish Water and SEPA were previously consulted at the 'Pre MIR' stage and their advice was taken on board and incorporated within the site requirements. At that stage, Scottish Water advised that Reston WWTW had sufficient capacity and sufficient capacity in the network.</p> <p>SEPA state that the foul water must connect to the existing Scottish Water foul network. Therefore, it is recommended that reference is included in the introductory text within Volume 2 confirming the need for developers to contact Scottish Water and SEPA at an early stage</p>	<p>It is recommended that the Council agree to allocate the site within the Proposed Local Development Plan and introductory text within Volume 2 confirms the need for developers to contact Scottish Water and SEPA at an early stage to identify any potential water/drainage issues to be addressed.</p>

			to identify any potential water/drainage issues to be addressed.	
Westruther	AWESR002, Edgar Road	The contributor recommends that the mature beech tree men is recorded in the Ancient Tree Inventory to help assess if this is an ancient or veteran specimen, and as such should be protected from adverse impacts of development. Again, the provision of protection 'where possible' may not be appropriate if the trees present on site are of importance. (199)	<p>Comments are noted.</p> <p>The Council's Landscape Officer was consulted on this site and raised no objections to the proposal and stated there are no major constraints.</p> <p>The site will be included within the Proposed LDP for housing. It is considered that the following site requirements address the existing and proposed trees/planting/landscaping within the site: <i>'Protect and enhance the existing boundary features, where possible. This includes the mature beech tree and mature hedge along the western boundary' and 'Appropriate landscaping/planting to be incorporated within the development and the long term maintenance of the landscaped areas must be addressed'.</i></p>	It is recommended that the Council agree to allocate the site within the Proposed Local Development Plan.
Westruther	AWESR002, Edgar Road	SEPA state that they require a 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	<p>The site was included within the MIR as a preferred option for housing development.</p> <p>Comments are noted in respect of the FRA and potential surface water hazard. SEPA were previously consulted at the 'Pre MIR' stage and their advice was taken on board and</p>	It is recommended that the Council agree to allocate the site within the Proposed Local Development Plan and introductory text within Volume 2 confirms the need

		<p>further and it is recommended that contact is made with the flood prevention officer.</p> <p>SEPA advise that there is a potential surface water hazard.</p> <p>Foul water must connect to the existing Scottish Water foul network. (119)</p>	<p>incorporated within the site requirements. The following site requirement is attached; '<i>Flood Risk Assessment required, to assess the risk from the small watercourse adjacent to the site</i>'.</p> <p>In respect of the foul water comments, SEPA and Scottish Water were previously consulted at the 'Pre MIR' stage and their advice was taken on board and incorporated within the site requirements. The following site requirement is attached in respect of foul drainage: '<i>Early engagement with Scottish Water regarding WWTW and WTW</i>'.</p> <p>It is noted that SEPA state foul water must connect to the existing Scottish Water foul network. Therefore, it is recommended that reference is made in the introductory text within Volume 2 confirming the need for developers to contact Scottish Water and SEPA at an early stage to identify any potential water/drainage issues to be addressed. It is considered that the above satisfactorily addresses the comments raised by SEPA.</p> <p>It is concluded that the site will be included within the Proposed LDP for housing.</p>	<p>for developers to contact Scottish Water and SEPA at an early stage to identify any potential water/drainage issues to be addressed.</p>
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Westruther	AWESR002, Edgar Road	<p>The contributor raises the following concerns regarding the preferred option for housing in Westruther;</p> <ul style="list-style-type: none"> • Known issues with sewage and waste water in Westruther, regularly resulting in sewage rising in street drains; • Outwith the existing LDP development boundary for Westruther; • Disagree with the indicative capacity, 10 houses would not be in keeping with the setting; • Would be imperative that all hedging and trees are retained and their number enhanced to maintain the rural edge of the village; • Westruther is not in a rural growth area, has no public transport, has no shop and the Local Housing Strategy has not shown a local need; • There are other sites within the village with planning consent which have not been developed, therefore it would appear there is no requirement for more housing in the village; • Highlight reasons for refusal of planning application (07/01957/OUT), which they consider to be relevant to this site; • There has been no consultation by Eildon Housing Association with the village; and • The site is incapable of accommodating more than 6 houses. <p>The contributor further adds that they are concerned that the Council has been pressured by a housing association to include this field in the</p>	<p>The site was included within the MIR as a preferred option for housing.</p> <p>Comments are noted in respect of the sewage and waste water. SEPA and Scottish Water were previously consulted at the 'Pre MIR' stage and their advice regarding WWTW and WTW was taken on board. The following site requirement is attached; '<i>Early engagement with Scottish Water regarding the WWTW and WTW</i>'.</p> <p>The comments are noted in respect of the proposal being outwith the LDP development boundary. It should be noted that a large number of sites brought forward within the LDP for housing are located outwith development boundaries. The Proposed LDP includes extending the development boundary around the new allocation.</p> <p>The comments are noted regarding the indicative site capacity. It should be noted that the site capacities are indicative. The final layout would be assessed as part of any planning application, at that time.</p> <p>Comments are noted regarding the retention of the hedging and trees. The Council's Landscape Officer was previously consulted at the 'Pre</p>	<p>It is recommended that the Council agree to allocate the site within the Proposed Local Development Plan.</p>
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		<p>village boundary in order to meet Council, Government and Association targets at the expense of the community and future residents of any houses built. (138)</p>	<p>MIR' stage and their advice was taken on board. The following site requirement is attached; <i>'Protect and enhance the existing boundary features, where possible. This includes the mature beech tree and mature hedging along the western boundary'</i>.</p> <p>Comments are noted regarding Westruther being outwith a Rural Growth Area, no public transport, and no housing demand. However, it should be noted that the Proposed LDP aims to ensure that there are a variety of sites for housing throughout the Scottish Borders. Within the adopted LDP there is 1 housing allocation for 5 units within Westruther. There are no insurmountable constraints to the development of housing on this site and it is considered that this site would provide an additional housing opportunity within the settlement. This would ensure that a range of housing opportunities within smaller settlements is being provided for.</p> <p>The comments regarding the previous planning application are noted. However, the current site must be assessed on its own merits, as part of the Proposed Local Development Plan.</p> <p>The comments regarding the lack of</p>	
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			<p>consultation from Eildon Housing Association is noted. However, this is not a planning issue. It should be noted that the site was subject to public consultation through its inclusion within the MIR. Furthermore, the site will be subject to public consultation again through the Proposed LDP.</p> <p>The comments in respect of the housing association are noted. However, it should be noted that each site is assessed on its own merits and is subject to a full site assessment, including internal and external consultation.</p> <p>It was concluded that the site should be included within the Proposed Local Development Plan.</p>	
Westruther	General	<p>The contributor states that they are interested in the proposal for the village, but strongly believe that the views of the current residents should hold more sway than theirs. That said, they welcome any effort to bring sustainable business, and therefore employment, to rural areas, provided it does not unduly damage the environment and natural heritage. (152)</p>	<p>Comments are noted.</p>	<p>No action required.</p>

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?

Main Issue	Sub Issue	Summary of Main Issues Raised	Proposed Response to Main Issues Raised	Recommendation
Crailing	ACRAI004, Crailing Toll (Larger Site)	<p>The contributor advises that the site has water environment considerations. The contributor requires a Flood Risk Assessment which assesses the risk from the small watercourse which would appear to be culverted either through or immediately adjacent to the site. The contributor does not support development over culverts that are to remain active. The contributor also states that 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). The contributor states that there may be a culvert running through or close to the site boundary and opportunities should be taken to de-culvert. <i>Note: Contributor 119 has referred to this site as ACRAI003. (119)</i></p> <p>The contributor states the site should not be allocated as a housing site. Another site (ACRAI001) which is adjacent to this proposed site is available and has been allocated and undeveloped for the past 5-10 years. A combined capacity of potentially 10 houses would have a disproportionate impact upon the village and place immense pressure on the existing small road route to the A698. (312)</p>	<p>Comments noted. The site was included within the Main Issues Report as an option for inclusion within the Proposed LDP. Consequently there were not considered to be any insurmountable reasons nor constraints to prevent it being included. However, in deciding which of the many MIR sites were ultimately included within the proposed LDP consideration was given to a range of factors. These included, for example, the housing land requirement based on the proposed SDP2 which was informed by HNDA2, any developer interest in the site, provision of local facilities / services, comparison with other submitted sites.</p> <p>The existing housing allocation at Crailing Toll (ACRAI001) remains undeveloped and this additional site was submitted by the same landowner with</p>	It is recommended that Crailing Toll, Crailing (ACRAI004) is not included within the Proposed Local Development Plan.

			<p>no evidence of an active developer being associated with the site. Therefore it would be difficult to justify the effectiveness of a larger site when the existing allocation of five units remains undeveloped.</p> <p>It is acknowledged that development at this location may be appropriate in the future however it is not felt that there is a need for a further housing allocation within the village at this point in time.</p> <p>Any future consideration for its inclusion within the LDP would be done in consultation with SEPA.</p>	
Earlston	MEARL004, Georgefield & East Turrford	The contributor wishes to continue the allocation of their land at Earlston. The contributors states the site is to be a housing-led mixed use development and will incorporate an element of mixed use development. (176)	Comments noted. The site MEARL004 largely relates to two allocated sites AEARL010 & AEARL011 (for housing) and a longer term mixed use site SEARL006.	The Proposed LDP continues to allocate sites: AEARL010 & AEARL011 and identify site SEARL006 as a longer term site.
Eckford	AECKF002, Land at Black Barn	<p>The contributor does not agree with the alternative option for Eckford. (168, 244)</p> <p>The contributors consider that redevelopment of the current site would be advantageous but have strong reservations about the site being identified as an alternative option for housing. The contributors raise the</p>	The site was included within the Main Issues Report as an option for inclusion within the Proposed LDP. Consequently there were not considered to be any insurmountable reasons nor	It is recommended that Land at Black Barn, Eckford (AECKF002) is not included within the Proposed Local Development Plan.

		<p>following concerns; the site capacity of 10 units seems too dense, there is no wastewater infrastructure in Eckford, the possible contamination of the site and issues relating to the site entrance and associated footways. (103)</p> <p>The contributor states that a review of OS Map indicates a potentially culverted watercourse along the eastern boundary of the site. The contributor would recommend that this is investigated as part of a Flood Risk Assessment. The contributor does not support development over culverts that are to remain active. Any foul water must connect to the existing SW foul network. This may require to be upgraded to accommodate this development. The contributor also advises that the site has water environment considerations. (119)</p> <p>The contributor considers the site out of character with the village and that the site is too small for 10 units. The contributor also raises concerns relating to road and waste water infrastructure, the use of agricultural land for housing and the possibility of the felling of trees to access the site. The contributor states that developments of this type belong to the towns or larger villages, where the infrastructure can handle it. (168)</p> <p>The contributor considers some housing could be put up on the site, the village does not have the capacity/ infrastructure to accommodate so many potential families and there are existing issues with the site itself. The main thoroughfare can be dangerous: there are no pedestrian walkways and public transport has been curtailed already. The existing sewage provision is barely adequate as it is and has been a challenge for recent new builds. The Black Barn has asbestos in the roof so, alongside its previous uses, contamination of the site will need to be carefully examined/controlled. Naturally, any</p>	<p>constraints to prevent it being included. However, in deciding which of the many MIR sites were ultimately included within the proposed LDP consideration was given to a range of factors. These included, for example, the housing land requirement based on the proposed SDP2 which was informed by HNDA2, any developer interest in the site, provision of local facilities / services, comparison with other submitted sites.</p> <p>Ultimately it was considered that there were more appropriate sites considered within the MIR to contribute towards the housing land requirement and the site was not included. It is acknowledged that the site could be considered again for inclusion in a future LDP.</p>	
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		<p>development will need to take account of the historic and natural beauty of Eckford and its surroundings. (244)</p> <p>The contributor recognises that the site has potential for additional development, but if it were to be allocated as such, it should be limited to an absolute maximum capacity of 5 houses. This is because, given the size of Eckford village, an additional 10 houses would have a dramatic and potentially negative impact upon the character of the village. (312)</p>		
Ednam	AEDNA011, Cliftonhill (v)	<p>The contributor objects to the inclusion of the site within the Main Issues Report. (8, 9, 27, 28, 35, 41, 42, 61, 62, 71, 74, 77, 87, 89, 199, 289)</p> <p>The contributor supports the inclusion of the site. (86, 315)</p> <p>The contributor states that there are concerns regarding road safety and there are also wastewater infrastructure and road network constraints within the village. (8, 27, 28, 35, 42, 62, 71, 74, 77, 87, 89, 289)</p> <p>The contributor states the access for AEDNA013 is better than that of AEDNA011 and also makes reference to the refusal of a planning application on the site and questions why the site is being considered again. The contributor also states if properties are built on this land, who is to say that more properties would be built on the rest of the farm land area. (27)</p> <p>The contributor states there is already an existing undeveloped allocation within the village which is for sale. (27, 41, 89)</p> <p>The contributor states the views of Hume Castle from Cliftonhill should not be impaired by housing but should be protected. At present there are no street lights and no</p>	<p>This response is in relation to all representation received.</p> <p>In relation to the comments made on road safety, the Roads Planning Team are consulted as part of the Local Development Plan process. They stated <i>'they are 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</i></p>	<p>It is recommended that Cliftonhill (v), Ednam (AEDNA011) is not included within the Proposed Local Development Plan.</p>

		<p>light pollution in Cliftonhill, which allows residents to enjoy the night skies. Lighting on a new housing estate at the back of our houses would ruin this. (28)</p> <p>The contributor states that Scottish Natural Heritage identify the Eden Water is a Special Area of Conservation. The contributor also states that SEPA identify the Eden Water as being subject to flooding in a 1:200 year flood event and when full it can result in flooding at the War Memorial. The contributor raises concerns with road safety within the village with narrow carriageways making the road unsuitable for significantly higher levels of traffic. There have been a number of recent accident including a lorry crashing through bridge parapet. The contributor also states that Historic Scotland identify a number of features within and around Ednam which are of archaeological and architectural importance. The contributor also objects to the impact on wildlife/ecology (including European protected species) and the impact on landscape that would occur if this site was developed. The contributor also states there are better serviced settlements within the Central Housing Market Area for housing and the impact of development is unclear and therefore there are question marks over its deliverability and effectiveness. The contributor states that should the site be allocated they would expect the Council to request the following information: Archaeological investigation, Transport Impact Assessment, Landscape Visual Impact Assessment, Drainage Impact Assessment, Tree Survey, Design Brief, and Ecological Survey. (35)</p> <p>The contributor raises concerns in relation to wildlife on the site and the presence of protected species in the locality and states they should not be disturbed. (41, 61, 62)</p>	<p><i>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’.</i></p> <p>In relation to wastewater capacity in Ednam, Scottish Water are consulted as part of the Local Development Plan process. Scottish Water stated that <i>‘Kelso wastewater treatment works has sufficient capacity and there is sufficient capacity in the network’.</i></p> <p>Both SEPA and the Council’s Flood and Coastal Management Team were consulted as part of the site assessment process. SEPA stated that <i>‘a Flood Risk Assessment was required to assess the risk from the small watercourse which flows adjacent to the site and enters the Eden Water. They also stated that consideration will need to be given to bridge and culvert structures within and adjacent to the site. Review of the surface</i></p>	
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		<p>The contributors question the erection of a new fence along the site boundary of AEDNA011 and ask if the allocation of the site has already been agreed? (41, 87, 115)</p> <p>The contributor states there is a lack of facilities and amenities within the village. They also raise concerns about the footpath provision between Ednam and Kelso which is very poor and unsafe. Ednam would need to benefit from improved facilities to accommodate further housing development. (41, 89)</p> <p>The contributor states the existing land and the proposed site does not lend itself to housing. The site is situated at the bottom of a hill and would clearly suffer from water run-off. Although this can be engineered out, this would put added pressure onto the burn / ditch adjacent to the site that already floods frequently during heavy rain and when the River Eden is in flood. The earthworks alone required would suggest this site is not suitable and inhibitive for the proposed housing. (41)</p> <p>Contributor 61 raises several concerns with the proposed site. These include road safety issues and the increase in HGV traffic and accidents at this location. Contributors 61 and 62 both make reference to planning application refusal on the site (AEDNA011). The contributor asks why the site is being reconsidered when there has been no improvement in the village infrastructure. (61, 62)</p> <p>The contributor states the site has a steep slope which would result in properties being overlooked and significant surface water run-off. (71, 89, 289)</p> <p>There will also be a potential impact on the small watercourse adjacent to the development. (35, 62, 71, 89)</p>	<p><i>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. The site will need careful design to ensure there is no increase in flood risk elsewhere and proposed housing is not affected by surface runoff.</i> Should the site be allocated within the Proposed Plan, these comments would be included as part of the site requirements for the site.</p> <p>As part of the site assessment process the Education Team were consulted and they did not raise any issues with the potential allocation of this site and the capacity of Ednam Primary School.</p> <p>The Ecology Officer is also consulted as part of the site assessment process and in relation to this site stated: <i>'Moderate biodiversity risk. Site an arable field with lowland mixed deciduous</i></p>	
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		<p>The contributor raises concerns about flooding through the village. (8)</p> <p>The contributor does not feel that this site will provide affordable housing to support an ageing population which is what is needed. The contributor states that recent development in the area of Cliftonhill have been single, larger style properties which do not fit with the requirement for affordable property but are also out of character with the existing properties. A previous planning application (11/00750/PPP) was originally refused on the grounds that it was “inappropriate housing development in the countryside” and even though this was subsequently overturned by the Local Review Body they stated “<i>with the addition of the two new houses, it was the review bodies opinion that the group would be complete and that further development should be resisted</i>”. (71)</p> <p>The contributor states that The Old Smithy, which is a listed building, is adjacent to the proposed site and would be adversely affected by any carriageway changes. (71)</p> <p>The contributor states that previous planning applications have been opposed. The disturbance to wildlife would be irreparable. Building on this scale would interfere with wild animal transit corridors and disturb the small water course. (74)</p> <p>The contributor also raises concerns that the school does not have the capacity for more children and there is no mention of extending the school within the plans. (74, 77)</p> <p>The contributor states increasing the footfall within the area would raise the level of crime and light pollution from additional street lighting would be unwelcome. Also</p>	<p><i>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’.</i> Any development would be requirement to take any necessary ecological assessments and provide mitigation measures where appropriate.</p> <p>On all allocated and windfall sites the Council requires the provision of a proportion of land for affordable and special needs housing, currently set at 25% and will be assessed against Local Development Plan Policy HD1.</p> <p>Should this site be allocated, a planning application would be required to be submitted. As part of this process the site design would need to take into account any listed buildings within or adjacent to the site. There are specific placemaking and design policies and guidance which</p>	
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		<p>there is no brown bin collection available in the area therefore fly tipping and dumping would have an impact on the environment. (74)</p> <p>The contributor states that the broadband within Ednam is nowhere near the UK average with no plans to improve - current residents would be further disadvantaged with additional use on the line. Also the public transport within the village is practically non-existent. (74)</p> <p>The contributor objects to the potential allocation of 36 plus houses. This will change the character of the village beyond recognition. Currently the village has an established community composed of the main long term residents which has fostered a strong cohesive community that would be destroyed by such a disproportionate increase in housing stock. (77)</p> <p>The contributor questions the Council's real intention in redefining the village as this appears to be a back door route to get around the overall development plan for the Scottish Borders. The village itself may have been zoned as suitable for residential development but not the agricultural land surround the village boundaries you are in effect changing the rules and as such your conduct is unreasonable and susceptible to judicial review. (77)</p> <p>The contributor states that the site shows good connection in terms of placemaking between Ednam and existing housing at Cliftonhill and the site is well located to provide a successful and sustainable area of growth for Ednam. The predicted 31% rise in the population over 75 will bring a requirement and demand for houses that are suitable for this age group. There will also be a need for housing that is suitable for starter homes, family homes and general market homes. The contributor states it is important to ensure that the village develops in a</p>	<p>would need to be taken into consideration.</p> <p>It is acknowledged that Ednam has limited services however it 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.</p> <p>It should be noted there is an existing housing development at West Mill, Ednam with an indicative capacity of 12 units which is currently undeveloped. There is currently a pending planning application on the site for 10 units (17/01563/FUL).</p> <p>The Council are not aware of a new fence being erected on the site. This does not mean the site has been allocated and the landowner does not require consent for this as the field is currently in use for agricultural grazing.</p> <p>It is acknowledged that the site has been subject to previous planning applications which have been refused, although obviously</p>	
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		<p>manner that will sustain and strengthen the community for the future. There have been two new houses recently built at Cliftonhill and the land owner has had expressions of interest from other young families wishing to live in the village. The contributor proposes a range of affordable housing, starter homes as well as mixed market houses with land available for organic allotments and an organic orchard. This we feel will help encourage sustainable living and re-establish a link between village living and local food production. Ednam has an active Church, village hall and there is capacity for more pupils in the primary school and nursery. The site is next to the bus stop with a regular bus service connecting the village to the town of Kelso and beyond. A modest increase in the population of the village that would be brought about by this development is important to revitalise and sustain the village bringing families back to Ednam to ensure that the services we have are maintained and enhanced by increasing demand. By prioritising smaller sites local builders would benefit rather than the national house builders that are required for large housing sites in the larger towns. The contributor provides further details in relation to development of the site including site access, public transport links, site infrastructure, landscaping and local education provision. The contributor has also submitted details about the site history in addition to details relating to the farm and business setup in support of allocating the site. The document also includes photographs of the site as well as example of eco-self-build properties, traditional play areas and organic allotments. The contributor confirms the site is in single ownership and is capable of delivery within the coming plan period (up to 2021). The contributor states that planning consent reference 04/02341/FUL at Ednam West Mains Farm has now lapsed. Also submitted is the Reporter's Findings of the Finalised Local Plan from May 1994 and January 2007 as well as financial details of</p>	<p>the sites were outwith the villages Development Boundary:</p> <ul style="list-style-type: none"> • 99/00957/OUT - Residential Development • 01/00782/OUT - Residential Development • 04/02140/OUT - Residential Development <p>These applications were refused on the grounds that the proposals were outwith the Development Boundary.</p> <p>The site has been considered as part of previous LDP reviews. As part of the Examination, 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". Therefore the site was reconsidered as an alternative option within the Main Issues Report.</p> <p>It is acknowledged that the site is classified as Prime Agricultural Land although it is in the lowest category (3.1). Although the Local Development Plan aims to allocated brownfield land for</p>	
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		<p>holiday cottages used as part of a farm diversification scheme. (86)</p> <p>The contributors understand that the site is classed as prime agricultural land and asks how did this status change? The contributors raise concerns that agricultural land is being developed and asks why the land is being considered for development following a planning application refusal on the site. (89, 319)</p> <p>The contributor raises concerns in relation to wildlife on the site and road safety issues and the need for significant improvements to road safety which would lead to more urbanisation of the rural surroundings. (41, 89)</p> <p>The contributor also states that pedestrian safety would be of great concern with a development of the size proposed – would the War Memorial and bus stop need to be relocated to accommodate a footway? (89)</p> <p>The contributors refer to the necessity to keep Cliftonhill and Ednam visibly separate. Two additional houses have been built west of Milburn and once included the proposed development could be classed as ribbon development merging Cliftonhill and Ednam village. Contributor 89 goes on to say at the meeting where approval was given for the two units it was stated this would be the last new building at Cliftonhill. At the same meeting it was also stated the next land to be allocated for development in the area would be that adjacent to the new cemetery and there is no mention of that proposal. (41, 89)</p> <p>The contributor is sceptical that the site can accommodate 15 units. (41)</p> <p>The contributor considers Cliftonhill a rural locality rather</p>	<p>redevelopment there is often a need to identified greenfield sites to help meet the housing land requirement and provide a range and choice of housing sites throughout the Scottish Borders.</p> <p>The site capacities contained within the Main Issues Report and the Local Development Plan are only indicative and may vary to the site capacities submitted as part of a planning application on a site.</p> <p>Comments noted regarding the inclusion of woodland identified on the Native Woodland Survey for Scotland which falls within the site boundary.</p> <p>The site was included within the Main Issues Report as an option for inclusion within the Proposed LDP. Consequently there were not considered to be any insurmountable reasons nor constraints to prevent it being included as identified within the adjoining column. However, in deciding which of the many MIR sites were</p>	
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		<p>than a village and would object to street lighting. (62, 89)</p> <p>The contributor states there are a number of sites around the Kelso area that have been available for some time and developers are not willing to develop the plots, despite recent more favourably market conditions, surely these pre-approved sites should be developed before the more obscure sites, as well as unplanned brown field sites within the town. Also as most of the sites closer into Kelso with much better road, public service and local services are not being developed, so to look to be developing a site with poor public service and few local amenities seems rather a bizarre choice.(115)</p> <p>The contributor refers to development of their own property and the restrictions that were put in place along the local road and asks if they have the capacity to safely get in and out. (115)</p> <p>The contributor has recently tried to have high speed internet up Cliftonhill in the form of fibre and land owners both sides of the road have objected and we are currently in a standoff. (115)</p> <p>The contributor states that Ednam is lacking affordable housing however a site such as this is unlikely to provide said housing due to the high land prices that will be demanded and also such occupiers are going to be more reliant on public services that are poor in the village. There are a number of sites around Kelso that have been available for some time and developers are not willing to develop the plots despite more favourable market conditions, surely these pre-approved sites should be developed before the more obscure sites, as well as unplanned brownfield sites within the town. (115)</p>	<p>ultimately included within the proposed LDP consideration was given to a range of factors. These included, for example, the housing land requirement based on the proposed SDP2 which was informed by HNDA2, any developer interest in the site, provision of local facilities / services, comparison with other submitted sites. Ednam is in very close proximity to Kelso and it is considered relatively large scale housing allocations within the proposed LDP will adequately satisfy the housing land requirement within the LDP period.</p> <p>Ultimately it was considered that there were more appropriate sites considered within the MIR to contribute towards the housing land requirement and the site was not included. It is acknowledged that the site could be considered again for inclusion in a future LDP.</p>	
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		<p>The contributor requires a Flood Risk Assessment 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. Any 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, this should be confirmed with Scottish Water. The contributor states that the site is close to a tributary of the Eden Water at the north western side. This should be protected and enhanced. The contributor advises that the site has a potential surface water hazard and water environment considerations. (119)</p> <p>The contributor states that at the moment the site boundary is allocated on an area of woodland identified on the Native Woodland Survey for Scotland. Therefore the contributor does not support this site allocation, and strongly recommends that this alternative option is not carried forward to LDP2. <i>Note: Contributor 199 has referred to this site as AEDNA001.</i> (199)</p> <p>The contributor requests the site is not included in the LDP as the previous planning approvals have suggested that no further application would be considered for Ednam. The contributor also states there are no facilities or services to support further development and there are no plans to improve broadband in the village. There are a number of individual developments that have already</p>		
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		<p>happened in close proximity to this site over recent years which are inappropriate to the provision required but given that these have already taken place it feels inappropriate to consider further development in this area. (289)</p> <p>The contributor states the area detailed in the MIR shows good connection in terms of placemaking between Ednam and existing housing at Cliftonhill and the site is well located to provide a successful and sustainable area of growth for Ednam. The predicted 31% rise in the population over 75 will bring a requirement and demand for houses that are suitable for this age group. They will need to be sustainable and efficient in terms of energy and space and be in communities that have access to the services and activities required to keep the population fit and active. Ednam is such a village. To ensure that there is a good mix of demographics there will be a need for housing that is suitable for starter homes, family homes and general market homes. (315)</p>		
Ednam	AEDNA012, Land east of Keleden	<p>The contributor objects to the non-inclusion of this site (AEDNA012) and considers it more suitable for development than the alternative option AEDNA011. The contributor states AEDNA012 is on higher ground and not at flood risk. The contributor has only proposed development at the top half of the site where the land is higher. The contributor states that SEPA confirm the top half of the site is not in the flood risk area but states the Council have written off the whole site.</p> <p>The contributor states the site has excellent road visibility and the site would have a backdrop of land to camouflage the properties. The site is not visible on the skyline unlike AEDNA011. The site is not on arable farmland and infrastructure for the site is in place.</p> <p>The contributor makes reference to a Local Review Body</p>	<p>The land east of Keleden (AEDNA012) has been assessed as part of the site assessment process.</p> <p>A larger site has previously been assessed at the Call for Site Stage of the MIR. The site extended from Keleden down to the Eden Water. One of the reasons the site was not taken forward for formal allocation was due to biodiversity issues identified with regards to the Eden Water.</p>	It is recommended that land east of Keleden, Ednam (AEDNA012) is not included within the Proposed Local Development Plan.

		<p>meeting held on 16.04.18. At this meeting the contributor states that it was agreed the development boundary for Ednam would be moved as per the plan submitted by the contributor as part of their submission. (9)</p>	<p>This current proposal relates to a smaller area of land largely set back from the Eden Water presumably in an effort to reduce any potential biodiversity impacts relating to the Eden Water.</p> <p>In this instance it must be noted that the northern part of the site was granted planning consent for a single house by the councils Local Review Body (17/01613/PPP) in February 2019) at their meeting on 16.04.2018 following refusal by Councils planning officers. The main reasons for the LRB allowing this were: <i>'Members noted that the application site was outwith but adjoining the settlement boundary of Ednam as defined in the Local Development Plan. Their ensuing discussion therefore focussed on whether there were strong reasons for an exceptional approval. They attached significant weight to the recent erection of two dwellinghouses on the northern side of the road, which reduced the gap between the settlements of</i></p>	
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			<p><i>Ednam and Cliftonhill, and to the field boundary of the site which they considered represented a more logical boundary to Ednam than the current development boundary</i>. A consequent approval of reserved matters application was approved for a detached house on the site (18/01770/FUL) in February 2019.</p> <p>One of the tests applied for consideration of sites to be included within the LDP is that the site must be able to adequately accommodate five or more houses. This is a test which must be consistently applied to all sites.</p> <p>The site is small in nature and it is not considered it can satisfactorily accommodate the standard test of five or more houses in order to achieve this, this can only be done by creating an over developed site with crammed houses completely out of keeping and character with the existing relatively large detached houses which adjoin the site. This would include the afore said house</p>	
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			approved by the councils LRB	
Ednam	AEDNA013, Land north of Primary School	<p>The contributor objects to the inclusion of the site within the Main Issues Report. (8, 41, 42, 61, 62, 72, 74, 77, 89)</p> <p>The contributor considers this site to have better access than AEDNA011. (27)</p> <p>The contributor states that there are concerns regarding road safety and there are also wastewater infrastructure and road network constraints within the village. (8, 42, 62, 72, 74, 77, 89)</p> <p>The contributor states that while this site would still alter the feel of the village enormously it would at least be on the same side of Duns Road as the school, football pitch and play park. The contributor considers this to make more sense with a view to family homes being built. (35, 61)</p> <p>The contributor states there are a lack of facilities and amenities within the village. Also the footpath provision between Ednam and Kelso is very poor and Ednam would need to benefit from improved facilities to accommodate housing development. (41, 89)</p> <p>The contributor raises concerns that their property would be completely spoilt by the development. (42)</p> <p>The contributor considers any further development in Ednam unjustifiable due to a lack of services and facilities. However they consider this site the more suitable of the two proposed in the Main Issues Report. The contributor raises concerns regarding access from the site onto the B6461, although states this could be</p>	<p>Comments and support noted.</p> <p>In relation to the comments made on road safety the Roads Planning Team are consulted as part of the Local Development Plan process. The Roads Planning Team were able to recommend in favour of this land being allocated for development. If the site was developed, 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</p>	<p>It is recommended that land north of the Primary School, Ednam (AEDNA013) is not included within the Proposed Local Development Plan.</p>

	<p>overcome by extending the speed limit zone. (61)</p> <p>The contributor raises concerns along the B6461 which is already busy and runs adjacent to the local Primary School making it a potential danger. (62)</p> <p>The contributor states that the site is often under water which then flows into the back gardens of properties along Stichill Road. The contributor questions what will happen when houses are there, where will the water flow to then....into the houses? While the contributor realises that more houses/flats are needed they are worried that a sudden build up would not be a good idea. (72)</p> <p>The contributor states that previous planning applications have been opposed. The disturbance to wildlife would be irreparable. Building on this scale would interfere with wild animal transit corridors and disturb the small water course. (74)</p> <p>The contributor also raises concerns that the school does not have the capacity for more children and there is no mention of extending the school within the plans. (62, 74, 77)</p> <p>The contributor states increasing the footfall within the area would raise the level of crime and light pollution from additional street lighting would be unwelcome. Also there is no brown bin collection available in the area therefore fly tipping and dumping would have an impact on the environment. (74)</p> <p>The contributor states that the broadband within Ednam is nowhere near the UK average with no plans to improve - current residents would be further disadvantaged with additional use on the line. Also the public transport within the village is practically non-existent. (74)</p>	<p>required.</p> <p>In relation to wastewater capacity in Ednam, Scottish Water are consulted as part of the Local Development Plan process. Scottish Water stated that '<i>Kelso wastewater treatment works has sufficient capacity and there is sufficient capacity in the network</i>'. </p> <p>Both SEPA and the Council's Flood and Coastal Management Team were consulted as part of the site assessment process. No objections were raised however due to the size of the development it is recommended surface water runoff be considered.</p> <p>As part of the site assessment process the Education Team were consulted and they did not raise any issues with the potential allocation of this site and the capacity of Ednam Primary School.</p> <p>The Ecology Officer is also consulted as part of the site assessment process and in relation to this site stated:</p>	
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		<p>The contributor objects to the potential allocation of 36 plus houses. This will change the character of the village beyond recognition. Currently the village has an established community composed of the main long term residents which has fostered a strong cohesive community that would be destroyed by such a disproportionate increase in housing stock. (77)</p> <p>The contributor questions the Council's real intention in redefining the village as this appears to be a back door route to get around the overall development plan for the Scottish Borders. The village itself may have been zoned as suitable for residential development but not the agricultural land surround the village boundaries you are in effect changing the rules and as such your conduct is unreasonable and susceptible to judicial review. (77)</p> <p>The contributor states there is already an existing undeveloped allocation within the village which is for sale. (27, 41, 89)</p> <p>The contributor raises concerns about flooding through the village. (8)</p> <p>The contributor advises that the site has water environment considerations. The 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. This should be confirmed with Scottish Water. (119)</p>	<p><i>'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. Any development would be requirement to take any necessary ecological assessments and provide mitigation measures where appropriate.</i></p> <p>Should this site be allocated a planning application would be required to be submitted. As part of this process the site design would need to be in similar character of the existing residential properties within the village. There are specific placemaking and design policies and guidance which would need to be taken into consideration.</p> <p>It is acknowledged that Ednam has limited services however it 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.</p>	
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			<p>It should be noted there is an existing housing development at West Mill, Ednam with an indicative capacity of 12 units which is currently undeveloped. There is currently a pending planning application on the site for 10 units (17/01563/FUL).</p> <p>The site was included within the Main Issues Report as an option for inclusion within the Proposed LDP. Consequently there were not considered to be any insurmountable reasons nor constraints to prevent it being included as identified within the adjoining column. However, in deciding which of the many MIR sites were ultimately included within the proposed LDP consideration was given to a range of factors. These included, for example, the housing land requirement based on the proposed SDP2 which was informed by HNDA2, any developer interest in the site, provision of local facilities / services, comparison with other submitted sites. Ednam is in very close proximity to</p>	
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			<p>Kelso and it is considered relatively large scale housing allocations within the proposed LDP will adequately satisfy the housing land requirement within the LDP period.</p> <p>Ultimately it was considered that there were more appropriate sites considered within the MIR to contribute towards the housing land requirement and the site was not included. It is acknowledged that the site could be considered again for inclusion in a future LDP.</p>	
Jedburgh	AJEDB018, Land east of Howdenburn Court II	<p>The contributor has reviewed the surface water 1 in 200 year flood map which 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. Any foul must connect to SW foul sewer network. The contributor also advises that the site has a potential surface water hazard and water environment considerations. (119)</p> <p>The contributor states the site appears to be infill between existing housing at Howdenburn Court and existing 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. (213)</p>	<p>Comments noted.</p> <p>Following the public consultation period on the Main Issues Report it is considered that this site should be taken forward into the Proposed Plan. The site is within the Jedburgh development boundary and is within the ownership of an active Registered Social Landlord. The site requirements included in the Proposed Plan will include a reference to the need for a pedestrian link between</p>	<p>It is recommended that land east of Howdenburn Court II, Jedburgh (AJEDB018) is included within the Proposed Local Development Plan.</p> <p>Site requirements should include reference to 'potential flood risk to be investigated'.</p> <p>The introductory text in Volume 2</p>

			Lochend (RJ2B), Howdenburn Court and the land east of Howdenburn Court II (AJEDB018).	confirms the need for parties to contact SEPA and Scottish Water at an early stage to identify potential issues to be addressed.
Jedburgh	MJEDB003, Land at Edinburgh Road	The contributor seeks to amend the allocation of the site within the LDP from business and industrial to one which supports roadside food and drink uses, with a view to creating a new positive gateway feature into the town that will complement the existing facilities. The contributor states that previous planning applications and development plan representations have been submitted for the site to secure its use (alongside the adjacent site) for class 1 convenience retail use. None of these approaches have been successful despite significant local support. The site has been marketed for its existing industrial use for circa 5 years with no significant end users coming forward, and only temporary lettings being secured, with these lettings being for uses that are of low value, both to the site owner and also to the local economy. This latest approach to the site seeks to present a use that will benefit the local town by providing a roadside provision, suitable to serve the needs of those traveling to and from Jedburgh to Edinburgh and beyond. The contributor has provided a plan of the site indicating a potential layout. This shows the option for a drive through restaurant accompanied by some smaller units that could accommodate other class 3 related uses such as cafés or fast food facilities. (321)	<p>Comments noted. The site is allocated within the adopted Local Development Plan 2016 as a business and industrial safeguarded site.</p> <p>It is considered that this site should remain allocated as business and industrial safeguarding with this being carried forward into the Proposed Plan. However it is felt a more flexible approach should be adopted by the Council in respect of whilst ensuring sufficient land is available for business uses there is a need to have a more flexible approach to a low other uses in certain circumstances. It is considered the most effective way to do this is through the revision of Policy ED1 – Protection of Business and Industrial Land. The updated policy could allow a more diverse mix of uses on this site and therefore make it</p>	It is recommended that land at Edinburgh Road (MJEDB003) is not included within the Proposed Local Development Plan. The site should remain part of the existing business and industrial safeguarded site Edinburgh Road (zEL33).

			<p>more attractive for businesses to locate here. Planning applications must satisfy the criteria tests listed within Policy ED1.</p> <p>In conclusion, following the public consultation period on the Main Issues Report it is considered that this site should not be reallocated as a mixed use site into the Proposed Plan.</p>	
Morebattle	AMORE003, Land west of Teapot Bank	The contributor has submitted this site for consideration as a potential housing allocation. The contributor states the site is free from constraints and development at this location would be less disruptive and have less impact than the allocated housing site at West Renwick Gardens (AMORE001). (63)	<p>Comments noted. The land west of Teapot Bank (AMORE003) has been assessed as part of the site assessment process. The outcome of this assessment was that the site was considered '<i>doubtful</i>'. The site assessment concluded that there are two undeveloped housing allocations within Morebattle, one of which was allocated as part of the Local Plan Amendment in 2011, there is also an approved planning brief covering both of these sites. Therefore it is not considered that there is a requirement for an additional housing site within the settlement at this point in time.</p>	It is recommended that land west of Teapot Bank, Morebattle (AMORE003) is not included within the Proposed Local Development Plan.

			In conclusion, the site will not be taken forward for inclusion within the Proposed Local Development Plan for housing.	
Oxnam	AOXNA002, Land to west of Oxnam Road	<p>The contributor requires a Flood Risk Assessment which assesses the risk from the Oxnam Water and small tributary which flows along the boundary. 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. Foul water must connect to the existing SW foul network however it is likely that this would require upsizing for any new development. The unnamed tributary which runs adjacent to the site should be protected and enhanced as part of any development. The site is opposite the Oxnam STW. Probably unlikely to give rise to issues as septic tank and reedbed system. (119)</p> <p>The contributor agrees with the conclusion that the site identified by reference AOXNA002 should be excluded as it believes this proposal could lead to gradual and unwelcome urbanisation. The contributor does not wish to see the proposed settlement boundary (shown at Figure 8 of the MIR) altered to include any portion of the field identified by site reference AOXNA002.(124)</p>	<p>Comments noted. The land to west of Oxnam Road (AOXNA002) has been assessed as part of the site assessment process. The outcome of this assessment was that the site was considered '<i>unacceptable</i>'.</p> <p>The site assessment concluded that '<i>Oxnam is not a suitable location for the allocation of up to 20 units. An allocation of this scale would be unsustainable and possibly undeliverable. 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</i>'.</p> <p>It should be noted Oxnam</p>	Onam settlement profile has been added to Volume 1 of the LDP although it does not include the site AOXNA002.

			<p>settlement profile has been added to Volume 1 of the LDP although it does not include the site in question.</p> <p>In conclusion, the site will not be taken forward for inclusion within the Proposed Local Development Plan.</p>	
Smailholm	ASMAI002, Land at West Third	<p>The contributor has reviewed the surface water 1 in 200 year flood map which 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. 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. The contributor also advises that the site has a potential surface water hazard and water environment considerations. <i>Note: Contributor 119 has referred to this site as SBSMA001. (119)</i></p>	<p>The site was included within the Main Issues Report as an option for inclusion within the Proposed LDP. Consequently there were not considered to be any insurmountable reasons nor constraints to prevent it being included as identified within the adjoining column. However, in deciding which of the many MIR sites were ultimately included within the proposed LDP consideration was given to a range of factors. These included, for example, the housing land requirement based on the proposed SDP2 which was informed by HNDA2, any developer interest in the site, provision of local facilities / services, comparison with other submitted sites.</p> <p>Ultimately it was considered that there were more appropriate sites considered</p>	<p>It is recommended that land at West Third, Smailholm (ASMAI002) is not included within the Proposed Local Development Plan.</p>

			within the MIR to contribute towards the housing land requirement and the site was not included. It is acknowledged that the site could be considered again for inclusion in a future LDP.	
Jedburgh/ Kelso	General	The contributor states we should be encouraging more development in Jedburgh and Kelso to support the schools and small business' (168)	The Local Development Plan identifies a range of housing, redevelopment and business and industrial sites in both Jedburgh and Kelso.	No further action.

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?

Main Issue	Sub Issue	Summary of Main Issues Raised	Proposed Response to Main Issues Raised	Recommendation
Eddleston	AEDDL008 Land West of Elibank Park	The contributor states that development of this site this would cause the destruction of ancient pasture; increases the risk of pollution to the River Tweed and its tributary; will affect local wildlife and tourism; building has already taken place in the area, which will speed run-off during heavy rain, putting the area downstream at higher risk of flooding. The topography of Peebles and its environs mean the town and its transport links are very vulnerable. The B7062 is not suitable for large vehicles and in places is barely wide enough for two cars. The A703 is still only a double track road that can be very fast and as the main route out of the Borders is very busy. The A72 is already busy and fast, it is frequently closed due to accidents, is narrow in places, causing bottlenecks and risking lives if emergency services need to get through. There is no alternative route. It is also vulnerable to flooding and risk of erosion by the Tweed, and development on agricultural land will exacerbate flooding. With the rise in the number of users on the A72 there	<p>Scottish Planning Policy (SPP) states that a generous supply of housing land for each housing market area within the plan period should be provided to support the achievement of the housing land requirement across all tenures, maintaining at least a 5 year supply of effective housing land at all times. The allocations within the Proposed LDP are to meet the housing land requirement up until 10 years post the adoption of the Plan (2030/31).</p> <p>This site was brought forward through the Development Options Study 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 Main Issues Report (MIR). Paragraph 65 of the Planning Circular 6/2013: Development Planning, states that the Main Issues Report is the key consultation document in terms of front loading effective engagement on the Plan.</p> <p>In the consideration of any site for inclusion in the LDP, a full site assessment is carried out and the views various internal and external consultees (such as Roads Planning, Economic Development, Landscape, Scottish Water, SEPA,SNH and NHS) are incorporated into that assessment. In doing this a rigorous site assessment process is used to identify the best sites possible. The site assessment also considers many issues in relation to transport and water/sewage infrastructure, and well as other environmental issues such as archaeology,</p>	It is recommended that the Council agree not to allocate site AEDDL008 Land West of Elibank Park within the Proposed Local Development Plan.

		<p>will be an increase in the number of accidents particularly with cyclists. With the increase in population in the area, it will result in further stretching existing services and facilities including education. The proposal will also result in an increase in the number of houses, businesses and their occupants doing more journeys to get to work, shops, etc as there are limited facilities in the area thereby increasing our carbon footprint. The development on agricultural land used for food production is unwise and may impact on food security. (108 (2 of 2))</p> <p>All housing in Eddleston should be removed until you deal with the lack of provisions in the Schools, Doctors etc. (158)</p> <p>Concerns new developments could add to flood risk from increased surface runoff. The development would be very visible and would impact on the beautiful countryside around Eddleston. Eddleston also lacks any shops or amenities, leading to more journeys to Peebles. This, increased traffic is bad for climate change mitigation and safety. (46)</p> <p>Given the lack of landowner /developer interest of the already-</p>	<p>biodiversity, flood risk and landscape.</p> <p>Whilst the primary responsibility for operating the development planning system for the Scottish Borders lies with the Council, Circular 6/2013 Development Planning states that all interests should be engaged as early and as fully as possible. In addition that document also states “<i>key agencies are under a specific duty to co-operate in the preparation of development plans</i>”; this includes Scottish Natural Heritage, Scottish Environmental Protection Agency, Scottish Water and NHS (Health Board). The Council have consulted with all key agencies throughout the Local Development Plan process and will continue to do so. This then allows key agencies to plan according to their needs and demands also. NHS Borders have stated that they will continue to engage with SBC colleagues to provide primary care and public health input to the wider planning process including the creation of the next Scottish Borders Council Local Development Plan early in its preparation cycle as part of a Health in All Policies approach.</p> <p>With regards to comments relating to landscape, natural heritage, and the River Tweed, it should be noted that Scottish Natural Heritage did not object to the potential inclusion of the site within the Local Development Plan. Furthermore it is also noted that SEPA also, did not object to the potential inclusion of the site within the Plan.</p> <p>SBC flood and coastal management team have not put forward objections and SEPA has raised that consideration should be given to surface runoff.</p> <p>Further discussion has been undertaken with the</p>	
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		<p>allocated Eddleston sites at Burnside and Bellfield, it would appear to be premature to place any reliance on the two additional identified 'alternative' sites in the village to contribute to housing during the Plan period. The potential flood risk issues are also noted. (112)</p> <p>The site is identified as having potential surface water hazard, a potential surface water flood risk; we recommend that this issue is taken forward through discussion with your flood prevention and roads department colleagues and Scottish Water, where relevant. 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. 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.</p>	<p>Education department, and they have confirmed that eth sites contained within the Proposed Local Development Plan can be accommodated in terms of school capacity.</p> <p>Eddleston has few amenities and provision for example a primary school and the Horseshoe Inn. Although Peebles is a short distance away. Eddleston is classed as accessible rural and has a bus service running to Edinburgh in the North and Peebles in the South.</p> <p>It should also be noted that whilst the site is currently in agricultural use for grazing however, the land is not identified as Prime Quality Agricultural Land. The identification of some greenfield / agricultural land is inevitable.</p> <p>It is noted that pedestrian access would be needed to connect the site with the rest of Eddleston. It's stated in the site requirements that a pedestrian link to the village is required. Road's planning have also stated that the road leading out of Eddleston to the site would need widening and a pedestrian link with the village and lighting would be needed.</p> <p>The Council in its official capacity have the authority to allocate sites where appropriate and amend the development boundary through the Local Development Plan process.</p> <p>Significantly, during the MIR public consultation process the land owner did not wish this site to be included within the LDP, suggesting a preference for their site AEDD010. Consequently whilst it is not considered there are any insurmountable issues to prevent the site being allocated, the land owner's</p>	
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		<p>Further discussion would be required to determine whether such a discharge would be feasible in terms of the effluent standards required. All new developments should manage surface water through the use of Sustainable Urban Drainage Systems (SUDS). We would recommend that this requirement includes the use of SUDS at the construction phase in order that the risk of pollution during construction to the water environment is minimised. (119)</p> <p>Land West of Elibank Park, Housing 40 units (alternative): We note that at the northern boundary of this site, currently adjacent to the site allocation, there is an area identified as ancient semi-natural woodland on the AWI. We very much welcome that this is recognised in the site requirements and that it is required that a buffer area is created between the woodland and the site allocation. WTS would be able to advise on the size of the buffer when further plans are available for this site. If it is to be taken forward then we recommend that the site allocation boundary be reviewed for LDP2. (199)</p> <p>Development of the community of Eddleston which is easily</p>	<p>reluctance to allow its release prevents its inclusion within the LDP.</p>	
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		<p>accessible from Peebles, and to the North makes much more sense. Cardrona has taken some development pressure off Peebles for the last 20 years; Eddleston might do the same. I have no view on which of these two sites is preferable. But both have a pleasant South/South Easterly aspect. (206)</p> <p>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. (213)</p> <p>We do not believe AEDDL008 meets the criteria set out in Sections 5.10 and 5.14 that any</p>		
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		<p>proposals need to demonstrate 'existence of group of at least 3 houses' to satisfy criteria for submission. In addition, development of either site would require substantial supporting infrastructure changes within the village. Both sites are currently accessed from Old Manse Road/Meldons Road which becomes a single-track road as you leave the village at Elibank Park. This road is heavily used by both farm vehicles and forestry logging lorries. Development of either of these sites would require widening of Old Manse Road/Meldons Road to two lanes and installation of a pedestrian access to connect the new development(s) to the village. This would likely require the removal of beech hedgerow and felling of trees in Elibank Park to gain the width required. The new road would also need to be stabilised given the land falls away from the current road into Elibank Park. The current road access simply would not be suitable to cope with the additional traffic should these developments proceed. There is no mention of this in the MIR, only that pedestrian access would be required.</p> <p>The contributor has concerns about water run-off from</p>		
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		<p>development of site AEDDL008 and view that if the site was developed this would need to be addressed. The contributor states that during heavy rain water runs through the field into the bordering ancient woodland and across the road into Elibank Park. (237)</p> <p>With regards to AEDDL008, Alternative Option for Eddleston; I do not believe this option meets the criteria set out in Section 5.1 that any proposals need to demonstrate 'existence of group of at least 3 houses' to satisfy criteria for submission. AEDDL008 is outwith the village. The contributor has concerns with the alternative option for Eddleston AEDDL008 in terms of the increased flooding risk due to water run-off from any housing development at this site. AEDDL008 require services and pedestrian access from the village, and will require access onto the Meldons Road which is a minor single track road. (255)</p> <p>In terms of the Eddleston allocations, we would comment that given the lack of landowner /developer interest of the already-allocated Eddleston sites at Burnside and Bellfield, it would appear to be premature to place any reliance on the two additional</p>		
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		identified 'alternative' sites in the village to contribute to housing during the Plan period. The potential flood risk issues are also noted. (317)		
Eddleston	AEDDL009 Land South of Cemetery	The contributor states that development of this site this would cause the destruction of ancient pasture; increases the risk of pollution to the River Tweed and its tributary; will affect local wildlife and tourism; building has already taken place in the area, which will speed run-off during heavy rain, putting the area downstream at higher risk of flooding. The topography of Peebles and its environs mean the town and its transport links are very vulnerable. The B7062 is not suitable for large vehicles and in places is barely wide enough for two cars. The A703 is still only a double track road that can be very fast and as the main route out of the Borders is very busy. The A72 is already busy and fast, it is frequently closed due to accidents, is narrow in places, causing bottlenecks and risking lives if emergency services need to get through. There is no alternative route. It is also vulnerable to flooding and risk of erosion by the Tweed, and development on agricultural land will exacerbate flooding. With the rise in the number of users on the A72 there	<p>It should be noted that the housing site (AEDDL009) in Eddleston was included within the Main Issues Report. However, throughout the course of the MIR consultation process it became evident that the northern part of the site was in a separate ownership. Therefore, the site was reduced in size, the site capacity reduced to 30 and a new site code plotted as (AEDDL010). The site (AEDDL010) is proposed for inclusion within the Proposed LDP.</p> <p>This site was brought forward through the Development Options Study 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 Main Issues Report (MIR). Paragraph 65 of the Planning Circular 6/2013: Development Planning, states that the Main Issues Report is the key consultation document in terms of front loading effective engagement on the Plan.</p> <p>Scottish Planning Policy (SPP) states that a generous supply of housing land for each housing market area within the plan period should be provided to support the achievement of the housing land requirement across all tenures, maintaining at least a 5 year supply of effective housing land at all times. The allocations within the Proposed LDP are to meet the housing land requirement up until 10 years post the adoption of the Plan (2030/31).</p> <p>In the consideration of any site for inclusion in the</p>	It is recommended that the Council agree not to allocate site AEDDL009 Land South of Cemetery within the Proposed Local Development Plan. However, it is recommended that the Council agree to allocate site AEDDL010 Land South of Cemetery within the Proposed Local Development Plan.

		<p>will be an increase in the number of accidents particularly with cyclists. With the increase in population in the area, it will result in further stretching existing services and facilities including education. The proposal will also result in an increase in the number of houses, businesses and their occupants doing more journeys to get to work, shops, etc as there are limited facilities in the area thereby increasing our carbon footprint. The development on agricultural land used for food production is unwise and may impact on food security. (108 (2 of 2))</p> <p>All housing in Eddleston should be removed until you deal with the lack of provisions in the Schools, Doctors etc. (158)</p> <p>Concerns new developments could add to flood risk from increased surface runoff. The development would be very visible and would impact on the beautiful countryside around Eddleston. Eddleston also lacks any shops or amenities, leading to more journeys to Peebles. This, increased traffic is bad for climate change mitigation and safety. (46)</p> <p>Given the lack of landowner /developer interest of the already-</p>	<p>LDP, a full site assessment is carried out and the views various internal and external consultees (such as Roads Planning, Economic Development, Landscape, Scottish Water, SEPA,SNH and NHS) are incorporated into that assessment. In doing this a rigorous site assessment process is used to identify the best sites possible. The site assessment also considers many issues in relation to transport and water/sewage infrastructure, and well as other environmental issues such as archaeology, biodiversity, flood risk and landscape.</p> <p>Whilst the primary responsibility for operating the development planning system for the Scottish Borders lies with the Council, Circular 6/2013 Development Planning states that all interests should be engaged as early and as fully as possible. In addition that document also states “<i>key agencies are under a specific duty to co-operate in the preparation of development plans</i>”; this includes Scottish Natural Heritage, Scottish Environmental Protection Agency, Scottish Water and NHS (Health Board). The Council have consulted with all key agencies throughout the Local Development Plan process and will continue to do so. This then allows key agencies to plan according to their needs and demands also. NHS Borders have stated that they will continue to engage with SBC colleagues to provide primary care and public health input to the wider planning process including the creation of the next Scottish Borders Council Local Development Plan early in its preparation cycle as part of a Health in All Policies approach.</p> <p>The site is greenfield. It should also be noted that whilst the site is currently in agricultural use for grazing, however the land is not identified as Prime</p>	
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		<p>allocated Eddleston sites at Burnside and Bellfield, it would appear to be premature to place any reliance on the two additional identified 'alternative' sites in the village to contribute to housing during the Plan period. The potential flood risk issues are also noted. (112)</p> <p>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. The site is identified as having potential surface water hazard, a potential surface water flood risk; we recommend that this issue is taken</p>	<p>Quality Agricultural Land. The identification of some greenfield / agricultural land is inevitable.</p> <p>With regards to comments relating to landscape, natural heritage, and the River Tweed, it should be noted that Scottish Natural Heritage did not object to the potential inclusion of the site within the Local Development Plan but recommended a planning brief should be prepared. Furthermore it is also noted that SEPA also, did not object to the potential inclusion of the site within the Plan.</p> <p>SEPA has requested that a FRA would be required. SEPA have stated that consideration should be given to surface runoff. SBC Flood and Coastal Management team identify that the south part of the site is at risk of a 1 in 200 year flood and would therefore require an FRA, and if properties were out with this area there would be scope for approval. A site requirement for a FRA has been carried forward from the Main Issues Report and into the Proposed plan.</p> <p>Further discussion has been undertaken with the Education department, and they have confirmed that eth sites contained within the Proposed Local Development Plan can be accommodated in terms of school capacity.</p> <p>It is noted that pedestrian access would be needed to connect the site with the rest of Eddleston. It's stated in the site requirements that a pedestrian link to the village is required and also the potential to connect with the old railway line and/or Elibank Park. Road's planning have also stated that the road leading out of Eddleston to the site would need widening and a pedestrian link with the village and</p>	
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		<p>forward through discussion with your flood prevention and roads department colleagues and Scottish Water, where relevant. 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. All new developments should manage surface water through the use of Sustainable Urban Drainage Systems (SUDS). We would recommend that this requirement includes the use of SUDS at the construction phase in order that the risk of pollution during construction to the water environment is minimised. (119)</p> <p>Development of the community of Eddleston which is easily accessible from Peebles, and to the North makes much more sense. Cardrona has taken some development pressure off Peebles</p>	<p>lighting would be needed. It's the understanding the land south side of the road out of Eddleston to the site is owned by the Council (Elibank Park) therefore it would be possible to create a pedestrian link from the site into the village.</p> <p>The Council in its official capacity have the authority to allocate sites where appropriate and amend the development boundary through the Local Development Plan process.</p> <p>Eddleston has few amenities and provision, for example a primary school and the Horseshoe Inn. Although Peebles is a short distance away. Eddleston is classed as accessible rural and has a bus service running to Edinburgh in the North and Peebles in the South.</p> <p>In light of the consultation responses received and further investigation on the site AEDDL009 Land South of Cemetery, it is recommended that a site with an amended site boundary at this location, site AEDDL010 is taken forward into the Proposed Local Development Plan.</p>	
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		<p>for the last 20 years; Eddleston might do the same. I have no view on which of these two sites is preferable. But both have a pleasant South/South Easterly aspect. (206)</p> <p>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. (213)</p> <p>We do not believe AEDDL009 meets the criteria set out in Sections 5.10 and 5.14 that any proposals need to demonstrate 'existence of group of at least 3 houses' to satisfy criteria for submission. In addition, development of either site would require substantial supporting infrastructure changes within the village. Both sites are currently accessed from Old Manse Road/Meldons Road which becomes a single-track road as you leave the village at Elibank Park. This road is heavily used by both farm vehicles and forestry logging lorries. Development of</p>		
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		<p>either of these sites would require widening of Old Manse Road/Meldons Road to two lanes and installation of a pedestrian access to connect the new development(s) to the village. This would likely require the removal of beech hedgerow and felling of trees in Elibank Park to gain the width required. The new road would also need to be stabilised given the land falls away from the current road into Elibank Park. The current road access simply would not be suitable to cope with the additional traffic should these developments proceed. There is no mention of this in the MIR, only that pedestrian access would be required. (237)</p> <p>AEDDL009 require services and pedestrian access from the village, and will require access onto the Meldons Road which is a minor single track road. (255)</p> <p>In terms of the Eddleston allocations, we would comment that given the lack of landowner /developer interest of the already-allocated Eddleston sites at Burnside and Bellfield, it would appear to be premature to place any reliance on the two additional identified 'alternative' sites in the village to contribute to housing</p>		
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		during the Plan period. The potential flood risk issues are also noted. (317)		
Eddleston	SEDDL001 North of Bellfield II	<p>The contributor states that development of this site this would cause the destruction of ancient pasture; increases the risk of pollution to the River Tweed and its tributary; will affect local wildlife and tourism; building has already taken place in the area, which will speed run-off during heavy rain, putting the area downstream at higher risk of flooding. The topography of Peebles and its environs mean the town and its transport links are very vulnerable. The B7062 is not suitable for large vehicles and in places is barely wide enough for two cars. The A703 is still only a double track road that can be very fast and as the main route out of the Borders is very busy. The A72 is already busy and fast, it is frequently closed due to accidents, is narrow in places, causing bottlenecks and risking lives if emergency services need to get through. There is no alternative route. It is also vulnerable to flooding and risk of erosion by the Tweed, and development on agricultural land will exacerbate flooding. With the rise in the number of users on the A72 there will be an increase in the number of accidents particularly with cyclists.</p>	<p>Scottish Planning Policy (SPP) states that a generous supply of housing land for each housing market area within the plan period should be provided to support the achievement of the housing land requirement across all tenures, maintaining at least a 5 year supply of effective housing land at all times. The allocations within the Proposed LDP are to meet the housing land requirement up until 10 years post the adoption of the Plan (2030/31).</p> <p>In the consideration of any site for inclusion in the LDP, a full site assessment is carried out and the views various internal and external consultees (such as Roads Planning, Economic Development, Landscape, Scottish Water, SEPA,SNH and NHS) are incorporated into that assessment. In doing this a rigorous site assessment process is used to identify the best sites possible. The site assessment also considers many issues in relation to transport and water/sewage infrastructure, and well as other environmental issues such as archaeology, biodiversity, flood risk and landscape.</p> <p>Whilst the primary responsibility for operating the development planning system for the Scottish Borders lies with the Council, Circular 6/2013 Development Planning states that all interests should be engaged as early and as fully as possible. In addition that document also states “<i>key agencies are under a specific duty to co-operate in the preparation of development plans</i>”; this includes Scottish Natural Heritage, Scottish Environmental Protection Agency, Scottish Water and NHS (Health Board). The Council have consulted with all key</p>	<p>It is recommended that the Council agree not to allocate site SEDDL001 North of Bellfield II within the Proposed Local Development Plan.</p> <p>It is recommended that the SEA scoring for Cultural Heritage for site SEDDL001 is amended from neutral to significantly negative. In addition it is recommended to update the additional notes, SEA comments and Mitigation to reflect the proposed change.</p>

		<p>With the increase in population in the area, it will result in further stretching existing services and facilities including education. The proposal will also result in an increase in the number of houses, businesses and their occupants doing more journeys to get to work, shops, etc as there are limited facilities in the area thereby increasing our carbon footprint. The development on agricultural land used for food production is unwise and may impact on food security. (108 (2 of 2))</p> <p>All housing in Eddleston should be removed until you deal with the lack of provisions in the Schools, Doctors etc. (158)</p> <p>Concerns new developments could add to flood risk from increased surface runoff. The development would be very visible and would impact on the beautiful countryside around Eddleston. Eddleston also lacks any shops or amenities, leading to more journeys to Peebles. This, increased traffic is bad for climate change mitigation and safety. (46)</p> <p>We require an FRA which assesses the risk from the Eddleston Water. Due to the gradients on site, the majority of</p>	<p>agencies throughout the Local Development Plan process and will continue to do so. This then allows key agencies to plan according to their needs and demands also. NHS Borders have stated that they will continue to engage with SBC colleagues to provide primary care and public health input to the wider planning process including the creation of the next Scottish Borders Council Local Development Plan early in its preparation cycle as part of a Health in All Policies approach.</p> <p>With regards to comments relating to landscape, natural heritage, and the River Tweed, it should be noted that Scottish Natural Heritage did not object to the potential inclusion of the site within the Local Development Plan. Furthermore it is also noted that SEPA did not object to the potential inclusion of the site within the Plan.</p> <p>It should also be noted that whilst the site is currently in agricultural use for grazing however, the land is not identified as Prime Quality Agricultural Land. The identification of some greenfield / agricultural land is inevitable.</p> <p>SBC flood and coastal management team have not put forward objections. SEPA has raised that consideration should be given to surface runoff, potential surface water hazard, potential surface water flood risk. A FRA would be required, and it is noted that consideration should be given to the increase in probability of flooding elsewhere if the site was to be developed.</p> <p>Further discussion has been undertaken with the Education department, and they have confirmed that eth sites contained within the Proposed Local</p>	
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		<p>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. The site is identified as having potential surface water hazard, a potential surface water flood risk; we recommend that this issue is taken forward through discussion with your flood prevention and roads department colleagues and Scottish Water, where relevant. Scots Pine Inn is noted as being affected by flooding in 1990 - no further details provided. Foul water must connect to the existing SW foul network. There are likely to be capacity issues at Eddleston STW for a development of this size. SW should confirm the situation. Private STW is unlikely to be accepted given the proximity of the foul sewer network. All new developments should manage surface water through the use of Sustainable Urban Drainage Systems (SUDS). We would recommend that this requirement includes the use of SUDS at the construction phase in order that the</p>	<p>Development Plan can be accommodated in terms of school capacity.</p> <p>Eddleston has few amenities and provision for example a primary school and the Horseshoe Inn. Although Peebles is a short distance away. Eddleston is classed as accessible rural and has a bus service running to Edinburgh in the North and Peebles in the South.</p> <p>Whilst it is not considered there are any insurmountable reasons for the site not being allocated developers could only take place once the allocated site to the south (AEDDL002) is completed. It is likely some time before this occurs and no planning applications have been submitted as yet for its development. Consequently it is premature to allocate this site.</p>	
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		<p>risk of pollution during construction to the water environment is minimised. (119)</p> <p>This site is physically detached from Peebles and appears unlikely to be developable according to principles being established by the MIR, particularly in relation to sustainable places. If allocated and developed it may lead to further future development along this road, further establishing a sprawling development pattern of places that have little relationship to the town and which are heavily reliant on car use. (213)</p> <p>SEDDL001 is adjacent to AEDDL002 and the plan refers to this site only being developed if AEDDL002 is developed first. It is unclear as to why additional sites have been added whilst current sites have not been developed. (237)</p> <p>I feel that the other preferred site SEDDL001 and the existing allocated sites AEDDL002 and TE6B should be prioritised for development. These are both immediately adjacent to existing housing developments within the village and as such would require less infrastructure changes. (255)</p>		
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		<p>We are content with the principle of development on this site for our statutory interests. SEA: You have scored the potential impact of development of this site on Cultural Heritage as neutral. However, you have also identified mitigation measures relating to an Inventory designed landscapes. Additionally, the site requirements include archaeology evaluation / mitigation. This would suggest that some adverse effects are anticipated without mitigation measures in place, and consequently you may wish to consider revising the score for cultural heritage to reflect this.</p> <p>(164)</p>	<p>Comments accepted.</p> <p>It is recommended that the scoring for Cultural Heritage of the SEA as it relates to site SEDDL001 will be amended from neutral to negative. In addition it is proposed to update the additional notes, SEA comments and Mitigation to reflect this change.</p> <p>(It is noted that these comments have also been recorded under the Strategic Environmental Assessment).</p>	
Eddleston	General	<p>Again, Peebles is bursting at the seams. More consideration should be being given to other sites such as Eddleston where there is local infrastructure in place (Primary School) which is UNDER-utilised.</p> <p>(185)</p> <p>Eddleston currently has two allocated sites for housing development AEDDL002 and TE6B. Both of these sites are immediately adjacent to existing housing developments within the village and, therefore the development of these sites would require less infrastructure changes. These sites have been earmarked for development in the previous</p>	<p>It should be noted that it is not intended that all of the sites identified within the Main Issues Report (MIR) for the Tweeddale Locality will be brought forward for development.</p> <p>The MIR in paragraph 3.3 notes that "<i>it is not anticipated the LDP [Local Development Plan] 2 will require a significant number of new housing sites</i>". The purpose of the MIR was to identify a number of site options and present those to the public so that LDP2 could then be informed by their responses. In addition, it should be noted that the Council are also required to allocate sufficient land within the Central, Eastern and Western Strategic Development Areas.</p> <p>Scottish Planning Policy (SPP) states that a generous supply of housing land for each housing market area within the plan period should be provided to support the achievement of the housing</p>	<p>It is recommended that the Council agree to allocate site AEDDL010 Land South of Cemetery within the Proposed Local Development Plan.</p>

		<p>LDP but no development has taken place to date. The new plan adds three further sites which is a significant increase of more than 50%. The new plan (MIR) adds three further sites which is a significant increase. The MIR states in a couple of places that "it is not anticipated that LDP2 will require a significant number of new housing sites", yet for Eddleston this could potential be increasing by more than 50%. Having 5 development sites identified for a small village seems excessive and if all were then to be developed, this would have a significant impact on the Eddleston village community. It is our view that the current two sites remain as the preferred development options (LDP sites AEDDL002 and TE6B) given that they are close to existing housing and would require less infrastructure changes. (237)</p> <p>The existing allocated sites AEDDL002 and TE6B should be prioritised for development. These are both immediately adjacent to existing housing developments within the village and as such would require less infrastructure changes. (255)</p> <p>I question why the land on the opposite side of the main road from</p>	<p>land requirement across all tenures, maintaining at least a 5 year supply of effective housing land at all times. The allocations within the Proposed LDP are to meet the housing land requirement up until 10 years post the adoption of the Plan (2030/31).</p> <p>The Council has identified that further housing allocations are required in the Western Rural Growth Area. A study was carried out, the purpose of the Development Options Study was to identify and assess options for housing and employment land in the Western Rural Growth Area/Strategic Development Area, centred on Tweeddale. Sites were identified within Eddleston which could help meet housing requirements.</p> <p>In light of the consultation responses received and further investigation, it is recommended that a site with an amended site boundary - site AEDDL010 is taken forward into the Proposed Local Development Plan.</p>	
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		AEDDL001 has not been considered. (283)		
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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?

Main Issue	Sub Issue	Summary of Main Issues Raised	Proposed Response to Main Issues Raised	Recommendation
Northern Housing Market Area	Scottish Water	The contributor states that they will support any preferred or additional Housing Land Supply sites emerging from the report. They accept that there are pressures to identify land for development near or next to our treatment works. Scottish Water would like to point out that they are currently planning to deliver water growth investment in and around Peebles to ensure their existing and future customers continue to receive the high quality service which they have come to expect. (323)	Support and comments noted.	No action required.
Northern Housing Market Area	Western Borders Rural Growth Area	The current Adopted LDP identifies potential longer term sites south west of Whitehaugh and north west of Hogbridge, and these are dependent on the provision of a new bridge over the River Tweed. The MIR offers another housing site east of Cademuir Hill (SPEEB009) and a mixed use site west of Edderston Road (SPEEB008). The alternative to development south of the river seems to be mixed use development at Eshiels (MESH1001 & MESH1002) and/or Cardrona (SCARD002). The Council's position of the prospects of a second bridge is unclear, is the Council in favour of a new bridge to allow development on the south side or not? Does the Council prefer housing on the south side of the Tweed or on the north side at Eshiels and/or Cardrona? If future growth is to be located on the north side of the river, development at Eshiels, alongside Glentress, would seem logical if flooding and	It should be noted that it is not intended that all of the sites identified within the Main Issues Report (MIR) for the Tweeddale Locality will be brought forward for development. The MIR in paragraph 3.3 notes that " <i>it is not anticipated the [Local Development Plan] LDP2 will require a significant number of new housing sites</i> ". The purpose of the MIR was to identify a number of site options and present those to the public so that LDP2 could then be informed by their responses. The longer term sites identified within the current LDP that are located on the south of the River – SPEEB003, SPEEB004 and SPEEB005 are all subject to a site	No further action required.

		<p>basic infrastructure can be provided. A mixed development at Nether Horsburgh might have greater landscape impact but would assist in establishing Cardrona as a more sustainable community, it is suspected that many people from Peebles/Cardrona travel to the Bush area, north of Penicuik and there may be possibilities for satellite agri-forestry research/businesses in Eshiels/ Cardrona. (7)</p>	<p>requirement for the provision of a new bridge. The Council accepts that for these sites and for any other potential new sites south of the River Tweed at Peebles, these too will be dependent on a new bridge. The Council has included the requirement for a new bridge within its Capital Plan and have allocated funding towards taking that project forward from 2028 to 2029. However, it should be noted that further public consultation on that project is required.</p> <p>Despite the matter of the requirement for a new bridge, it should be noted that the Council are required to allocate a range of sites which are effective or expected to become effective in the plan period to meet the housing land requirement of the strategic development plan up to year 10 from the expected year of adoption. They should provide for a minimum of 5 years effective land supply at all times. Failure to meet this requirement would result in a failure to provide a plan-led system.</p> <p>In respect to comments regarding the potential for possibilities for satellite agri-forestry research/businesses in Eshiels/ Cardrona, it should be noted that this would be a matter that would be</p>	
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			dealt with at planning application stage if demand for such uses materialised.	
Northern Housing Market Area	Western Borders Rural Growth Area	<p>The contributors state that they are concerned that the MIR does not address the current situation in the Peebles area (including Eddleston, Eshiels, and Cardrona). It is considered that the extent of housing development that could come forward goes against the current SESplan and the current adopted LDP, in that the MIR does not spread that development beyond Peebles into other main settlements. Furthermore, the MIR notes that it is anticipated that LDP2 will not require a significant number of new sites; the built and natural heritage of the Borders must be protected and enhanced; due to potential flood risk and the need for a second bridge prior to any housing land being released there are limited options at this time however, the contributors state that MIR identifies sites for considerable development for example at Eshiels and Cardrona that seem to contradict the Council's identification of the Scottish Borders as being special for its landscape and attractive to tourism; The new proposals would be located prominently in the Tweed Valley and would impact directly on the visitors to tourist attractions such as Glentress, which the Council identify as being important. Both of these will also take up valuable agricultural land and will effectively be "stand alone" developments, which the Council say they are not contemplating. The Eshiels development dwarfs what is already there and the new Cardona site would be completely separated from the existing village by the main Borders east-west road and the River Tweed.</p> <p>In addition, in comparison to the Central Rural</p>	<p>It should be noted that it is not intended that all of the sites identified within the Main Issues Report (MIR) for the Tweeddale Locality will be brought forward for development. The MIR in paragraph 3.3 notes that "<i>it is not anticipated the [Local Development Plan] LDP2 will require a significant number of new housing sites</i>". The purpose of the MIR was to identify a number of site options and present those to the public so that LDP2 could then be informed by their responses.</p> <p>In addition, it should be noted that the Council are also required to allocate sufficient land within the Central, Eastern and Western Strategic Development Areas. Scottish Planning Policy requires LDP's to allocate a range of sites which are effective or expected to become effective in the plan period to meet the housing land requirement of the strategic development plan up to year 10 from the expected year of adoption. They should provide for a minimum of 5 years effective land supply at all times. Failure to meet this requirement would result in a failure to provide a plan-led system.</p>	No further action required.

		<p>Growth Area, the western Rural Growth Area has considerable more new development identified. The contributor considers that Peebles is suffering heavily from this potential over development particularly when considering existing allocated and potential longer term sites within the LDP that have yet to come forward, as well as windfall sites.</p> <p>A realistic appreciation of the traffic that the streets can accommodate is important, with the extent of development proposed; there would be a requirement for a new supermarket, car parking – where would these be sited?</p> <p>The Tweed catchment has a long history of flooding and the new proposals also seem to contradict some of the excellent schemes which are aiming to reduce the flood risk for the area. These new developments, unless very carefully controlled are liable to add to the flood risk, by speeding up the flow of water from the land to the rivers and stream. SEPA are already unhappy with the proposed Kittlegairy 2 development and there is a long history of developers paying lip service to sustainable drainage systems as they try to pack as many houses as possible onto the land. (30, 46)</p>	<p>It should be noted allocations must be considered where there is a market interest which is why options in and around Peebles were considered.</p> <p>In the consideration of any site for inclusion in the LDP, a full site assessment is carried out and the views of various internal and external consultees (such as Roads Planning, Economic Development, Landscape, Scottish Water, SEPA, and NHS) are incorporated into that assessment. In doing this rigorous site assessment process, the best sites possible are identified. The site assessment also considers many issues in relation to transport and water/sewage infrastructure, as well as other environmental issues such as archaeology, biodiversity, flood risk and landscape.</p> <p>It should also be noted, that it is now not intended to allocate within the Proposed Local Development Plan the mixed use sites at Eshiels, ((sites - MESH1001 and MESH1002 (Land at Eshiels I and II)) which both had included a residential element.</p>	
Northern Housing Market Area	Western Borders Rural Growth Area	The contributors state that they are concerned about the substantial new housing planned for the Peebles area (including Peebles, Eshiels, Cardrona and Innerleithen) without due regard to the need / lack of preparatory work for enhanced infrastructure, including health, education,	<p>See response above relating to Western Rural Growth Area.</p> <p>In addition, in respect to the Peebles Bridge issue, the most recent traffic count on behalf of the Council for</p>	No further action required.

		<p>recreation, sewage, car parking and transport. All residents of these proposed developments will use the Tweed Bridge perhaps not as frequently as residents on the south side but traffic flows will still increase putting increased strain on the current bridge. Additional development will impact on the green open spaces. In addition, the new houses will attract more Edinburgh commuters and make the busy roads even more busy thereby making peak journey times to Edinburgh longer.</p> <p>Contributor 243 states that they are unsure why such a high need has been assessed in the Peebles area for housing development and what assessment measures have been used. The contributor is also unclear as to the infrastructure to support such developments.</p> <p>There are limited brownfield development sites in Peebles, this means expansion beyond the existing town centre. The uncertainty about the bridge is driving decision making about future development. The bridge issue needs to be solved first, not least because the High school lies to the south of the bridge and there have already been housing developments on that side in recent years. On that note there is no information as to how the schools in the area- particularly the High school could cope with increased families of school age, young people residing in the area. This needs to be addressed to convince the local public that the local amenities can cope with any increases in population.</p> <p>Contributor 237 states that the MIR refers to the impact on roads, health and social care services, and schooling in the Peebles area and acknowledges that all of these are currently</p>	<p>Tweed Bridge was undertaken in November 2018. It is the Council's opinion that Tweed Bridge does not have the capacity to serve any development other than small infill proposals, but that this would be at the cost of increased congestion on the north side of the River at peak commuter times, and that these developments would take the existing bridge close to capacity. At this point in time there is no definitive date as to when the new bridge may be constructed and a feasibility study must be prepared in advance.</p> <p>It is noted that the Council is progressing on the review of the school estate. In respect to that review, the Council at their meeting of 29 November 2018 agreed the indicative sequence and priority for investment as follows: Galashiels, Hawick, Selkirk and Peebles. That report noted that the property maintenance issues are not as significant for Selkirk or Peebles, however, both will still require expenditure; and due to potential role and capacity pressures particularly at Peebles the priority of strategic plans beyond Galashiels will continue to be re-assessed in a proactive manner. However, following the major fire at Peebles High School in November 2019, the</p>	
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		<p>stretched. However, there does not appear to be anything in the MIR which specifically addresses the additional infrastructure and services that would need to be put in place in Tweeddale and the surrounding area to support the proposed housing developments. This ranges from additional roads (in a network that is already very busy and subject to constant delays through necessary road repairs) through to healthcare such as access to GPs in an already over-stretched Health Service and Peebles High School is currently nearing capacity. In addition, the Socio- Demographic section states the Tweeddale area has an increasing aging population which by itself will put increasing pressure on health and social care services. Surely, such services need to be in position prior to further development otherwise there is a risk of lowering the quality of life for those currently living in Tweeddale.</p> <p>Contributor 80 also states that the Council has failed to develop the rest of the Borders particularly around the railway, and is directing most new development to the Peebles area, these proposals form no strategic plan and are random pieces of land, many of which will result in 'out of town' housing estates with no access to social and leisure facilities other than by car, this approach does not fit with the aims set out in the MIR. If completions have dropped to their lowest levels since 2005, why are the Council allocating so much land for development? The council should be focusing on affordable rented accommodation and attract inward investment. As much of the new housing will be aimed at commuters, it should be noted that public transport is limited and it</p>	<p>Council has had to revise its capital plans, to not only replace what was lost, but maximise the opportunities to enhance facilities on the site. This has been undertaken in parallel with the planned significant concurrent investment to deliver new Community Campuses in Galashiels and Hawick.</p> <p>It should also be noted that additional discussion has been carried out with the Education Officer who has stated that there is sufficient school capacity available to accommodate the new proposals contained within Proposed LDP.</p> <p>Whilst the primary responsibility for operating the development planning system for the Scottish Borders lies with the Council, Circular 6/2013 Development Planning states that all interests should be engaged as early and as fully as possible. In addition that document also states "<i>key agencies are under a specific duty to co-operate in the preparation of development plans</i>"; this includes Scottish Natural Heritage, Scottish Environmental Protection Agency, Scottish Water and NHS (Health Board). The Council have consulted with all key agencies throughout the Local Development Plan process and will continue to do so. This then allows key agencies to plan</p>	
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		<p>takes 2 hours to reach the Gyle at Edinburgh. The A703 which provides access to Edinburgh is also in a terrible state of disrepair which the developments at Peebles and Eddleston will require to use for access to Edinburgh. A transport strategy to include public transport and a maintenance plan for the A703 is required especially with continued housing development along this route including development at West Linton and Penicuik.</p> <p>Contributor 90 states that they do not agree with the preferred options for additional housing. More than 80% of all proposed units identified in the MIR are located in the Peebles area. Whilst contributor 188 states that the Council should not try to concentrate so many new developments around Peebles.</p> <p>Contributor 96 states that they are horrified at the number of housing sites proposed, being substantially all the sites identified for all of the Scottish Borders. These are in addition to the many sites already subject to housebuilding proposals. All this will do is provide more houses for long distance road commuters. This is particularly unnecessary when there is a lot of housebuilding taking place much closer to Edinburgh. These proposals are despite capital spending on schools, transport etc being in large part directed to anywhere but the Peebles area, such as the Borders Railway. Peebles has an imbalance between the amount of housing and the employment opportunities close by.</p> <p>Contributor 141 states that there has been</p>	<p>according to their needs and demands also. NHS Borders have stated that they will continue to engage with SBC colleagues to provide primary care and public health input to the wider planning process including the creation of the next Scottish Borders Council Local Development Plan (LDP) early in its preparation cycle as part of a Health in All Policies approach.</p> <p>It should be noted that economic development is an important element that will be taken forward into LDP2. As a result, the MIR identified a series of potential mixed use sites within the Western Rural Growth Area with the intention of attracting inward investment in the area and to assist in meeting demand for business and industrial land.</p> <p>LDP policy HD1 Affordable and Special Needs Housing seeks to ensure that new housing development provides an appropriate range and choice of affordable units as well as mainstream market housing. In addition, the policy seeks a 25% developer contribution to affordable housing.</p> <p>It should also be noted that LDP policy ED7 Business, Tourism and</p>	
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		<p>discussion about getting another bridge for Peebles for years; however, despite no bridge the Council are still proposing hundreds of houses to the north of the River Tweed. Traffic on the High street and the bridge will get much worse. With this proposed new development, will there be a new school, new sewage treatment and new doctors? Houses are wanted in Peebles, not outside it.</p> <p>Contributors 172 and 185 states that current and estimated economic growth in the Borders relies heavily on tourism, including mountain biking. Building on open fields will surely ruin the scenic vista in Eshiels, Cardrona and Innerleithen, and will not enhance the rural development plan. It is counter to SBC policy ED7 of encouraging tourism.</p> <p>Contributors 185 and 197 state that they do not agree with the proposed housing, stating that the number proposed is disproportionate to the rest of the Scottish Borders. Focusing on Peebles takes a disproportionate amount of resource away from other communities which is not ethical or fair. Additional development in the area will put too great a strain on the infrastructure, attractiveness and amenities of the area. Additional development will increase traffic congestion on the A72, the proposals will remove land from agricultural use, there is the potential to increase flood risk, and the sites are located within the Special Landscape Area and will impact on the setting of the settlements and their character, and goes against LDP Policy PMD4. There will be a negative impact on biodiversity and on tourism. Climate change needs to be considered, and a long term approach</p>	<p>Leisure Development in the Countryside aims to allow for appropriate employment generating development in the countryside whilst protecting the environment and to ensure that business, tourism and leisure related developments are appropriate to their location. It is not considered that any of the potential sites identified within the MIR is contrary to this policy.</p> <p>In respect to comments regarding flood risk, it should be noted that SEPA provide comments on all sites considered through the LDP process, and they also provide comment and advice to promote safe and resilient communities and businesses through sustainable flood risk management. In addition, SEPA contribute to the Development Management process through responding to planning application consultations and as part of that process ensuring that adequate attention has been paid to flood risk and climate change.</p> <p>It is not considered that the MIR presents an over reliance on large sites or a lack of knowledge of landowner support. It should be noted that the LDP must identify sufficient land for development to meet the five year housing land requirement, that requirement is</p>	
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		<p>taken. The developments will have a detrimental impact on the sewage process at Eshiels Recycling Centre along with the ability to process all of the waste associated with these properties. Additional development will blur the separation between Cardrona and Peebles. The majority of new residents will be commuters and this will impact on the roads between Eshiels and Edinburgh. There is a significant investment required in relation to Education. The local health service is stretched and additional development will compromise this further.</p> <p>Contributor 186 states that they do not agree with the housing proposals for Peebles. Furthermore they fail to see how building hundreds of new homes in a town that does not have the infrastructure to cope with it will improve the area. With the introduction of the increased nursery hours from 2020 the nurseries will struggle to cope. Peebles is a commuter town, with a big draw for tourism with the biking at Glentress. The landscape is a big draw for visitors, building a massive housing development on the doorstep to Glentress will diminish its appeal. The lack of infrastructure and services should be addressed prior to additional development taking place.</p> <p>Contributor 193 states that they disagree with the options proposed.</p> <p>Contributor 235 states that they do not agree with the preferred options for the Peebles/Eshiels area. There is a risk of flooding properties below the sites suggested. There has and is continuous problems in heavy rain on the land and on the road. You haven't solved that yet, how will you?</p>	<p>available throughout the lifetime of the Plan. That requires the Plan to identify sufficient land for 10 years from the date of adoption. It is therefore not necessary for all the land identified to be effective or partially effective.</p> <p>In respect to the use of brownfield/greenfield land, often brownfield sites have constraints that prevent their early development from taking place. Paragraph 119 of the Scottish Planning Policy (SPP) states “... <i>In allocating sites, planning authorities should be confident that land can be brought forward for development within the plan period and that the range of sites allocated will enable the housing supply target to be met</i>”.</p> <p>Whilst it is noted that previously developed brownfield land in built-up areas must continue to play a vital role for a range of purposes including housing; it is important that all developments, be they on brownfield or greenfield, are in the right place, in the right scale, with the right infrastructure.</p>	
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		<p>It will not improve tourism. Walkers, bikers, holiday makers come because the area is unspoiled. This will spoil it. There is already overcrowding in primary schools and the high school cannot take further pupils. Any more patients in the medical centre will severely affect the present population in Peebles and those you seek to bring in. The housing you want will be for the more affluent people from outwith the Borders. A few "affordable" houses thrown in will not solve housing problems for people who live here. Every house built will have a minimum of two cars, every business will have at least 2, as there is no other way to access amenities without one. That's a considerable increase in traffic. The road infrastructure is completely insufficient. There is still no plans to build the bridge that is sorely needed across the tweed to ease the traffic problems at the moment. The town could not cope with all the extra traffic. If you want to develop an area, sort out your infrastructure first roads, public transport, schools, medical care, water and sewage.</p> <p>Contributor 239 states that the burden for new development falls too heavily in the Peebles area at the expense both of other areas in need of strategic direction and at the expense of the "sense of place" of the existing settlement.</p> <p>Contributor 250 states that they do not believe that in relation to Peebles and Innerleithen additional housing sites should be required until the general infrastructure is improved.</p> <p>Contributor 257 questions why it is proposed to build so much in the Peebles area. Surely there</p>		
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		<p>are plenty of other towns that could stand development. The impressions they get is that the developers are pushing for more housing in the Peebles area.</p> <p>Contributor 291 considers that there is an over commitment to the west of this authority where provision is already very well established e.g. Peebles and Innerleithen.</p> <p>Contributor 317 states that it is considered that there is an over-reliance on large sites in the Northern Housing Market Area, where deliverability within the LDP2 lifespan is uncertain given infrastructure constraints, potential questions over viability (given significant new infrastructure requirements) and lack of knowledge over landowner willingness, as highlighted within LUC's Report.</p> <p>Contributor 318 states that they consider that the Peebles area including Eshiels and Cardrona, is expected to bear the brunt of development which, they believe, should be spread across the whole of the Borders. There appears to be a gross imbalance between proposals for the Peebles area and the remainder of the Borders which is unacceptable and, they believe is contrary to Government policy. Why is the Peebles area being allocated a grossly disproportionate amount of sites and development? No evidence is offered to demonstrate that Peebles requires more housing of the numbers proposed. House builders will always be keen to build on greenfield sites especially in areas that are likely to be attractive and where houses can be easily sold; that however should not provide reason to cover large</p>		
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	<p>tracts of agricultural land with housing. That there is a requirement for more affordable housing is not in dispute, the types of housing likely to be developed in many of the proposed sites will not be affordable housing. What makes the upper Tweed valley unique is that the town, central to this area, Peebles, is an attractive and vibrant town and also that the area is known for its natural beauty. If these long term proposals are allowed to be developed then we will have ribbon development down the Tweed Valley along the course of the A72. This type of development would be wrong in principle and wrong in practice. It would detract from the natural environment which is vitally important to the success of the area as a tourist destination. Much is said in the MIR about the need for sustainable economic development; this type of ribbon development will most certainly, and adversely, affect the long term future of this area. It should be very clear to planners that the only link between Peebles and Edinburgh is the A703 to Leadburn and then with a choice of two routes. This road is highly susceptible to adverse weather conditions and it is not uncommon for the town to be cut off in winter. The contributor states that they know that, currently, over 60% of the working population of the Peebles area works outwith the town; most of these people rely on cars as their main mode of transport, others rely upon the bus services. Without significant improvement in the roads infrastructure further development would be deleterious. It must also be acknowledged that there is a great deal of traffic that flows along the A72, both east and west. Given that three major sites are being considered for Eshiels and Nether Horsburgh, there is little or no acknowledgement</p>		
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		<p>of the pressure on this road system. Also, public transport, particularly west from Peebles is deficient. The suggestion that the A72 should be diverted through a new development to create a High Street at Nether Horsburgh becomes even more ridiculous when the pressure on this road is taken into account. Currently there is a high demand in Peebles for car parking. Much of this demand is caused by people needing to travel into Peebles from outlying areas to do their general shopping and other business, an increase in that demand by another 1000 or so households will be difficult to accommodate. Any additional houses will lead to increased use of our shops and supermarkets; of course this is to be welcomed, there is a need for a vibrant town centre which appeals to residents and visitors. However, it is increasingly likely, that should these developments occur, at least one new supermarket would be required to service the whole area. Where this could be built is a moot point; as said, there are very few, if any, suitable sites for the development of supermarkets or indeed further leisure facilities. It is quite clear that the emphasis of this MIR is on finding land that developers will wish to build on and where houses can be easily sold. This means therefore that greenfield sites are preferable and that the desire of developers outweighs the needs of the communities affected and of the need for appropriate infrastructure to be in place. The contributor states that they believe that the needs of the existing residents of this Burgh should be met and considered before any further substantial development is considered or allowed. Indeed without a properly considered master plan no further large scale (e.g. over 20 houses)</p>		
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		development should be permitted. (80, 90, 91, 96, 102, 141, 149, 172, 180, 185, 186, 188, 189, 193, 197, 201, 203, 223, 235, 237, 239, 243, 250, 257, 291, 300, 317, 318)		
Northern Housing Market Area	Western Borders Rural Growth Area – Alternatives to significant areas of development	The contributor considers that the alternative to significant housing sites that should be considered is the small scale improvements to small towns eg derelict buildings on outskirts of Hydro in Peebles, unused shops (unused for a significant time periods) and use powers to purchase and revamp for business, commercial or residential purposes. This stops 'urban sprawl', improves the localities and utilises what can be eyesores and sad buildings. This may only net a few hundred of the required units but would save open fields being lost; Building a small new town somewhere on the Edinburgh Rd to the north of Eddleston. Most people in the Peebles area travel to Edinburgh for work and frequently for recreation. A properly planned new town with decent links and infrastructure would be an exciting project for developers and meet most of the needs in the MIR. (197)	Comments noted. In allocating sites to satisfy the housing land requirement and provide a range and choice of opportunities it is contended that the Main Issues Report (MIR) does give sufficient consideration to opportunities to small scale improvements to small towns. In respect to the potential for a new settlement, Scottish Planning Policy states that “ <i>The creation of a new settlement may occasionally be a necessary part of a spatial strategy, where it is justified either by the scale and nature of the housing land requirement and the existence of major constraints to the further growth of existing settlements, or by its essential role in promoting regeneration or rural development.</i> ” At this time it is not necessary to plan a new settlement. Whilst the creation of a new settlement may appear to be a viable alternative, considerable upfront investment and planning is required to take a project of that scale forward. In that respect it is noted that Scottish Planning Policy requires Local Development Plans (LDP) to allocate a range of sites which are effective or expected to become effective in the plan period	No further action required.

			to meet the housing land requirement of the strategic development plan up to year 10 from the expected year of adoption. They should provide for a minimum of 5 years effective land supply at all times. Failure to meet this requirement would result in a failure to provide a plan-led system. In the consideration of any site for inclusion in the LDP, a full site assessment is carried out and the views of various internal and external consultees (such as Roads Planning, Economic Development, Landscape, Scottish Water, SEPA, and NHS) are incorporated into that assessment. In doing this rigorous site assessment process, the best sites possible are identified.	
Northern Housing Market Area	Western Borders Rural Growth Area: Development Options Study	<p>Contributors 30, 90, 155 and 277 questions why a study was undertaken for the Tweeddale area but not any other area of the Borders, this has resulted in even more pressure for the Peebles area. What justification is there for singling out Peebles other than the belief that developers want to develop in the Peebles vicinity? That is neither a sufficient nor correct reason for singling out Peebles for special 'treatment' at the cost of the council tax payer.</p> <p>Contributor 73 also refers to the Western Rural Growth Area: Development Options Study which formed a background paper to the MIR and was not subject to the consultation, they also raised the issue of the lack of consultation on the document.</p>	The purpose of the Development Options Study was to identify and assess options for housing and employment land in the Western Rural Growth Area/Strategic Development Area. 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 which have more limited housing market interest. 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	No further action required.

		<p>Contributor 73 also states that in section 4.5 states “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”. This is a critical study against which comments are provided separately in section 3 below.</p> <p>Contributor 73 also states that this is a key document since, as was quoted above, “The study findings have informed the potential site options set out in the MIR”.</p> <p>Contributor 73 also states that section 3 of the Specification of Requirements pertaining to this study states that “The development areas identified should be free from significant constraints and that those identified for development in the short to medium term i.e. during the lifetime of Local Development Plan 2, are capable of being developed. Engagement with landowners and developers to ascertain the effectiveness and desirability of the sites to be identified within the report will be required as part of the study. Consideration of necessary infrastructure and how it can be delivered will also be necessary for each of the development option areas identified.” However, despite this requirement and the clear statements of the Head of Council regarding the constraints applying to Peebles as quoted above, the Report has identified sites in Peebles and even identified some of them as preferred. This is a fundamental flaw in the report which, since it has informed the site options laid out in the MIR, can only mean</p>	<p>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 (within the time frame of the Local Development Plan (LDP)) and long term (beyond the LDP time frame) housing options as well as to identify sites for business/industrial use and their findings have influenced the options being suggested.</p> <p>In relation to the Development Options Study, it is noted that that document 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 Main Issues Report (MIR). Paragraph 65 of the Planning Circular 6/2013: Development Planning, states that the MIR is the key consultation document in terms of front loading effective engagement on the Plan.</p> <p>It should be noted that it is not intended that all of the sites identified within the MIR for the Tweeddale Locality will be brought forward for development. The MIR in paragraph 3.3 notes that “<i>it is not anticipated the LDP2 will require a significant number of new housing</i></p>	
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	<p>that the MIR itself is flawed.</p> <p>Contributor 73 also states that the Report states in the Executive Summary that “A project steering group, with representatives of key Council services, ensured that infrastructure requirements associated with each potential development site was factored into the analysis.” For each potential development site in Peebles please provide the detail of the infrastructure requirements which were factored into the analysis.</p> <p>Contributor 73 also states that the Report makes use of non-defined terminology. It talks throughout about short term and long term. Specifically, it states that some sites in Peebles “would require enabling infrastructure and would therefore be longer-term projects.” What is a “longer term project”? Surely, if it falls significantly outside of the timeframe of LDP2 – which anything on the south side of Peebles does due to the firm assurances given that there will be no new development there until a new bridge is built and infrastructure is improved - then, because it is so far outside the relevant timeframe, it should be excluded.</p> <p>Contributor 73 also states that the use of this study to shape LDP2 is highly questionable because it is addressing a wholly different timeframe. Section 1.6 states “The study therefore seeks to identify a range of options for development over the next 20-30 years.” To include in a plan which runs from 2021 – 2026 a site which might be suitable for development in 10 - 15 years’ time (once a new bridge has been built, infrastructure has caught up, etc etc) is</p>	<p><i>sites</i>”. The purpose of the MIR was to identify a number of site options and present those to the public so that LDP2 could then be informed by their responses.</p> <p>In addition, it should be noted that the Council are also required to allocate sufficient land within the Central, Eastern and Western Strategic Development Areas. Scottish Planning Policy requires LDP’s to allocate a range of sites which are effective or expected to become effective in the plan period to meet the housing land requirement of the strategic development plan up to year 10 from the expected year of adoption. They should provide for a minimum of 5 years effective land supply at all times. Failure to meet this requirement would result in a failure to provide a plan-led system. In the consideration of any site for inclusion in the LDP, a full site assessment is carried out and the views of various internal and external consultees (such as Roads Planning, Economic Development, Landscape, Scottish Water, SEPA, and NHS) are incorporated into that assessment. In doing this rigorous site assessment process, the best sites possible are identified.</p> <p>The complete Western Rural Growth</p>	
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	<p>surely misleading.</p> <p>Contributor 73 also states that in section 5 of the report, it is identified that there were 4 sites which “have some potential for development”. But for South Park this is not possible within the timeframe of LDP2 and quite possibly LDP3 and beyond, given the constraints mentioned by the Leader of the Council and in this document. Why has it been included?</p> <p>Contributor 73 also questions why the MIR (and the Development Options Study) identifies sites south of the River Tweed despite known constraints relating to the roads and bridge.</p> <p>Contributor 80 states that the consultants of the independent report should be named, report released for review and should have been included in the consultation materials.</p> <p>Contributor 111 states that the Development Options Study should have considered site SPEEB005 in its consideration of potential sites.</p> <p>Contributor 114 states that the Development Options Study should have considered site APEEB0049 in its consideration of potential sites.</p> <p>Contributor 139 states that there is an indicative lack of thoroughness in the report, and there is also a lack of engagement with stakeholders. The contributor states that if the consultants had taken the time to visit Eshiels and had spoken to anyone who lives there, they would have found out who owns the land in a matter of minutes. This casual and cavalier attitude towards landowners and</p>	<p>Area study has been available online since the publication of the MIR at the following link: https://www.scotborders.gov.uk/downloads/download/1016/western_rural_growth_areas_development_options_study</p> <p>In addition site assessments have been undertaken for the sites considered identified within the MIR and these can be accessed at the following link: https://www.scotborders.gov.uk/downloads/file/5236/site_assessment_preferred_and_alternative_sites</p> <p>Furthermore the site assessments for those sites excluded from the MIR can be accessed at the following link: https://www.scotborders.gov.uk/downloads/file/5237/site_assessment_excluded_sites</p> <p>It is acknowledged that the MIR has identified potential longer term sites south of the River Tweed. However, the constraint of the Bridge has been identified and it is noted that these sites were potential longer term options and not sites being considered for development in the short term.</p>	
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		<p>local communities contrasts with the impression given, throughout the LUC report, that developers were consulted in depth about their preferred sites, which totally skews the conclusions of Main Issues Report. It reads as if the Council's agenda is totally developer driven. This is short-changing taxpayers and makes a mockery of the process of consultation.</p> <p>(30, 73, 80, 90, 111, 114, 139, 155, 277)</p>		
Northern Housing Market Area	Western Borders Rural Growth Area: Development Options Study	<p>It is noted that the Council commissioned Land Use Consultants to conduct a development options study and produce a report. The following three sites were then included as preferred options in Peebles: SPEEB008 Land West of Edderston Ridge, APEEB056 Land South of Chapelhill Farm, and SPEEB009 East of Cademuir. In addition two further sites at Eshiels were also included - MESH1001 Land at Eshiels I and MESH1002 Land at Eshiels II. It is noted that these sites are not located within the Strategic Rural Growth Area.</p> <p>The report recommended a total of nine sites in the Western Rural Growth Area with three of these located in Peebles. All sites which have been determined as preferred and alternative in Peebles appear to have been as a result of the LUC report. It does not appear that any sites have been successfully submitted for inclusion aside from the three recognised areas in the report. Ten other submissions have been made through the call for sites and they have all been considered to be excluded for a variety of reasons.</p> <p>(127 (1 of 3))</p>	<p>The purpose of the Development Options Study was to identify and assess options for housing and employment land in the Western Rural Growth Area/ Strategic Development Area. 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 which have more limited housing market interest. 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.</p> <p>It should also be noted, that the Council have not received any acceptable alternative locations for Housing/ Mixed Use/ Business and Industrial sites within the Western Strategic Development Area for inclusion in the Local Development</p>	No further action required.

			<p>Plan 2 as part of the call for sites or public consultation process.</p> <p>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.</p>	
Blyth Bridge	<p>ABLYT004 Blyth Bridge South, & SBBL002 Blyth Bridge Development Boundary Amendment</p>	<p>The contributor seeks the allocation of site ABLYT004 within the LDP2 for 2 to 3 units. They state that the current Development boundary does not provide any scope for development. The MIR appears to mainly identify large sites, and if small local sites such as this one was identified, it would allow for small builders to contribute to the housing supply. In 1980 small and medium housebuilders contributed to 57% of all housing completions but this has now changed. Scottish Government and local Councils unwittingly have become the greatest ally of the volume housebuilders by favouring the release of large sites which only large national housebuilders are resourced to develop. (264)</p>	<p>The site was submitted in response to the Main Issues Report public consultation.</p> <p>Following full site assessment, it is considered that the site would not integrate well into the settlement and appears separate from the rest of the settlement. The settlement has limited access to services and facilities. In addition, the site is located within the SBC Scotstoun Designed Landscape. Roads Planning have stated that they are not in favour of the allocation of the site.</p> <p>It is noted that it is important that all developments, be they identified on large or small sites, are in the right place, in the right scale, with the right infrastructure.</p> <p>As a result of the above, it is not considered appropriate to allocate site ABLYT004 Blyth Bridge South,</p>	<p>It is recommended that the Council agree to not allocate this site and the potential Development Boundary Amendment within the Proposed LDP.</p>

			or include the Blyth Bridge Development Boundary Amendment - SBBLY002 within the Proposed Plan.	
Blyth Bridge	ABLYT005 East of Blyth Farm	<p>The contributor seeks the allocation of site ABLYT005 within the LDP2 with an indicative capacity of 6 units. The site represents a logical small extension to the settlement, at a position immediately adjacent to existing development. It is proposed that only the southern portion of the land be developed, with woodland planting to the north. This would provide a defensible edge and visual separation between the housing and the farm as well as helping to assimilate the housing into the landscape setting. It is considered that the proposal would not be detrimental to the landscape character. There is known difficulty with securing short and medium term allocations for residential development within the Northern Housing Market Area generally. LUC's '<i>Western Rural Growth Area: Development Options Study</i>' encompasses much of the Northern Housing Market Area and was commissioned to identify and assess options for housing and business and industrial land within Central Tweeddale over an area stretching from Eddleston to beyond Walkerburn. It is acknowledged that Blyth Bridge lies to the west of the Rural Growth Area (RGA) but it does lie within the Northern Housing Market Area. Blyth Bridge is a popular place in which to live, mainly due to its countryside setting, combined with reasonable public transport links to both Edinburgh and Peebles/ West Linton and beyond. It is important that land allocations are made in sustainable and sought after locations where development proposals will come forward and be deliverable in a reasonable time-frame on</p>	<p>The site was submitted as part of the Main Issues Report public consultation.</p> <p>It should be noted that the '<i>Western Rural Growth Area: Development Options Study</i>' that was undertaken to assist in identifying sites within the Western Strategic Development Area. Whilst Blyth Bridge is located within the Northern Housing Market Area, it is not located within the Western Strategic Development Area.</p> <p>Following a full site assessment it is considered that site ABLY005 is not appropriate for allocation. The site is located within a settlement that experiences a lack of services and facilities. Whilst the site fits well within the settlement there is a potential co-location issue - the site is adjacent to a large (and expanding dairy) farm. There are little in the way of natural boundary features, although there is a dry stone boundary wall along north east. Roads Planning state that they are not opposed to a limited amount of development so long as junction visibility at the A701 is improved and the existing road infrastructure is</p>	It is recommended that the Council agrees that the site should not be proposed for inclusion in the Proposed LDP.

		account of demand and lack of major infrastructure constraints. (317)	<p>extended into the site.</p> <p>In addition it is considered that there are other more appropriate sites available outwith the Strategic Development Area and within the Northern Housing Market.</p> <p>As a result of the above, it is not considered appropriate to allocate site ABLYT005 East of Blyth Farm within the Proposed Plan. However, development of the site could be tested under the Council's Housing in the Countryside Policy.</p>	
Cardrona	Housing	The contributor states that they would support further housing at Cardrona. (273)	Support noted.	No action required.
Cardrona	ACARD002 West of B7062	The contributor seeks the allocation of this site within LDP2. The land is adjacent to the village of Cardrona and all services including Water, Electricity, Gas and Sewage are already within the site or can be accessed nearby. Discussions are underway with a developer and local RSL who are interested in developing the site for affordable, sustainable housing. The site is put forward to enable a phased development of around 75 houses in total. A number of the houses proposed will include home working spaces to reduce commuting, and appeal to large number of micro businesses which exist in the Borders (95% of all businesses in the Borders have 5 employees or less). The land was previously considered for inclusion in the Local Plan in 2006 and the Reporter made comment that developing directly onto or in a linear formation along the B7062 was not acceptable. The proposal would therefore be to take an access road at both ends of the site	<p>It is noted that this is a new site submitted as part of the Main Issues Report (MIR) public consultation. A site at this location was previously rejected by the Local Plan Inquiry Reporter, it is noted that the Inquiry Reporter commented on that particular site that "<i>The new building frontage would be obvious to those passing through on this road [B7062], 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.</i>"</p> <p>It is noted that the potential longer</p>	It is recommended that the Council agree not to allocate this site within the Proposed Local Development Plan.

		<p>which could either then become a re-routed B7062 with all housing remaining below the road to offer more cohesion with the village. The current B7062 could form part of the village as a multi-use road with a safe environment whilst the new B7062 would maintain the rural nature that was referred to as being important by the Reporter. The other site proposed at Cardrona/Nether Horsbrugh in the MIR is considerably more visible from the A72 than this site. The housing that is being proposed for the site is low impact, sustainable housing and the site will also include a full landscape plan which will integrate those houses into the landscape. The introduction of LED street lights within the Borders has significantly lessened the light pollution from any development which is particularly noticeable in the current Cardrona village. There are now several houses which have been developed along the B7062 on the opposite side from these fields and there is now pavements, street lights and a speed limit, all of which were not there in 2006. (308)</p>	<p>term mixed use site identified within the MIR and raised by the contributor in their submission, provides the opportunity for a mix of uses including land for business. In addition, it is noted that the MIR set out a site requirement for a masterplan to be prepared for the site. It is noted that all potential longer term sites are subject to further assessment and review.</p> <p>It is also noted that at this time, Cardrona already benefits from an undeveloped mixed use allocation, site MCARD006 for 25 units.</p> <p>It is therefore considered that there are other more appropriate sites to take forward into the Local Development Plan (LDP) within the Western Strategic Development Area in the short term, and it is therefore not recommended to take site ACARD002 into the Proposed LDP.</p>	
Cardrona	ACARD003 West of Cardrona,	<p>The contributor seeks the allocation of this site in addition to or instead of some of the proposed sites contained within the MIR. Cardrona has the capacity allow for further housing growth in the Borders and to take pressure off constrained such as Peebles. The site could accommodate 30-40 housing units. The identification of SCARD002 to the north of Cardrona for longer term mixed use indicates that the Council recognise the opportunity for further development at Cardrona. The Proposed site is considered to be more</p>	<p>It is noted that this is a new site submitted as part of the Main Issue Report public consultation.</p> <p>A site at this location was previously rejected by the Local Plan Inquiry Reporter, it is noted that the Inquiry Reporter commented on that particular site that "<i>The new building frontage would be obvious to those passing through on this road</i></p>	<p>It is recommended that the Council agree not to allocate this site within the Proposed Local Development Plan.</p>

		<p>favourable in planning terms that SCARD002 and will have less impact on the landscape than site SCARD002. It is noted that the contributor has submitted a Landscape and Visual Impact Appraisal as part of their submission. The contributor also notes a number of constraints in relation to the sites identified within the MIR. The site is considered to be deliverable in the short term given the housing demand in this part of the Borders. (117)</p>	<p>[B7062], <i>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.</i>"</p> <p>It is also noted that at this time, Cardrona already benefits from an undeveloped mixed use allocation, site MCARD006 for 25 units.</p> <p>It is therefore considered that there are other more appropriate sites to take forward into the Local Development Plan (LDP) within the Western Strategic Development Area in the short term, and it is therefore not recommended to take site ACARD002 into the Proposed LDP.</p>	
Dolphinton	ADOLP004 Land to the North of Dolphinton	<p>The contributor supports the inclusion of ADOLP004 as a Preferred Option and states that they would be delighted to respond and address any comments which arise through the MIR consultation. The contributor states that only 10 units on the site as they may be for people who wish to work from home or would wish to have a downstairs bedroom. (1 (2 and 3 of 3))</p>	<p>Comments and support noted.</p> <p>However, in light of the consultation responses received during the Main Issues Report public consultation, and as a result of further consideration on the matter, it is proposed that this site ADOLP004 will not be taken forward into the Proposed Local Development Plan (LDP) as a housing site.</p> <p>It is noted that as a small settlement with an existing housing allocation</p>	<p>It is recommended that the Council agree not to allocate this site within the Proposed Local Development Plan.</p>

			<p>for 5 units that has not yet seen development, it is not appropriate at this time to allocate an additional site. It is therefore recommended that this site is not allocated within the Proposed Local Development Plan. Nevertheless, it is acknowledged that the site could be considered again for inclusion in a future LDP.</p> <p>As a result of the above, it is considered inappropriate to identify site ADOLP004 within the Proposed LDP.</p>	
Dolphinton	ADOLP004 Land to the North of Dolphinton	<p>The contributors object to the inclusion of site ADOLP004 as a Preferred option stating that the site is promoting unsustainable expansion of a place that has no facilities with exception of a village hall located half a mile away, new development should be directed to places with a range of facilities; development at this location would increase dependency on the private car as there are limited bus services; given the scale of the site the majority of the proposal will not result in affordable homes; the primary school at West Linton is already at capacity; there is no public sewage available for this proposal and addressing this matter would have a major impact on biodiversity. The addition of 10 houses as well as the 5 from the adjacent allocation will have a negative impact on soil if soaks are used, the contributor states that their ground already suffers due to the former railway yards. There is limited infrastructure for surface water in Loanend as only a basic SUDS is in operation and additional development would encourage more surface</p>	<p>Scottish Planning Policy requires Local Development Plans (LDP) to allocate a range of sites which are effective or expected to become effective in the plan period to meet the housing land requirement of the strategic development plan up to year 10 from the expected year of adoption. They should provide for a minimum of 5 years effective land supply at all times. Failure to meet this requirement would result in a failure to provide a plan-led system. In the consideration of any site for inclusion in the LDP, a full site assessment is carried out and the views of various internal and external consultees (such as Roads Planning, Economic Development, Landscape, Scottish Water, SEPA, and NHS) are incorporated into that assessment. This rigorous site</p>	<p>It is recommended that the Council agree not to allocate this site within the Proposed Local Development Plan.</p>

		<p>water problems in the vicinity and be drawn towards existing properties. House sales within the settlement have been slow. The proposal would detract from the area and it is tenuous at best to describe the site as a brownfield site. Consent has been given for 5 houses on the adjacent site (ADOLP003), at what stage has things changed that another site is now being considered.</p> <p>Contributor 15, also notes that the Council refused an application on the opposite site of the A702 a few hundred yards away from this site and now the Council are supporting the development of this site which there appears to be little difference.</p> <p>Contributor 44 also states that development at this location would result in affecting the view from the rear of their property, as well as the openness and quietness of the established housing with direct impacts on their property in terms of noise, and light, and value too, taking a family property in an open and picturesque spot, and boxing it in with a new development.</p> <p>Additional comments have also been submitted in relation to the adjacent allocation for housing ADOLP003 which was not subject to this public consultation, and that has a consent which should be revoked. Those comments relate to LDP1 site</p>	<p>assessment process allows for the identification of the best sites possible.</p> <p>It should be noted that the proposal raised by the contributor was located outwith the Dolphinton Development Boundary and would have been considered against Development in the Countryside policies whilst this proposal for a new site is being considered in the context of the Local Development Plan and planning for the settlement.</p> <p>It should be noted that the issue regarding loss of a view is not a material consideration in Planning. In respect to comments regarding amenity, it should be noted that Policy HD3 Protection of Residential Amenity would be relevant in the consideration of any planning application on the site.</p> <p>It should be noted that site ADOLP003 is an allocated Housing site within the Adopted Local Development Plan 2016 and was not subject to the Main Issues</p>	
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		<p>assessment, landscaping, privacy, affordable housing, overhead cables, and alterations to the current road structure. (14, 15, 26, 44)</p>	<p>Report consultation.</p> <p>However, in light of the consultation responses received during the Main Issues Report public consultation, and as a result of further consideration on the matter, it is proposed that this site ADOLP004 will not be taken forward into the Proposed LDP as a housing site.</p> <p>As a result of the above, it is considered inappropriate to identify site ADOLP004 within the Proposed LDP.</p>	
Dolphinton	ADOLP004 Land to the North of Dolphinton, Dolphinton	<p>The contributor states that a Pollution Prevention and Control (PPC) part B cement batcher is currently located south west of the development at 'Heywood'. Likely issues: dust. They therefore recommend that the Council consults the operator of adjacent regulated sites and Environmental Health colleagues and considers the compatibility of these proposed development sites with the existing adjacent regulated activity which may operate, or expand to operate, 24 hours a day. The contributor states that the site has the potential for surface water flood risk and therefore recommends that this issue is taken forward through discussion with the flood prevention and roads department colleagues and Scottish Water, where relevant. It is noted that additional site specific information may only serve to identify that development at the site would be contrary to the SPP and the principles of sustainable flood management.</p>	<p>Comments noted.</p> <p>However, in light of the consultation responses received during the Main Issues Report public consultation, and as a result of further consideration on the matter, it is proposed that this site ADOLP004 will not be taken forward into the Proposed Local Development Plan (LDP) as a housing site.</p> <p>As a result of the above, it is considered inappropriate to identify site ADOLP004 within the Proposed LDP.</p>	<p>It is recommended that the Council agree not to allocate this site within the Proposed Local Development Plan.</p>

		<p>All new developments should manage surface water through the use of Sustainable Urban Drainage Systems (SUDS). The contributor recommends that this requirement includes the use of SUDS at the construction phase in order that the risk of pollution during construction to the water environment is minimised.</p> <p>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 existing properties to the south and west of the development area. (119)</p>		
Dolphinton	ADOLP004 Land to the North of Dolphinton, Dolphinton	<p>The contributor states that 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, the contributor recommends that a site brief is prepared, this should include:</p> <ul style="list-style-type: none"> • Retention of woodland along the A702 boundary of the site; • Maintain and enhance pedestrian and cycle access established by LDP1 allocation DOLP003. (213) 	<p>Comments noted.</p> <p>However, in light of the consultation responses received during the Main Issues Report public consultation, and as a result of further consideration on the matter, it is proposed that this site ADOLP004 will not be taken forward into the Proposed Local Development Plan (LDP) as a housing site.</p> <p>As a result of the above, it is considered inappropriate to identify site ADOLP004 within the Proposed LDP.</p>	It is recommended that the Council agree not to allocate this site within the Proposed Local Development Plan.
Dolphinton	ADOLP004 Land to the North of	<p>The contributor states that the woodland are not on AWI or in the NWSS but we welcome the site requirements asking for the woodland to be</p>	<p>Comments noted.</p> <p>However, in light of the consultation</p>	It is recommended that the Council agree not to

	Dolphinton, Dolphinton	protected and enhanced through additional planting. However, they stress that the additional planting should be native and UK sourced and grown. (199)	<p>responses received during the Main Issues Report public consultation, and as a result of further consideration on the matter, it is proposed that this site ADOLP004 will not be taken forward into the Proposed Local Development Plan (LDP) as a housing site.</p> <p>As a result of the above, it is considered inappropriate to identify site ADOLP004 within the Proposed LDP.</p>	allocate this site within the Proposed Local Development Plan.
Eshiels	AESHI001, Land at Eshiels III	The contributor has submitted a site (AESHI001) for consideration as a potential housing allocation. (267)	<p>It is noted that this is a new site submitted as part of the MIR public consultation.</p> <p>It is not intended to allocate this site within the Proposed LDP, as Roads Planning have stated that the existing access road leading to the site is unable to support the level of development proposed and upgrading of the road is difficult due to its constrained nature. The only feasible way to access this site would be via Site MESH1002 and it is not intended to allocate that site within the Plan.</p> <p>In addition it is noted that Scottish Natural Heritage are of the opinion that development at this location has potential to have an adverse impact on the character of the area.</p>	It is recommended that the Council agree not to allocate this site within the Proposed Local Development Plan.
Heriot Station	Heriot	The contributor states that small-scale organic developments in the future that will ensure that	It is appreciated that the Heriot community extends beyond that of	No further action required.

		Heriot remains a vibrant community with housing for young families to the school remains viable. In addition, Heriot community will actively encourage the building of social housing suitable for renting to young families. (105)	Heriot Station – the recognised settlement within the Local Development Plan. Whilst it is noted that the Plan does not propose any new development sites within the settlement of Heriot; it is also noted that recent planning approvals and associated development have taken place under the Development in the Countryside Policies. These policies support appropriate development in the countryside on appropriate sites.	
Heriot Station	AHERI003 Heriot East	The contributor seeks the allocation of site AHERI003 Heriot East within LDP2 for housing. The land at the former Heriot Station has been identified in the Network Rail estate as surplus to requirements. The station closed in 1969, and whilst the former station building has been retained as a private dwelling, the platforms and other associated buildings that formerly stood on the site have been demolished. The hardstanding and access points associated with the former use remains and the visual appearance of the site could be improved by identifying a suitable future use. The site is considered most suited for residential development and is put forward for assessment through the LDP process on this basis. It comprises previously developed brownfield land and its re-development would tidy up the site and provide additional units to be read alongside the existing housing within the settlement at Heriot Station to the west of the site. The existing subway would provide linkages with the settlement. The contributor is not aware of any environmental impediments to the development of the site. (294 (2 & 3 of 3))	<p>The site was submitted as part of the Main Issues Report public consultation.</p> <p>Following a full site assessment it is considered that site AHERI003 is not appropriate for allocation. The site has limited access to public transport, services and employment. Due to its location, the site is separate from the rest of the settlement, and physically separated by the railway and the Gala Water. The site abuts the railway line and the A7, meaning noise and vibration levels may be higher than can be accepted by Environmental Health. In addition, Roads Planning do not support the allocation of the site.</p> <p>Taking into consideration the above points, the site will not be included in the Proposed Local Development Plan (LDP).</p>	It is recommended that the Council agree not to allocate this site within the Proposed Local Development Plan.

			<p>In addition it is considered that there are other more appropriate sites available outwith the Strategic Development Areas and within the Northern Housing Market.</p> <p>As a result of the above, it is considered inappropriate to identify site AHERI003 within the Proposed LDP.</p>	
Lamanca	ALAMA001 Grange Courtyard	The contributor seeks the allocation of site ALAMA001 for housing. (75)	<p>The site was submitted as part of the Main Issues Report public consultation.</p> <p>Following a full site assessment it is considered that site ALAMA001 is not appropriate for allocation. Lamancha is not recognised as a settlement within the Local Development Plan (LDP), and has limited access to public transport and services, as well as limited access to employment. SEPA state that consideration should be 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. However, the site does appear to integrate well with the rest of the established development. The contaminated land officer has indicated that there is potential for contamination on part of site. The Roads Planning section have also stated that the development would require the</p>	<p>It is recommended that the Council agree not to allocate this site within the Proposed Local Development Plan.</p> <p>It is also recommended that the Council can consider this proposal through the Development Management Process.</p>

			<p>upgrading of private access road. The site would also rely on private WWTW.</p> <p>It is noted that the Council have a supportive policy for development outwith settlements in terms of Policy HD2 'Housing in the Countryside'. Therefore, it is considered that this proposal can be considered against that policy as well as other appropriate policies through the Development Management process should a planning application be submitted. Policy HD2 aims to encourage housing development in appropriate locations in the countryside.</p> <p>As a result of the above, it is considered inappropriate to allocate site ALAMA001 Grange Courtyard within the Proposed LDP.</p>	
Lauder	ALAUD008 Maitland Park Phase 2	<p>The contributor seeks the allocation of this site for housing with an approximate capacity of 60 units. The contributor has submitted a Development and Landscape Capacity Appraisal with a preliminary Concept Masterplan contained within it. The submission also includes a flooding statement. The contributor discusses elements of the Council's site assessment carried out for the site and in particular disagrees with the element of flood risk in that they consider there to be "<i>only a narrow band of flood inundation entering the southern margins of the site from the Lauder Burn</i>", where as the site assessment states that there is "There is flood risk on substantial part of</p>	<p>The site was originally submitted as part of the 'Call for sites'.</p> <p>Following a full site assessment it is considered that site ALAUD008 is not appropriate for allocation. There is flood risk on substantial part of site along the 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</p>	<p>It is recommended that the Council agree not to allocate this site within the Proposed Local Development Plan.</p>

		<p>site along southerly edge”. The contributor also states that the site is well defined, visually contained and benefits from a strong relationship to the existing settlement, and that the detailed landscape appraisal undertaken demonstrates that development within the “Level Land” Local Landscape Character Area is not constrained for reasons relating to landscape setting and there is no impediment to development progressing. It is considered that the site is effective and can be delivered, and can contribute to meeting the LDP2’s housing requirement. (123)</p>	<p>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. This is clearly a major issue to be addressed. 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.</p> <p>In addition it is considered that there are other more appropriate sites available outwith the Strategic Development Areas and within the Northern Housing Market.</p> <p>As a result of the above, it is considered inappropriate to allocate site ALAUD008 Maitland Park Phase 2 within the Proposed LDP.</p>	
Oxton	AOXTO009 South West of Oxton	<p>The contributor states that if an area has to be identified as a potential site for additional housing, their preference would be for site AOXTO009, with the number of properties limited to 10/15 in total. In the interest of safety and to minimise significant increase in traffic along the road leading from The Loan out of the village and past Burnfoot Farm access via Main Street (i.e. through site</p>	<p>The site was originally submitted as part of the ‘Call for sites’.</p> <p>Following a full site assessment it is considered that site AOXTO009 is not appropriate for allocation. The site lies to the south west of Oxton. It is considered that development at</p>	<p>It is recommended that the Council agree not to allocate this site within the Proposed Local Development Plan.</p>

		<p>AOXTO013) would appear to be the better route of access to such a development. (330)</p>	<p>this location would not integrate well with the rest of the settlement. Part of the site is affected by the HSE zoning. The Roads Planning Officer is unable to support development at this location. Within their response, the Roads Planning Officer stated: <i>“The Loan leading to the site often has extensive lengths of parking on the street which forces single file traffic over significant lengths all the way from the junction with the Main Street/Station Road and round the horizontal curve in the road. This already causes issues with traffic flow. Furthermore, junction visibility where The Loan joins Main Street/Station Road is restricted due to the close proximity of the corner building on the east side combined with the alignment of the Main Street/Station Road. There are no obvious solutions to these concerns and additional traffic would exacerbate the situation. If this site was to be allocated for housing, The Loan would have to be widened adjacent to the site and a footway and street lighting be provided. An extension of the 30 mph speed limit would also likely be required. A Transport Statement would be required to address accessibility and sustainable travel. All matters concerned I would find it difficult to offer my support for this proposed allocation”.</i></p>	
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			<p>In addition it is considered that there are other more appropriate sites available outwith the Strategic Development Areas and within the Northern Housing Market.</p> <p>As a result of the above, it is considered inappropriate to allocate site AOXTO009 South West of Oxton within the Proposed LDP.</p>	
Oxton	AOXTO010, Nether Howden	The contributor supports taking forward the site for housing development with an indicative capacity of 30 units. (125)	<p>Support noted.</p> <p>In light of the consultation responses received during the Main Issues Report public consultation and following further consideration the matter, it is recommended that site AOXTO010, Nether Howden is allocated for housing within the Proposed Local Development Plan. It is considered the most appropriate site for development within the village and unlike other proposals in the village has no technical objections regarding for example, roads or HSE zoning.</p>	It is recommended that the Council agree to allocate site AOXTO010 as a Housing site within the Proposed LDP.
Oxton	AOXTO010, Nether Howden	The contributor states that the site has the potential for surface water flood risk and therefore recommends that this issue is taken forward through discussion with the flood prevention and roads department colleagues and Scottish Water, where relevant. It is noted that additional site specific information may only serve to identify that development at the site would be contrary to the SPP and the principles of sustainable flood management.	<p>Comments noted.</p> <p>In the consideration of any site for inclusion in the Local Development Plan (LDP), a full site assessment is carried out and the views of various internal and external consultees (such as Roads Planning, Economic Development, Landscape, Scottish Water, SEPA, and NHS) are incorporated into that assessment.</p>	<p>It is recommended that the Council agree to allocate site AOXTO010 as a Housing site within the Proposed LDP.</p> <p>It is also recommended that</p>

		<p>All new developments should manage surface water through the use of Sustainable Urban Drainage Systems (SUDS). The contributor recommends that this requirement includes the use of SUDS at the construction phase in order that the risk of pollution during construction to the water environment is minimised.</p> <p>Foul drainage should be connected to the public foul sewer however given the number of units proposed there is likely to be inadequate capacity within Oxton stw without upgrading. (119)</p>	<p>In doing this rigorous site assessment process, the best sites possible are identified. In respect to the site assessment undertaken for the site, it is noted that the Council's Flood and Coastal Management Team, Roads Planning and Scottish Water have all been consulted and have not objected to the potential allocation of the site in the Proposed Plan.</p> <p>In light of the consultation responses received during the Main Issues Report public consultation and following further consideration the matter, it is recommended that site AOXTO010, Nether Howden is allocated for housing within the Proposed Local Development Plan.</p> <p>It is noted that the following new site requirement is now required in taking the site forward: <i>"Surface water to be managed through the use of Sustainable Urban Drainage Systems"</i>.</p> <p>In addition, it is also noted it is recommended that the Council include reference to foul water disposal within Volume 2 of the Proposed Plan.</p>	<p>the following additional site requirement is added: <i>"Surface water to be managed through the use of Sustainable Urban Drainage Systems"</i>.</p> <p>In addition it is also recommended that reference to foul water disposal is made in relation to new sites within Volume 2 of the Proposed Plan.</p>
Oxton	AOXTO010, Nether Howden	Contributor 329 states that in the past 20 years or so the settlement has doubled in size. This new housing is predominately in Justice Park with 40 houses and St Cuthberts View with 20. There is a	It should also be noted that Scottish Planning Policy requires Local Development Plans (LDP) to allocate a range of sites which are	It is recommended that the Council agree to allocate site AOXTO010 as

		<p>small development of 5 houses currently being built in the old station yard. The key point here is that rather than Oxtan getting even more large scale development any further developments should be on a smaller scale and larger developments sited elsewhere in the region. The contributor feels that any more large scale development will adversely change the character of the village. The contributor understands that in the last two LDPs it has been stated that development to the north and east of the village should be resisted, and that this is likely to be carried over into the new LDP. They have seen the reasons given for restricting development to the north and east and they are sensible. A further point is that the Netherhowden site is accessed from the minor road that runs past Netherhowden farm. This road runs from its junction with Station Road for .5 mile to join the A68 south of the Carfraemill roundabout. It is a single track road, with no pavement, that twists and turns and with little in the way of verge in places. It is used by walkers (with or without children or dogs), cyclists and an increasing number of vehicles. The increase in vehicle usage is because it is seen as a 'short cut' if going to or coming from the south on the A68 and contributes to the risks for the other users of the lane. A large scale development at Netherhowden would inevitably add considerably to the amount of traffic using this lane. It would be the obvious route to take if going to or coming from Lauder. As an alternative, a smaller number of 5 or 6 houses built in a cul-de-sac would be much more in keeping with other properties in the area. It could well be seen as 'infill' and would be much less obtrusive than a larger estate. Such a</p>	<p>effective or expected to become effective in the plan period to meet the housing land requirement of the strategic development plan up to year 10 from the expected year of adoption. They should provide for a minimum of 5 years effective land supply at all times. Failure to meet this requirement would result in a failure to provide a plan-led system.</p> <p>It is also noted that the Community Council raised that they supported some development at Oxtan to assist in supporting the services and facilities within the settlement.</p> <p>In the consideration of any site for inclusion in the LDP, a full site assessment is carried out and the views of various internal and external consultees (such as Roads Planning, Education, Economic Development, Landscape, Scottish Water, SEPA, and NHS) are incorporated into that assessment. In doing this rigorous site assessment process, the best sites possible are identified. The site assessment also considers many issues in relation to transport and water/sewage infrastructure, as well as other environmental issues such as archaeology, biodiversity, flood risk and landscape.</p> <p>Furthermore, it should be noted that</p>	<p>a Housing site within the Proposed LDP.</p>
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		<p>development would be similar to that currently being built, just across the road in the old station yard and would infringe less on the conditions restricting development to the east of the village.</p> <p>Contributor 330 states that they are concerned at plans to build 30+ houses in Oxton. They recognise that some development is inevitable and in some respects may be beneficial, they are against the level of development proposed not least due to the potential impact on nature, infrastructure, access and increase in traffic causing negative environmental impact and safety issues. The contributor states that they are strongly against the suggestion of building a significant number of houses at Netherhowden for the reasons mentioned above but if ultimately it is identified as a potential site for housing, they can see some benefit from a the building of a small number of properties (ideally 2/3 but no more than 4/5), ideally in a steading or cul-de-sac format. (329, 330)</p>	<p>the Council's Roads Planning Section have been consulted and have not objected to the potential allocation of site AOXT0010 as a housing site.</p> <p>It is noted that the adopted Local Development Plan 2016 states '<i>Development to the north and east of the settlement will be resisted where it would have significant effect on the international nature conservation value of the Leader Water or impact on the countryside setting of the settlement as viewed from the A68 trunk road</i>', however, it is not considered the Netherhowden site will impact on the Leader Water nor views from the A68 (as opposed to, for example, development on the open prominent areas around the Leader Water to the north and east of the village). It is therefore not considered there are any insurmountable issues in preventing the Netherhowden site being considered as an option for development.</p> <p>In light of the consultation responses received during the Main Issues Report public consultation and following further consideration the matter, it is recommended that site AOXT0010, Nether Howden is allocated for housing within the Proposed Local Development Plan</p>	
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			As a result of the above, it is considered appropriate to allocate site AOXTO010 within the Proposed LDP.	
Oxton	AOXTO009 South West of Oxton; AOXTO010 Nether Howden; AOXTO011 Former Railway; AOXTO012 Heriotfield South; AOXTO013 West of St Cuthbert's View; AOXTO014 North of Main Street; AOXTO015 Bridgend; AOXTO016 Oxton North West; AOXTO017 Oxton North East; AOXTO018 South of Justice Hall	<p>The contributor has worked in compiling the views of their community on potential development areas around the settlement of Oxton. The key findings from the work undertaken is that the majority of the people who would be directly impacted on having a development beside their property were against a development site. This is a natural bias, which people empathise with. This is reflected in the survey of preferred options. A small number of people said that Oxton and Channelkirk is big enough already. There was a strong agreement that any future development should be directly adjacent to the existing village boundary. There should not be a creation of a separate 'settlement' fields away. All theoretical sites have, environmental, utility and infrastructure challenges to be looked at and even before that there will be the desire of the existing landowners to want to sell the land for development to be ascertained.</p> <p>There is a will that if Oxton and Channelkirk is to expand and develop to this extent that they should facilitate, support and pursue the following:</p> <ul style="list-style-type: none"> • School/Hall/Shop – (The contributor asks if they can consider and re-look at a 'Hub' accommodating these within one facility?) • They also raise that the opportunity to secure developer contributions to go into a pool to help protect the school in the future by way of upgrading existing or providing a deposit towards a new one 	<p>It is also noted that the Community Council support some development at Oxton to assist in supporting the services and facilities within the settlement.</p> <p>In the consideration of any site for inclusion in the Local Development Plan (LDP), a full site assessment is carried out and the views of various internal and external consultees (such as Roads Planning, Education, Economic Development, Landscape, Scottish Water, SEPA, and NHS) are incorporated into that assessment. In doing this rigorous site assessment process, the best sites possible are identified. The site assessment also considers many issues in relation to transport and water/sewage infrastructure, as well as other environmental issues such as archaeology, biodiversity, flood risk and landscape.</p> <p>It is noted that the contributor submitted a number of new sites as part of the Main Issues Report consultation.</p> <p>It should be noted that the Council's Roads Planning Section have been</p>	It is recommended that the Council agree to allocate site AOXTO010 as a Housing site within the Proposed LDP.

		<ul style="list-style-type: none"> • Utilities – The contributor asks if they can negotiate with Gas and Broadband suppliers' for new opportunities (Would the utilities cope with the increased demand this volume of housing and people would place on them?) • Roads & Paths - must be reviewed and developed to incorporate the future development and enhance the existing paths, pavements, roads and lighting. <p>Following a survey of around 70 People, site AOXTO009 came out as being the favourite for development, and this was result duplicated in a wider poll of which there were 426 members, and proximately 100 residents supported that site. That same poll also found that the site identified in the MIR – AOXTO010 came out second. Whilst the smaller survey found that site AOXTO010 came in as least favourite.</p> <p>Key comments that came out as a result of the smaller survey identified issues relating to:</p> <ul style="list-style-type: none"> • New Paths/Pavements (around Netherhowden) • Explore installing gas into the village as part of the plan • A68 junction is inadequate as is • No of house planned is too many for village and any A68 access. Smaller number overall with greater number of affordable houses • Huge need for mains gas – at present residents can't access dual-fuel deals and are held to ransom by LPG companies • Bus access must be protected • Need for road capacity to be considered – bridge at Netherhowden too narrow 	<p>consulted and have not objected to the potential allocation of site AOXTO010 as a housing site.</p> <p>In respect to the preferred site noted by the contributor – site AOXTO009, it is noted that that site was submitted for consideration as part of the Call for Sites process, for housing development. That site lies to the south west of Oxton. It is considered that development at this location would not integrate well with the rest of the settlement. In addition, the Roads Planning Officer is unable to support development at this location. Furthermore, part of the site is affected by the HSE zoning. Therefore, taking the above into consideration, the site cannot be supported for inclusion within the Proposed Plan.</p> <p>In respect to site AOXTO013, it is noted that the hazard pipeline runs through the site and a Health and Safety Executive (HSE) PADHI+ assessment has been carried out via the HSE website. The outcome of this stated: HSE's Advice: Advise Against. The assessment indicates that the risk of harm to people at the proposed development site is such that HSE's advice is that there are sufficient reasons on safety grounds, for advising against the granting of planning permission in</p>	
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		<ul style="list-style-type: none"> • Netherhowden road too narrow for increased traffic. • Infrastructure may not cope with increase. <p>The contributor also states that in relation to:</p> <ul style="list-style-type: none"> • Gas Pipe – they have now been able to ascertain that it is likely that the distance between a residential building and that pipe is 17m. A road could be constructed over it. • Roads and pavements – There are challenges with the existing roads that are undesirable or would need altered. The junction at Main Street and the width of The Loan with its ability to cope with additional traffic. However, if the landowner of site AOXTO013 would be willing to sell all/part then a new road could be built to Luckencroft? • There is lack of sufficient pavement at the junction at Netherhowden. There may sufficient verge to be able to complete a safe pavement connecting this site to Station Road. • Sewage and water waste – Would the capacity of the burn cope with the increase. <p>In relation to future opportunities, there is a desire to maximise on future developments by 'putting on the table' in the future the potential opportunity to incorporate a combined School/Hall/Shop – A Hub (Refer to site MOXTO001 Oxton South West under responses to MIR Question 6). (328)</p>	<p>this case.</p> <p>In light of the consultation responses received during the Main Issues Report public consultation and following further consideration the matter, it is recommended that site AOXTO010, Nether Howden is the most appropriate site to be allocated for housing within the Proposed Local Development Plan</p> <p>As a result of the above, it is considered appropriate to allocate site AOXTO010 within the Proposed LDP.</p>	
Peebles	General	The contributors object to the proposed number of housing developments in the Peebles area. This is an unbalanced and ill thought out plan, without	It should be noted that it is not intended that all of the sites identified within the Main Issues	No further action required.

		<p>due regard to local support services and amenities. Services and facilities in Peebles are already stretched and simply could not cope with a larger population, such as schools and the medical centre/health services, and the sewage system. The High Street and the bridge cannot cope with the current volume of traffic, parking is very difficult particularly for the disabled to find and there are no extra sites available. The roads around Peebles and Eshiels are now much busier than they used to be. In the event of a blockage on the A72 at Dirtpot Corner, a greater population would be unable to access Borders General Hospital. There is limited public transport. The MIR fails to address what needs to be done to resolve these issues. Excessive housing development will ruin the attractiveness of the town, and turn Peebles into a dormitory town. Development should be more evenly spread out. Further development should only be considered once existing infrastructure has been improved to deal with proposed and potential developments. It is too easy to respond to the demand of developers.</p> <p>Contributor 36 notes that traffic congestion is an issue at several points of the town including Caledonian Road, The Old Town and the High Street.</p> <p>Contributor 108 also states that Peebles has borne the brunt of housing developments in the Borders over this last 10 years. To force the community to accommodate the majority of all the proposed housing developments in the Borders is unacceptable. At worst, it should bear only a small</p>	<p>Report (MIR) for the Tweeddale Locality will be brought forward for development. The MIR in paragraph 3.3 notes that "<i>it is not anticipated the LDP2 will require a significant number of new housing sites</i>". The purpose of the MIR was to identify a number of site options and present those to the public so that Local Development Plan (LDP) 2 could then be informed by their responses.</p> <p>The Council must consider site allocation options in places where there is developer and market interest, thus the need to consider appropriate sites in and around Peebles.</p> <p>In addition, it should be noted that the Council are also required to allocate sufficient land within the Central, Eastern and Western Strategic Development Areas.</p> <p>Scottish Planning Policy requires LDP's to allocate a range of sites which are effective or expected to become effective in the plan period to meet the housing land requirement of the strategic development plan up to year 10 from the expected year of adoption. They should provide for a minimum of 5 years effective land supply at all times. Failure to meet this requirement would result in a failure</p>	
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		<p>proportion of the intended developments; at best it should be excluded from any further housing development on the grounds that it has already been forced to accept more than its fair share. It is in imminent danger of becoming a dormitory town for Edinburgh. Peebles is already big enough. If Edinburgh has a lack of affordable housing it must address that issue not impose the problem to other areas. Although it is not actually stated in the MIR report, there seems to be an indication that in future road expansion might take place along old railway tracks, currently under use/development as cycling, walking and riding routes. These are of great importance to residents and visitors alike for recreation, and their loss would be highly detrimental to recreation in the area.</p> <p>Contributor 145 states that they disagree with future housing development within Peebles. The sites preferred have minimal access and those south side of the Tweed struggle with poor highways infrastructure. Peebles as a town is already struggling with school numbers, availability of health professionals, and poor utility and infrastructure.</p> <p>Contributor 147 states that whilst housing is a main issue, continually building houses without considering the infrastructure needs of schools, doctors and other public services cannot go on. Peebles cannot cope with more houses without addressing these demands. Whilst these sites could be considered viable they are not viable without significant improvements in infrastructure. Road infrastructure is not capable as is pointed out by the need for a new bridge. Public transport</p>	<p>to provide a plan-led system.</p> <p>Whilst the primary responsibility for operating the development planning system for the Scottish Borders lies with the Council, Circular 6/2013 Development Planning states that all interests should be engaged as early and as fully as possible. In addition that document also states “<i>key agencies are under a specific duty to co-operate in the preparation of development plans</i>”; this includes Scottish Natural Heritage, Scottish Environmental Protection Agency, Scottish Water and NHS (Health Board). The Council have consulted with all key agencies throughout the Local Development Plan process and will continue to do so. This then allows key agencies to plan according to their needs and demands also.</p> <p>In the consideration of any site for inclusion in the LDP, a full site assessment is carried out and the views of various internal and external consultees (such as Roads Planning, Economic Development, Education, Landscape, Scottish Water, SEPA, and NHS) are incorporated into that assessment. In doing this rigorous site assessment process, the best sites possible are identified. The site assessment also considers many</p>	
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		<p>needs serious review with the capacity of the A703/A701 roads to Edinburgh for more traffic highly questionable. Consideration of re-instatement of the railway to Edinburgh should be considered as a high proportion of new house owners are commuters.</p> <p>Contributor 151 states that there seems to be a disproportionate amount of properties proposed in Peebles. Is there any mention of the infrastructure development alongside this?</p> <p>Contributor 206 states that with a massive over supply of sites, there is a risk that development will occur in locations that are not the first preference of the Council, in identifying large numbers of sites also results in stirring up unnecessary anxiety amongst the Borders population. The resultant fuss about sites diverts focus from the real needs which are now chronic underinvestment in services and infrastructure to meet existing housing. Schools, roads and medical facilities are top priorities. The provision of these should be the main issues not more housing.</p> <p>Contributor 231 states that they agree that development should not take place on any land that is liable to flooding. Any additional housing needs to match infrastructure capacity. Should the plan not identify possible sites for a new high school, health centre and second crossing over the Tweed? If sites for a High School and Health Centre are not identified then does that mean thinking at this time envisages redevelopment on existing sites?</p>	<p>issues in relation to transport and water/sewage infrastructure, as well as other environmental issues such as archaeology, biodiversity, flood risk and landscape.</p> <p>NHS Borders have stated that they will continue to engage with SBC colleagues to provide primary care and public health input to the wider planning process including the creation of the next Scottish Borders Council Local Development Plan early in its preparation cycle as part of a Health in All Policies approach.</p> <p>Furthermore, it is noted that the Council’s Education, Landscape, and Roads Planning sections, as well as Historic Environment Scotland and Scottish Natural Heritage have been consulted. It is noted that none of these consultees objected to the potential allocation of the sites contained within the MIR.</p> <p>It should be noted that the MIR states that: “<i>Improvements to the road network and public transport must continue to be supported</i>”. Furthermore, it is also noted that road improvements have recently been undertaken at Dirtpot Corner.</p> <p>In respect to comments regarding to that future road expansion might take place along old railway tracks,</p>	
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		<p>Contributor 236 states that the MIR already makes reference to the Community Planning partnership, but there needs to be far better asset management planning regarding education, health and business development; there is a public perception that it is not joined up and in Peebles all we get is housing with Peebles taking a disproportionate hit.</p> <p>Contributor 227 states that they consider existing infrastructure around Peebles cannot stand further strains, health care and schools. Traffic along the A72 will increase and bottle neck into Peebles.</p> <p>Contributors 261 and 285 disagrees with the number of new houses planned for Peebles. (16, 18, 25 (2 of 2), 36, 108 (1 & 2 of 2), 139, 145, 147, 150, 151, 155, 166, 167, 172, 184, 197, 198, 206, 207, 216, 217, 227, 229, 231, 236, 241, 261, 265, 269, 270, 271, 276, 283, 285, 292, 298)</p>	<p>currently under use/development as cycling, walking and riding routes; it should be noted that these paths are protected under the Policy EP12 Green Networks.</p>	
Peebles	General	<p>The contributor states that Peebles has been allocated a site for 150 units and a further long term site which pro-rata has capacity of 250 units or more. This appears to be succumbing to the pressure of house-builders and market demand rather than need. Clearly Peebles is now a commuter town for further afield, in particular Edinburgh. It is also a very attractive town environment. (24 (2 of 2))</p>	<p>Comments noted.</p> <p>However, the SESPlan requires strategic growth in the Scottish Borders to be directed to three Strategic Development Areas (SDA), in the Central Borders, the Western Borders and the Eastern Borders.</p> <p>Peebles is a town with developer and market interest and the Council must consider development options in and around it.</p> <p>It should be noted that it is not intended that all of the sites</p>	No further action required.

			<p>identified within the Main Issues Report (MIR) for the Tweeddale Locality will be brought forward for development. The MIR in paragraph 3.3 notes that “<i>it is not anticipated the LDP2 will require a significant number of new housing sites</i>”. The purpose of the MIR was to identify a number of site options and present those to the public so that LDP2 could then be informed by their responses.</p> <p>It should also be noted that Scottish Planning Policy requires Local Development Plans to allocate a range of sites which are effective or expected to become effective in the plan period to meet the housing land requirement of the strategic development plan up to year 10 from the expected year of adoption. They should provide for a minimum of 5 years effective land supply at all times. Failure to meet this requirement would result in a failure to provide a plan-led system.</p>	
Peebles	General	<p>The contributor states that the capacity of not only education facilities but nurseries, health facilities and leisure facilities should be taken into consideration ahead of compiling LDP2. Given the constraints around the requirement for a new bridge, LDP2 should not include any sites south of the River Tweed at Peebles for either housing. It is not acceptable for the MIR to state that options are limited, this is vague and open to interpretation; a clear policy decision needs to be</p>	<p>It should be noted that it is not intended to allocate all of the sites identified within the Main Issues Report within the Proposed Local Development Plan (LDP).</p> <p>The SESPlan requires strategic growth in the Scottish Borders to be directed to three Strategic Development Areas (SDA) in the</p>	No further action required.

		<p>expressed as part of LDP2 that no new housing development will be approved until the capacity of existing infrastructure has been increased to catch up with the existing population, and any subsequent new development is demonstrated to be supported by a financed infrastructure plan that is endorsed by providers and Peebles Community Council as adequate.</p> <p>The contributor also refers to the Western Rural Growth Area: Development Options Study which formed a background paper to the MIR and was not subject to the consultation, they also raised the issue of the lack of consultation on the document.</p> <p>The contributor also questions why the MIR (and the Development Options Study) identifies sites south of the River Tweed despite known constraints relating to the roads and bridge. (73)</p>	<p>Central Borders, the Western Borders and the Eastern Borders.</p> <p>It should also be noted that Scottish Planning Policy requires LDP's to allocate a range of sites which are effective or expected to become effective in the plan period to meet the housing land requirement of the strategic development plan up to year 10 from the expected year of adoption. They should provide for a minimum of 5 years effective land supply at all times. Failure to meet this requirement would result in a failure to provide a plan-led system. In the consideration of any site for inclusion in the LDP, a full site assessment is carried out and the views of various internal and external consultees (such as Roads Planning, Economic Development, Landscape, Scottish Water, SEPA, and NHS) are incorporated into that assessment. The site assessment also considers many issues in relation to transport and water/sewage infrastructure, as well as other environmental issues such as archaeology, biodiversity, flood risk and landscape. In doing this rigorous site assessment process, the best sites possible are identified.</p> <p>In relation to the Development Options Study, it is noted that that document was carried out by</p>	
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			<p>consultants to identify site options within the vicinity of Peebles. The study findings have informed the potential site options set out in the Main Issues Report (MIR). Paragraph 65 of the Planning Circular 6/2013: Development Planning, states that the MIR is the key consultation document in terms of front loading effective engagement on the Plan.</p> <p>It should also be noted, that the MIR did not identify any additional sites south of the River Tweed for allocation in the short term.</p>	
Peebles	General	<p>Contributor 158 states that all housing in Peebles should be removed until the lack of provisions in the schools, doctors etc is resolved. Peebles does not have the infrastructure to support any more houses.</p> <p>Contributors 175 and 179 states that there should be no further housing developments in Peebles until road and parking infrastructure is greatly improved as well as material upgrading of existing education, health facilities and sewage treatment plant.</p> <p>Contributor 178 states that the proposed developments of approx 1000 houses in Peebles should be put on hold until a new High School with additional teaching resources is in place.</p> <p>Contributor 200 states that they do not see a need for the proposed developments in Peebles. Don't take the town beyond its current geographical</p>	<p>It should be noted that it is not intended that all of the sites identified within the Main Issues Report (MIR) for the Tweeddale Locality will be brought forward for development. The MIR in paragraph 3.3 notes that "<i>it is not anticipated the [Local Development Plan] LDP2 will require a significant number of new housing sites</i>". The purpose of the MIR was to identify a number of site options and present those to the public so that Local Development Plan (LDP) 2 could then be informed by their responses.</p> <p>In addition, it should be noted that the Council are also required to allocate sufficient land within the Central, Eastern and Western Strategic Development Areas.</p>	No further action required.

		<p>limits.</p> <p>The removal of housing allocations from one area cannot be supported if it increases pressure for more development in the Peebles area. Peebles has taken its share of development over the last 10 years.</p> <p>Contributor 243 states that they consider that Peebles needs to be thought through again as what is driving this is developers needs within commuting distance of Edinburgh and a lack of existing infrastructure such as the uncertainty of the bridge and the connection with the south side of Peebles.</p> <p>Contributor 282 states that they have concerns about the infrastructure in Peebles. In particular the health and education provision which is already stretched. Accurate projections are required to allow the school estate to be enlarged and to ensure that the level of developer contributions will be adequate to support the development required at the schools. There needs to be a holistic strategy for the town given the combined quantum of housing in current applications and proposed in the LDP is c900 units. This combined with the other proposed housing developments within the high school cluster will impact significantly on the high school which is already at c90% of capacity with areas of condition and suitability. Accurate roll projections and adequate developer contributions will be essential. The contributor states that it is their view that there should be a masterplan for the town to support this development. It is clear there is demand for Peebles given its proximity to</p>	<p>Scottish Planning Policy requires LDP's to allocate a range of sites which are effective or expected to become effective in the plan period to meet the housing land requirement of the strategic development plan up to year 10 from the expected year of adoption. They should provide for a minimum of 5 years effective land supply at all times. Failure to meet this requirement would result in a failure to provide a plan-led system.</p> <p>The Council must consider site allocation options in places where there is developer and market interest, thus the need to consider appropriate sites in and around Peebles.</p> <p>In the consideration of any site for inclusion in the LDP, a full site assessment is carried out and the views of various internal and external consultees (such as Roads Planning, Education, Economic Development, Landscape, Scottish Water, Scottish Natural Heritage, SEPA, and NHS) are incorporated into that assessment. In doing this rigorous site assessment process, the best sites possible are identified. The site assessment also considers many issues in relation to transport and water/sewage infrastructure, as well as other environmental issues</p>	
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		<p>Edinburgh - this should be masterplanned to ensure the infrastructure is expanded in line with the housing.</p> <p>Contributor 292 states that the proposal to build around 1000 houses in the Peebles area is not viable, and they do not agree with the proposal. The MIR shows that SBC planning Department know that developers will be attracted to Peebles and takes the pressure of that department giving them an easy way to get the numbers of houses built without too much work and satisfying the Scottish Government mandate. (158, 175, 178, 179, 200, 201, 243, 282, 292)</p>	<p>such as archaeology, biodiversity, flood risk and landscape.</p> <p>Whilst the primary responsibility for operating the development planning system for the Scottish Borders lies with the Council, Circular 6/2013 Development Planning states that all interests should be engaged as early and as fully as possible. In addition that document also states “<i>key agencies are under a specific duty to co-operate in the preparation of development plans</i>”; this includes Scottish Natural Heritage, Scottish Environmental Protection Agency, Scottish Water and NHS (Health Board). The Council have consulted with all key agencies throughout the LDP process and will continue to do so. This then allows key agencies to plan according to their needs and demands also.</p> <p>It should be noted that additional discussion has been carried out with the Education Officer who has stated that there is sufficient school capacity available to accommodate the new proposals contained within Proposed LDP.</p> <p>In relation to comments regarding the need for a new bridge, it should be noted that the longer term sites identified within the current LDP that are located on the south of the River</p>	
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			<p>– SPEEB003, SPEEB004 and SPEEB005 are all subject to a site requirement for the provision of a new bridge. The Council accepts that for these sites and for any other potential new sites south of the River Tweed at Peebles, these too would be dependent on a new bridge. The Council has included the requirement for a new bridge within its Capital Plan and have allocated funding towards taking that project forward from 2028. However, it should be noted that further public consultation on that project is required. It should also be noted, that the MIR did not identify any additional sites south of the River Tweed for allocation in the short term.</p>	
Peebles	Peebles and Constraints South of the River Tweed	<p>The contributors states that they disagree that there is a need for a second bridge prior to any housing being released on the southern side of the River Tweed. They also state that they do not consider that this is a prerequisite for future development nor does it limit options within this location given that this perceived technical constraint (relating to bridge capacity) can be overcome, particularly in the short term. The contributor also objects to the statement in para 4.5 of the MIR that flooding and traffic congestion issues restrict the development of any sites on the Southern side of the River as these potential constraints could be overcome particularly for smaller sites or sites currently within the planning system. (111, 114)</p>	<p>It should be noted that the Council's Roads Planning section have stated that: <i>"Without a second Tweed crossing in the town, to reduce traffic flow on the existing bridge and take intrusive traffic away from the town centre, the addition of development traffic to the network will have congestion and environmental issues for the High Street, as well as capacity issues for Tweed Bridge, and this could compromise road safety. The most recent traffic count on behalf of the Council for Tweed Bridge was undertaken in November 2018 and through this it was demonstrated</i></p>	No further action required.

			<p><i>that the bridge is getting close to capacity. It is the Council's opinion that Tweed Bridge does not have the capacity to serve any new development in the town, over and above the sites allocated in the plan, with the exception of small infill proposals and other low traffic generating proposals which will be considered on a case by case basis. Longer term development in the town will be required to contribute towards a second river crossing based on projected costs. At this point in time there is no definitive date as to when the new bridge might be constructed and a feasibility study must be prepared in advance".</i></p> <p>In respect to comments regarding flooding, it should be noted that the SEPA Flood Maps indicate that there are areas at risk of flooding within Peebles and particularly so along the River Tweed corridor.</p>	
Peebles	Peebles and Constraints South of the River Tweed & Effective Land	<p>Peebles is extremely attractive to developers due to its marketability, this has not been recognised in the MIR as a lack of effective allocation. There appears to be a clear focus on the south side of the River Tweed, however, it seems the bridge requirement is likely to provide an immovable barrier for some time though. Rather than adapt the Council have stagnated and are relying on ineffective sites, this is not consistent with policy which urges local authorities to try something new in their efforts to deliver housing.</p> <p>Sites SPEEB008 and SPEEB009 do not provide</p>	<p>It should be noted that the Council are required to allocate sufficient land within the Central, Eastern and Western Strategic Development Areas. Scottish Planning Policy requires the Local Development Plan (LDP) to allocate a range of sites which are effective or expected to become effective in the plan period to meet the housing land requirement of the strategic development plan up to year 10</p>	No further action required.

		<p>an indicative capacity however, are of a scale which indicate that development will be significant for Peebles. Both sites lie on the south side of the River Tweed and therefore will have significant impact on traffic in Peebles and require the building of a new bridge to address the subsequent increased capacity of the road network. As well as these developments, a further seven have been previously allocated and are proposed to remain in the LDP which all lie south of the river. Cumulatively these developments will have a profound impact on the traffic crossing the river and ultimately not be sustainable for the town of Peebles without significant infrastructure investment.</p> <p>Contributor 181 states that there should be no building on the south side of Peebles until such time as a new bridge is constructed.</p> <p>Contributor 203 asks what happened to the bridge proposal? This would open up opportunities without affecting the town centre too much.</p> <p>Contributor 273 states that they would not support land on the south side of Peebles being allocated for housing or business use as the access roads are already struggling to cope with current developments and cannot handle more traffic. A particular issue is Caledonian Road which services the Fire and Ambulance Stations and is already effectively made single file due to current residential parking. (127 (1 of 3), 181, 203, 273)</p>	<p>from the expected year of adoption. They should provide for a minimum of 5 years effective land supply at all times. Failure to meet this requirement would result in a failure to provide a plan-led system.</p> <p>It should be noted that it is not intended that all of the sites identified within the Main Issues Report (MIR) for the Tweeddale Locality will be brought forward for development. The MIR in paragraph 3.3 notes that <i>“it is not anticipated the LDP2 will require a significant number of new housing sites”</i>. The purpose of the MIR was to identify a number of site options and present those to the public so that LDP2 could then be informed by their responses.</p> <p>It should also be noted, that the MIR did not identify any additional sites south of the River Tweed for allocation in the short term.</p> <p>It should also be noted that it is recommended that a new site is proposed for allocation at Peebles, site APEEB056 Land South of Chapelhill Farm for housing within the Proposed LDP (refer to below). It is noted that that site is located on the northern side of the River Tweed.</p>	
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			<p>In relation to comments regarding the need for a new bridge, it should be noted that the longer term sites identified within the current LDP that are located on the south of the River – SPEEB003, SPEEB004 and SPEEB005 are all subject to a site requirement for the provision of a new bridge. The Council accepts that for these sites and for any other potential new sites south of the River Tweed at Peebles, these too would be dependent on a new bridge. The Council has included the requirement for a new bridge within its Capital Plan and have allocated funding towards taking that project forward from 2028. However, it should be noted that further public consultation on that project is required.</p>	
Peebles	APEEB049 South West of Whitehaugh	<p>The contributor supports the site's status as a longer-term housing site within the LDP2 MIR but they object to the site's exclusion as a preferred housing site as it is contended that the site is capable of coming forward in a shorter timescale and should therefore, be identified as an allocated housing site within the LDP2 Proposed Plan. The site is being promoted by Taylor Wimpey who have a proven track record of delivering, and selling, housing in Peebles. The momentum they have generated through the success of their other developments, including their adjacent Kingsmeadows site should be recognised. The site can contribute the Housing Land Requirement for the Peebles area.</p> <p>The contributor states that although the site is</p>	<p>The site was submitted as part of the 'Call for Sites' and as part of the Main Issues Report (MIR) public consultation.</p> <p>Following a full site assessment it is considered that site APEEB049 is not appropriate for allocation. 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</p>	<p>It is recommended that the Council agree to not allocate this site within the Proposed LDP.</p> <p>It is also recommended that the Council agree to continue to identify site SPEEB003 South West of Whitehaugh as a potential longer</p>

		<p>viewed as an acceptable site in principle - before the site could come forward (and be considered effective) SBC considers that a new bridge crossing (over the River Tweed) would be required alongside upgrading of Glen Road and a vehicular connection through to Whitehaugh; however, the contributor states that they strongly disagree with this. The contributor understands that the site will however, remain within the Plan as a longer term site, but if this is not the case they also wish to object in relation to its exclusion. It is considered that all the respective site requirements within the LDP1 Settlement Profile could be met - an outcome reaffirmed by the LDP2 MIR Site Assessment - and there are feasible solutions to resolve any technical constraints, largely relating to a second road bridge over the River Tweed and to potential heritage matters. The contributor has submitted an indicative layout for the site. (114)</p>	<p>facilities; consideration should be given to the design of the overall site to take account of the Special Landscape Area, the adjacent SBC Garden and Designed Landscape and the setting of the 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 at 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. It is considered that there are constraints at present to the development of this site, which require further investigation, for example the river crossing. This site will remain as an identified longer term option for housing in the future, and allow time for further</p>	<p>term housing site within the Proposed LDP.</p>
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			<p>investigations regarding a river crossing.</p> <p>In addition it is considered that there are other more appropriate sites available within the Western Strategic Development Area and within the Northern Housing Market.</p>	
Peebles	APEEB054 East of Kittlegary View	<p>The contributor objects to the MIR in that it does not identify site APEEB054 as a preferred option and request that it is identified as a preferred mixed-use site within the LDP2 MIR and allocated as a mixed-use site in the LDP2 Proposed Plan. The contributor also states that the current arrangement in the MIR could effectively result in the removal of the site's safeguarded status as a potential longer term mixed-use site within the LDP1. The contributor understands that the site will however, remain within the Plan as a longer term site, but if this is not the case they also wish to object in relation to its exclusion. In addition, the LDP2 MIR Site Assessment states that their site is acceptable for development but that constraints relating to the potential requirement for a new crossing over the River Tweed should be investigated before the site can be allocated. Again, based on technical assessment undertaken, this is a position that the contributor fundamentally disagrees with. (111)</p>	<p>The site was submitted as part of the 'Call for Sites' and as part of the Main Issues Report (MIR) public consultation.</p> <p>Following a full site assessment it is considered that site APEEB054 is not appropriate for allocation. The western part of the proposed site forms part of a larger site (SPEEB005), identified for potential longer term mixed use development within the Local Development Plan (LDP). However, the eastern part of the proposed site is not identified for longer term development. 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</p>	<p>It is recommended that the Council agree to not allocate this site within the Proposed LDP.</p> <p>It is also recommended that the Council agree to continue to identify site SPEEB005 Peebles East (South of the River) as a potential longer term mixed use site within the Proposed LDP.</p>

			<p>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.</p> <p>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 Proposed LDP. However, site SPEEB005 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.</p> <p>In addition it is considered that there are other more appropriate sites</p>	
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			available within the Western Strategic Development Area and within the Northern Housing Market.	
Peebles	APEEB056 Land South of Chapelhill Farm	<p>The contributors support the inclusion of APEEB056 as a Preferred Option for housing.</p> <p>Contributor 101 states that land to the west of this site can be provided as additional or alternative sites for the provision of new homes.</p> <p>Contributor 206 states that whilst they do not think there is a need to identify more sites in Peebles, if any were to be identified this is the best option as it is on the north of the settlement, (there is significant possibility of interest in Peebles as a place to live for residents who might commute north).</p> <p>(6 (2 of 2), 65, 101, 206)</p>	<p>Support and comments noted.</p> <p>In light of the consultation responses received during the Main Issues Report public consultation and following further consideration the matter, it is recommended that site APEEB056 Land South of Chapelhill Farm is allocated for housing within the Proposed Local Development Plan.</p>	It is recommended that the Council agree to allocate this site within the Proposed LDP.
Peebles	APEEB056 Land South of Chapelhill Farm	<p>The contributor considers that there should be a larger allocation at this location instead of a site south of the River Tweed, as it would give easier access for commuters. (181)</p>	<p>Comments noted.</p> <p>However, it is noted that the Main Issues Report (MIR) in paragraph 3.3 notes that "<i>it is not anticipated the [Local Development Plan] LDP2 will require a significant number of new housing sites</i>". It should also be noted, that the MIR did not identify any additional sites south of the River Tweed for allocation in the short term, those identified within the MIR were for long term only.</p> <p>In light of the consultation responses received during the MIR public consultation and following further consideration the matter, it is recommended that site APEEB056 Land South of Chapelhill Farm is</p>	It is recommended that the Council agree to allocate this site within the Proposed LDP.

			allocated for housing within the Proposed Plan.	
Peebles	APEEB056 Land South of Chapelhill Farm	<p>The contributors note that the site requirements for this site lists that the preferred linkage route is between Kingsland Road and Dalatho Street thus adding to the Rosetta development for 100 houses thus bringing the total to 250 houses. Dalatho Crescent and Dalatho Street are narrow roads and the junctions to the Edinburgh Road are tight. Surely the ideal access to the A703 is to the north inside the boundary of APEEB056 forming a new road, bridge and a new junction to the A703 that will serve this site and the Rosetta development.</p> <p>Development at this location will impact aesthetically on the northern approach to Peebles. In addition there is a long history of developers paying lip service to sustainable drainage systems as they try to pack as many houses as possible onto the land.</p> <p>Contributor 80 states that the residents of this site will need to use Rosetta Road to travel into Peebles, this road already has severe capacity issues and has no way of being expanded. The other alternative is to access the A703 via a single track road at the crossings where there have been a number of reported collisions. Neither access is appropriate or safe.</p> <p>Contributors 111 and 112 states that there are clear constraints that would compromise the effectiveness and delivery of this site, namely the issues around roads.</p> <p>Contributor 112 also states that development at this location would appear incongruous and</p>	<p>It should be noted that the Council are required to allocate sufficient land within the Central, Eastern and Western Strategic Development Areas. Scottish Planning Policy requires the Local Development Plan (LDP) to allocate a range of sites which are effective or expected to become effective in the plan period to meet the housing land requirement of the strategic development plan up to year 10 from the expected year of adoption. They should provide for a minimum of 5 years effective land supply at all times. Failure to meet this requirement would result in a failure to provide a plan-led system.</p> <p>The Council must consider site allocation options in places where there is developer and market interest, thus the need to consider appropriate sites in and around Peebles.</p> <p>It should be noted that it is not intended that all of the sites identified within the Main Issues Report (MIR) for the Tweeddale Locality will be brought forward for development. The MIR in paragraph 3.3 notes that "<i>it is not anticipated the LDP2 will require a significant number of new housing sites</i>". The</p>	It is recommended that the Council agree to allocate this site within the Proposed LDP.

	<p>detached from the rest of Peebles and would have a detrimental impact upon the landscape setting of the town.</p> <p>Contributor 155 states that they do not agree with the identification of this site. There is no way Peebles infrastructure can cope with these additional houses which has to be considered in conjunction with the proposed developments at Eshiels. An additional 500-1000 houses without investment in permanent solutions to roads, schools and health care facilities defies logic. The impact on infrastructure of new development needs to be investigated objectively. A simple letter from the roads, health or education department stating that the infrastructure can absorb new houses and their occupants is not sufficient unless current levels and proposed new levels are properly quantified and compared; real numbers need to be provided.</p> <p>Contributor 197 states that this site should be removed as Peebles has made a huge contribution to the housing stock over the years, in addition the current services and infrastructure including the bridge are already over stretched.</p> <p>Contributor 236 states that they do not agree with the identification of this site. As noted, this is a prominent site that has been resisted for 15 years and for good reason. There is a good defensible boundary next to Miller development.</p> <p>Contributor 317 states that whilst the site is located within the Western Rural Growth Area, it is noted that the development pressure on the northern side of the town is already high with the</p>	<p>purpose of the MIR was to identify a number of site options and present those to the public so that LDP2 could then be informed by their responses.</p> <p>In the consideration of any site for inclusion in the LDP, a full site assessment is carried out and the views of various internal and external consultees (such as Roads Planning, Education, Economic Development, Landscape, Scottish Water, SEPA, and NHS) are incorporated into that assessment. In doing this rigorous site assessment process, the best sites possible are identified. The site assessment also considers many issues in relation to transport and water/sewage infrastructure, as well as other environmental issues such as archaeology, biodiversity, flood risk and landscape.</p> <p>Furthermore, it should be noted that the Council's Roads Planning Section and Network Manager have been consulted. It is noted that neither of these consultees objected to the potential identification of site SPEEB009 as a potential longer term housing site subject to a number of requirements. It is noted that the Roads Planning section have stated: "<i>Any development at the north end of</i></p>	
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		<p>proposed significant (150 unit) 'preferred' allocation on land south of Chapelhill Farm following swiftly on top of the allocations (and recent development) of several adjacent sites accessed of Rosetta Road. The northern link to the A703 remains single track in nature and the required alternative access solution to provide a suitable link appears to have undergone minimal investigation. Indeed, the Roads Planning Officer, in the MIR Site Assessment, highlights potential third party landownership issues with achieving a satisfactory access, although a new link with the A703 is stated as essential within the MIR 'Site Requirements'. It is thus unclear if this site is able to be developed within the LDP2 timeframe. Further, it is considered that a development at this location would appear incongruous and detached from the rest of Peebles and would have a detrimental impact upon the landscape setting of the town. It would be highly visible from the A703, a situation which would be exacerbated if development took place on the sloping western part of the site. The site is capable of coming forward in the short term. (30, 46, 80, 111, 112, 155, 197, 236, 317)</p>	<p><i>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. ... 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".</i></p> <p>It should also be noted that both the Council's Landscape section and Scottish Natural Heritage have been consulted and neither have objected to the potential inclusion of the site within the Plan.</p> <p>It is noted that the Council is progressing on the review of the school estate. In respect to that review, the Council at their meeting of 29 November 2018 agreed the indicative sequence and priority for investment as follows: Galashiels,</p>	
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			<p>Hawick, Selkirk and Peebles. That report noted that the property maintenance issues are not as significant for Selkirk or Peebles, however, both will still require expenditure; and due to potential role and capacity pressures particularly at Peebles the priority of strategic plans beyond Galashiels will continue to be re-assessed in a proactive manner. However, following the major fire at Peebles High School in November 2019, the Council has had to revise its capital plans, to not only replace what was lost, but maximise the opportunities to enhance facilities on the site. This has been undertaken in parallel with the planned significant concurrent investment to deliver new Community Campuses in Galashiels and Hawick.</p> <p>It should also be noted that additional discussion has been carried out with the Education Officer who has stated that there is sufficient school capacity available to accommodate the new proposals contained within LDP2.</p> <p>Whilst the primary responsibility for operating the development planning system for the Scottish Borders lies with the Council, Circular 6/2013 Development Planning states that all interests should be engaged as</p>	
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			<p>early and as fully as possible. In addition that document also states “<i>key agencies are under a specific duty to co-operate in the preparation of development plans</i>”; this includes Scottish Natural Heritage, Scottish Environmental Protection Agency, Scottish Water and NHS (Health Board). The Council have consulted with all key agencies throughout the LDP process and will continue to do so. This then allows key agencies to plan according to their needs and demands also. NHS Borders have stated that they will continue to engage with SBC colleagues to provide primary care and public health input to the wider planning process including the creation of the next Scottish Borders Council LDP early in its preparation cycle as part of a Health in All Policies approach.</p> <p>In light of the consultation responses received during the MIR public consultation and following further consideration the matter, it is recommended that site APEEB056 Land South of Chapelhill Farm is allocated for housing within the Proposed Plan.</p>	
Peebles	APEEB056 Land South of Chapelhill Farm	The contributor states that development of this site would cause the destruction of ancient pasture; increases the risk of pollution to the River Tweed and its tributary; will affect local wildlife and tourism; building has already taken place in the area, which will speed run-off during heavy rain,	It should be noted that the Council are required to allocate sufficient land within the Central, Eastern and Western Strategic Development Areas. Scottish Planning Policy requires the Local Development	It is recommended that the Council agree to allocate this site within the Proposed LDP.

		<p>putting the area downstream at higher risk of flooding. The topography of Peebles and its environs mean the town and its transport links are very vulnerable. The B7062 is not suitable for large vehicles and in places is barely wide enough for two cars. The A703 is still only a double track road that can be very fast and as the main route out of the Borders is very busy. The A72 is already busy and fast, it is frequently closed due to accidents, is narrow in places, causing bottlenecks and risking lives if emergency services need to get through. There is no alternative route. It is also vulnerable to flooding and risk of erosion by the Tweed, and development on agricultural land will exacerbate flooding. With the rise in the number of users on the A72 there will be an increase in the number of accidents particularly with cyclists. This site would also require to use the Rosetta/Back Road which is again narrow and in poor repair and barely able to cope with current usage. With the increase in population in the area, it will result in further stretching existing services and facilities including education. The proposal will also result in an increase in the number of houses, businesses and their occupants doing more journeys to get to work, shops, etc as there are limited facilities in the area thereby increasing our carbon footprint. The development on agricultural land used for food production is unwise and may impact on food security. (108 (2 of 2))</p>	<p>Plan (LDP) to allocate a range of sites which are effective or expected to become effective in the plan period to meet the housing land requirement of the strategic development plan up to year 10 from the expected year of adoption. They should provide for a minimum of 5 years effective land supply at all times. Failure to meet this requirement would result in a failure to provide a plan-led system.</p> <p>In the consideration of any site for inclusion in the LDP, a full site assessment is carried out and the views of various internal and external consultees (such as Roads Planning, Education, Economic Development, Landscape, Scottish Water, SEPA, and NHS) are incorporated into that assessment. In doing this rigorous site assessment process, the best sites possible are identified. The site assessment also considers many issues in relation to transport and water/sewage infrastructure, as well as other environmental issues such as archaeology, biodiversity, flood risk and landscape.</p> <p>Furthermore, it should be noted that the Council's Roads Planning Section and Network Manager have been consulted. It is noted that neither of these consultees objected</p>	
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			<p>to the potential identification of site SPEEB009 as a potential longer term housing site subject to a number of requirements. It is noted that the Roads Planning section have stated: <i>“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. ... 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”</i>.</p> <p>In addition, the Scottish Environment Protection Agency (SEPA) and the Council’s Flood and Coastal Management Team were consulted as part of the site assessment process undertaken for the site. Neither consultee have</p>	
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			<p>objected to the potential inclusion of the site within the Plan.</p> <p>It should also be noted that whilst the site is currently in agricultural use for grazing however, the land is not identified as Prime Quality Agricultural Land. The identification of some greenfield / agricultural land is inevitable.</p> <p>In light of the consultation responses received during the MIR public consultation and following further consideration the matter, it is recommended that site APEEB056 Land South of Chapelhill Farm is allocated for housing within the Proposed Plan.</p>	
Peebles	APEEB056 Land South of Chapelhill Farm	<p>The contributor states that if this site were to be included within the LDP2, this would require the extension of the town boundary and represents the creeping urbanisation of our landscape. This site can only be accessed from two directions, from the north along an inappropriate narrow country road or from the south along an already highly congested Rosetta Road in Peebles. Apart from infrastructure issues, the issue of access is of serious concern. It is suggested within the MIR that a new bridge would be required over the Eddleston Water between Kingsland Square and Dalatho Street with access then onto the Edinburgh Road; this is said to be the preferred route. Dalatho Street in particular is a narrow street and not suitable for the level of traffic that could reasonably be generated. The junction then with Dalatho Street and Edinburgh</p>	<p>It should be noted that the Council are required to allocate sufficient land within the Central, Eastern and Western Strategic Development Areas. Scottish Planning Policy requires the Local Development Plan (LDP) to allocate a range of sites which are effective or expected to become effective in the plan period to meet the housing land requirement of the strategic development plan up to year 10 from the expected year of adoption. They should provide for a minimum of 5 years effective land supply at all times. Failure to meet this requirement would result in a failure to provide a plan-led system.</p>	<p>It is recommended that the Council agree to allocate this site within the Proposed LDP.</p>

		<p>Road is also problematic; this is a busy main road and whether such a junction could be engineered to accommodate increased traffic would require very careful consideration. If this site were to be included an alternative route for a new crossing over Eddleston Water would need to be considered. (318)</p>	<p>The Council must consider site allocation options in places where there is developer and market interest, thus the need to consider appropriate sites in and around Peebles.</p> <p>In the consideration of any site for inclusion in the LDP, a full site assessment is carried out and the views of various internal and external consultees (such as Roads Planning, Education, Economic Development, Landscape, Scottish Water, SEPA, and NHS) are incorporated into that assessment. In doing this rigorous site assessment process, the best sites possible are identified. The site assessment also considers many issues in relation to transport and water/sewage infrastructure, as well as other environmental issues such as archaeology, biodiversity, flood risk and landscape.</p> <p>Furthermore, it should be noted that the Council's Roads Planning Section and Network Manager have been consulted. It is noted that neither of these consultees objected to the potential identification of site SPEEB009 as a potential longer term housing site subject to a number of requirements. It is noted that the Roads Planning</p>	
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			<p>section have stated: “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. ... 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”.</p> <p>It should also be noted that both the Council’s Landscape section and Scottish Natural Heritage have been consulted and neither have objected to the potential inclusion of the site within the Plan.</p> <p>In light of the consultation responses received during the Main Issues Report public consultation and following further consideration the matter, it is recommended that site</p>	
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			APEEB056 Land South of Chapelhill Farm is allocated for housing within the Proposed Plan.	
Peebles	APEEB056 Land South of Chapelhill Farm	The contributor states that they agree with the identification of site APEEB05. (It is considered that the contributor is actually referring to site APEEB056). (283)	Support noted. In light of the consultation responses received during the Main Issues Report public consultation and following further consideration the matter, it is recommended that site APEEB056 Land South of Chapelhill Farm is allocated for housing within the Proposed Local Development Plan.	It is recommended that the Council agree to allocate this site within the Proposed LDP.
Peebles	APEEB056 Land South of Chapelhill Farm	<p>The contributor recommends that a developer requirement is 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. The watercourse (tributary of the Eddleston Water) adjacent to the site should be protected and enhanced as part of any development.</p> <p>The contributor supports the development requirement for a Flood Risk Assessment (FRA) to be undertaken prior to development occurring on the site. The contributor states that a 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</p>	<p>Comments and support noted. In light of the consultation responses received during the Main Issues Report (MIR) public consultation and following further consideration the matter, it is recommended that site APEEB056 Land South of Chapelhill Farm is allocated for housing within the Proposed Local Development Plan.</p> <p>It should be noted that a developer requirement was already attached to the site within the MIR to ensure that a maintenance buffer strip of at least 6 metres wide is provided between the watercourse and built development.</p> <p>It is noted that the following site requirements are now required in taking the site forward:</p> <ul style="list-style-type: none"> • Additional water quality buffer 	<p>It is recommended that the Council agree to allocate this site within the Proposed LDP.</p> <p>It is further recommended that the following site requirements are also added to the Plan in relation to site APEEB056:</p> <ul style="list-style-type: none"> • Additional water quality buffer strips may also be required • The watercourse (tributary of the Eddleston Water) adjacent to the site

		<p>recommended that contact is made with the flood prevention officer. Due to the steepness of the adjacent hill slopes the contributor also recommends 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. The contributor states that the site has the potential for surface water flood risk and therefore recommends that this issue is taken forward through discussion with the flood prevention and roads department colleagues and Scottish Water, where relevant. It is noted that additional site specific information may only serve to identify that development at the site would be contrary to the SPP and the principles of sustainable flood management.</p> <p>All new developments should manage surface water through the use of Sustainable Urban Drainage Systems (SUDS). The contributor recommends that this requirement includes the use of SUDS at the construction phase in order that the risk of pollution during construction to the water environment is minimised.</p> <p>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). The watercourse (tributary of the Eddleston Water) adjacent to the site should be protected and enhanced as part of any development. (119)</p>	<p>strips may also be required</p> <ul style="list-style-type: none"> • The watercourse (tributary of the Eddleston Water) adjacent to the site should be protected and enhanced as part of any development • Consideration to be 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 • Provision of Sustainable Urban Drainage feature onsite. 	<p>should be protected and enhanced as part of any development</p> <ul style="list-style-type: none"> • Consideration to be 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 • Provision of Sustainable Urban Drainage feature onsite.
Peebles	APEEB056 Land South of Chapelhill Farm	The contributor states that as the Council have identified this site for housing, it is clear that they consider that this area of Peebles can make an important contribution to the Council's housing	Comments noted. It should be noted that the SESPlan requires strategic growth in the Scottish Borders to be directed to	It is recommended that the Council agree to allocate this site within the

		<p>supply. It is therefore important that a comprehensive charging mechanism is in place to deliver the necessary infrastructure.</p> <p>It is noted that the contributor also makes comments regarding two allocated sites within the Adopted LDP that are not subject to this consultation i.e. APEEB044 and MPEEB006 and in particular the requirement for a new bridge. It is noted that this issue is being dealt with under Policy IS2. (Also the contributor has also submitted a new site for residential use – APEEB057). (126 (1&2 of 3))</p>	<p>three Strategic Development Areas (SDA) in the Central Borders, the Western Borders and Berwickshire.</p> <p>It should also be noted that Scottish Planning Policy requires Local Development Plans to allocate a range of sites which are effective or expected to become effective in the plan period to meet the housing land requirement of the strategic development plan up to year 10 from the expected year of adoption. They should provide for a minimum of 5 years effective land supply at all times. Failure to meet this requirement would result in a failure to provide a plan-led system.</p> <p>In respect to site APEEB056, it is noted that the following relevant site requirements are required in taking the site forward:</p> <ul style="list-style-type: none"> • 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 	Proposed LDP.
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			<ul style="list-style-type: none"> • Transport Assessment is required for any development. <p>In light of the consultation responses received during the Main Issues Report public consultation and following further consideration the matter, it is recommended that site APEEB056 Land South of Chapelhill Farm is allocated for housing within the Proposed Local Development Plan.</p>	
Peebles	APEEB056 Land South of Chapelhill Farm	<p>The contributor states that 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 the contributor highlights 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 landscape setting of Peebles.</p> <p>The western part of the site is on a slope that would require significant cut and fill to achieve development platforms. Development of this part is likely to intrude on views from the A703 across to Hamilton Hill and the setting of the Cross Borders Drove Road. If allocated, the contributor suggests that the western part of the site should not be included and the rest of the allocation should be subject to the following site requirements:</p> <ul style="list-style-type: none"> • Active frontages along the Chapelhill Farm road. • Pedestrian and cycle access and links to existing networks to the town centre should be established. 	<p>Comments noted.</p> <p>In the consideration of any site for inclusion in the Local Development Plan (LDP), a full site assessment is carried out and the views of various internal and external consultees (such as Roads Planning, Economic Development, Landscape, Scottish Water, SEPA, and NHS) are incorporated into that assessment. In doing this rigorous site assessment process, the best sites possible are identified. The site assessment also considers many issues in relation to transport and water/sewage infrastructure, as well as other environmental issues such as archaeology, biodiversity, flood risk and landscape.</p> <p>In respect to comments regarding to potential landscape impacts; it is noted that neither the Council's Landscape Architect nor Scottish Natural Heritage have objected to</p>	<p>It is recommended that the Council agree to allocate this site within the Proposed LDP.</p> <p>It is also recommended that the following site requirements are also included within the Plan:</p> <ul style="list-style-type: none"> • It is intended that a Planning Brief in the form of Supplementary Planning Guidance will be produced for this site • Protect and enhance existing

		<ul style="list-style-type: none"> • Boundary planting along the eastern boundary should be established to maintain the rural setting of views from the A703. (213) 	<p>the potential allocation of the site.</p> <p>In light of the consultation responses received during the Main Issues Report public consultation and following further consideration the matter, it is recommended that site APEEB056 Land South of Chapelhill Farm is allocated for housing within the Proposed Local Development Plan.</p> <p>It should be noted that in relation to pedestrian and cycle access, it is noted that a Transport Assessment will be required for the site, and in addition to that the following site requirement has been included:</p> <ul style="list-style-type: none"> • 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. <p>In respect to the issues raised by the contributor in relation to the proposed design and layout of the site, it should be noted that it is recommended to include the following site requirements within the Proposed Local Development Plan:</p> <ul style="list-style-type: none"> • It is intended that a Planning Brief in the form of Supplementary Planning 	<p>boundary features, where possible. Boundary planting along the eastern boundary should be established to maintain the rural setting of views from the A703.</p>
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			<p>Guidance will be produced for this site</p> <ul style="list-style-type: none"> • Protect and enhance existing boundary features, where possible. Boundary planting along the eastern boundary should be established to maintain the rural setting of views from the A703. 	
Peebles	APEEB057 Rosetta Road Caravan Park	<p>The contributor seeks the allocation of the site for residential development. They state that the redevelopment of the Rosetta site for a mixed use development including residential and leisure is currently unviable due to the Scottish Borders Council's requirement for a vehicular link over the Eddleston Water between Rosetta Road and the A703 (The Dalatho Street Bridge).</p> <p>An allocation for housing with a capacity of 280 houses would enable the level of contributions required to deliver the Dalatho Street Bridge. Given the holiday park will regrettably have to close shortly unless this position changes, the entire site will regrettably become vacant and unused. The only viable alternative economic use for the site would be for residential development alone. There has been a substantial increase in the housing land requirement set out with the Proposed SESplan Examination Report (July 2018) and SBC requires housing sites that can deliver in the short term. (126 (3 of 3))</p>	<p>The site was submitted as part of the Main Issues Report (MIR) public consultation.</p> <p>Following a full assessment of site APEEB057 it is not considered appropriate to allocate this site within the proposed Local Development Plan. It is noted that this site is part of the Rosetta Caravan Park.</p> <p>The site is located within the Peebles Development Boundary. The caravan park already contains two allocations, site MPEEB006 for mixed use with an indicative site capacity for 30 units; and site APEEB044 for housing with an indicative site capacity of 100 units. It is noted that at present no residential development has taken place on the site, however the Rosetta Road caravan and camping park remains onsite. Development of housing on all of the site would effectively result in the loss of the tourism/business asset. Economic</p>	It is recommended that the Council agree to not allocate this site within the Proposed LDP.

			<p>Development have stated that housing at this location would result in the loss of the tourism asset from the site. There is currently a demand for tourism accommodation within the Tweed Valley and therefore it's vital that we retain accommodation such as this site which can offer choice to meet consumer demands - which in turn improves occupancy levels, in particular, out of main season. Currently the mixed use site proposal offers direct employment in the locality. The site has good access to public transport, services and access to employment. There is the potential for archaeology on the site and caution is required to ensure that the setting of Rosetta House is not adversely affected as well as the landscape. The site lies within the Special Landscape Area.</p> <p>It should be noted that it is not intended that all of the sites identified within the MIR for the Tweeddale Locality will be brought forward for development. The MIR in paragraph 3.3 notes that "<i>it is not anticipated the LDP2 will require a significant number of new housing sites</i>". The purpose of the MIR was to identify a number of site options and present those to the public so that LDP2 could then be informed by their responses.</p>	
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			Furthermore it is considered that there are other more appropriate sites available within the Western Strategic Development Area. As a result of the above, it is considered inappropriate to allocate site APEEB057 within the Proposed LDP.	
Peebles	APEEB058 Lower Venlaw	<p>The contributor seeks the allocation of the site for residential development for 22 units. The proposal for Venlaw here is explicitly for 22 dwellings on the site with the remaining land to be left open to public recreation. It is considered that the preferred options set out in the MIR are too long term and that this site can provide an effective site and address some of the anticipated housing shortfall. The proposal is for 22 homes that will be organised in a single row and limited to the lowest portion of the field.</p> <p>During times of great economic challenge, developers wish to operate in the most reliable markets to ensure a healthy return on any investment, it appears Peebles and the Borders can provide this through the allocation of this site. The inclusion of Venlaw does not provide capacity to solve all problems however, it provides an effective site which could be brought forward quickly to assist in delivery of the strategy. It is considered that this reduced site resolved many of the concerns previously raised. The proposed housing, infrastructure and landscape design is focused on integrating the development into the base of the slope along the lowest edge of the site. The built development and its roofscape will therefore sit at a very similar elevation to the adjacent and surrounding housing areas. The proposed housing development has limited</p>	<p>The site was submitted as part of the Main Issues Report (MIR) public consultation.</p> <p>Following a full site assessment it is considered that site APEEB058 is not appropriate for allocation. An enlarged site at this location was previously considered as part of the Local Development Plan (LDP) Examination and the Reporter did not bring that site forward. The main concern related to landscape fit. The Reporter stated that <i>'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</i></p>	It is recommended that the Council agree to not allocate this site within the Proposed LDP.

		<p>impact on existing trees (one tree within the open grassland / meadow is removed and there are limited and localised tree removals associated with forming the vehicular access). Tree and mixed hedgerow plantings are proposed to integrate the development into the site and to provide a strong planted buffer between the existing and proposed housing.</p> <p>Concerns have been raised in previous submissions regarding the impact on amenity for those who reside in close proximity to the proposed development, many residents felt that there was a high probability of their view being impinged. The response to this concern is consistent with other areas, the scale of development has been significantly reduced with the site layout now not encroaching up the hill as was previously planned. This mitigation has been conducted in response to the recognised impact that previous applications would have had on resident's amenity.</p> <p>The approach to the design identifies a landscaped buffer between the houses and any development. The access road then provides further separation before the single row of houses. The houses are built into the slope so as to minimise the height above the properties on Edinburgh Road. The building line is approximately 17m from the rear gardens of the properties with a separation between the properties of 31m. The aspect of the site (west facing) ensures that southerly aspects are protected to ensure maximum sunlight to all properties.</p> <p>The Roads Planning section highlighted concerns in the PPP application that a proliferation of junctions in close proximity to the site access led</p>	<p><i>by the likely significant adverse impact on the character and visual amenity of this sensitive settlement edge location'. It is considered that the site contributes greatly to the setting of the settlement.</i></p> <p>Development at this location would result in a negative impact particularly on the adjacent residential properties along the Peebles Road. The site is located within the SBC Venlaw Designed Landscape, and is adjacent to the category 'C' Venlaw Castle North Lodge. There is potential for archaeology on the site. The site is also within the SLA and would negatively impact on it. There is also the potential for negative impact on the residential amenity of neighbouring properties. The site is also constrained by access into the site. The Roads Planning Service are unable to support the development of the site, and have stated:</p> <p><i>"... This site has been considered previously as part of a larger site and a recent outline planning application was refused, in part due to road safety concerns, which are highlighted below:</i></p> <p><i>There is currently a vast proliferation of junctions onto this stretch of the A703 (Edinburgh Road). This is over and above the extent of on-street parking, private accesses to</i></p>	
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		<p>to the application not receiving their support. It was further noted that mitigation measures provided to alleviate these concerns were not considered sufficient. The transport statement submitted in 2017 concluded that the trip generation from the site would be negligible. This statement was based on the understanding that development would consist of 40 units, this proposal is for 22 units. The development will utilise an existing access point and there is a reduction in the scale of the development which will significantly reduce the number of vehicles using this in comparison to previous submissions. It is noted that the contributor also refers to allocated sites and potential longer term sites contained within the adopted LDP that are not subject to this consultation. (127 (1, 2 & 3 of 3))</p>	<p><i>individual dwellinghouses and nose-in parking associated with the commercial garage. In quick succession on the west side of the road there are junctions serving the garage, the filling station, the Crossburn Farm housing road and Crossburn Caravan Park. There is also a junction for the filling station onto the housing road close to its junction with the A703. On the east side of the A703 there is the junction serving Venlaw Farm and the former Venlaw Castle Hotel. This whole situation is far from ideal in that junction visibility splays overlap. It is difficult for a driver to pick out a junction, or make a fellow driver aware of which junction they are turning into. Stacking traffic for right turns into the junction on the east side of the road interferes with traffic waiting to turn right into the junctions on the west side of the road and vice versa.</i></p> <p><i>Traffic associated with this proposed site development site would exacerbate the situation described in the paragraph above. I have previously stated that a complete rationalisation of the junction arrangement in this location, with the co-operation of all interested parties, would be required in order to gain my support for any development on this site.</i></p> <p><i>Furthermore, the linear nature of the</i></p>	
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			<p><i>site now being considered would effectively result in a long cul-de-sac type road which is at odds with current policy such as 'Designing Streets' where well-connected street layouts, both internally and externally, are preferred".</i></p> <p>In addition it is considered that there are other more appropriate sites available within the Western Strategic Development Areas and within the Northern Housing Market.</p> <p>As a result of the above, it is considered inappropriate to allocate site APEEB058 within the Proposed LDP.</p>	
Peebles	SPEEB009 East of Cademuir Hill	<p>The contributors state that Bonnington Road is narrow and has sharp bends and two difficult junctions at the school leading to Springhill Road, has already too much traffic. The contributors also add that they are concerned at the viability of the farm in the future with this proposal as well with the potential for further development to take place to the south of this site. It is also noted that the proposals go against policy ED10 Protection of Prime Quality Agricultural land. In addition this site is also within the Special Landscape Area and development at this location would be damaging to that designation. In addition there is a long history of developers paying lip service to sustainable drainage systems as they try to pack as many houses as possible onto the land.</p> <p>Contributor 111 states that there are clear constraints that would compromise the</p>	<p>It is noted that the site was identified within the Main Issues Report (MIR) as a potential Longer Term Housing site, and it should be noted that it is not intended that all of the sites identified within the MIR for the Tweeddale Locality will be brought forward for development. The MIR in paragraph 3.3 notes that "<i>it is not anticipated the LDP2 will require a significant number of new housing sites</i>". The purpose of the MIR was to identify a number of site options and present those to the public so that LDP2 could then be informed by their responses.</p> <p>In the consideration of any site for inclusion in the LDP, a full site</p>	It is recommended that the Council agree not to identify this site for potential longer term housing within the Proposed Local Development Plan.

		<p>effectiveness and delivery of this site, namely the issues around landscape and roads.</p> <p>Contributor 127 states that the site has its challenges which cannot be seen to be overcome during the plan period. These will ultimately render the site ineffective.</p> <p>Contributor 145 states that they strongly disagree with the allocation of this site, given the narrow roads, existing drainage issues and lack of pedestrian facility. Bonnington Road at the High School is narrow and is daily bottlenecked. Additional traffic will exacerbate this issue more and place significant impact on the already congested junctions and the Tweed Bridge.</p> <p>Contributor 155 states that they do not agree with the identification of this site. There is no way Peebles infrastructure can cope with these additional houses which has been considered in conjunction with the proposed developments at Eshiels. An additional 500-1000 houses without investment in permanent solutions to roads, schools and health care facilities defies logic. The impact on infrastructure of new development needs to be investigated objectively. A simple letter from the roads, health or education department stating that the infrastructure can absorb new houses and their occupants is not sufficient unless current levels and proposed new levels are properly quantified and compared; real numbers need to be provided.</p> <p>Contributors 157 and 226 state that they do not agree with the preferred option for Peebles Longer Term on page 72. However, it should be noted</p>	<p>assessment is carried out and the views of various internal and external consultees (such as Roads Planning, Economic Development, Landscape, Scottish Water, SEPA, and NHS) are incorporated into that assessment. In doing this rigorous site assessment process, the best sites possible are identified. The site assessment also considers many issues in relation to transport and water/sewage infrastructure, as well as other environmental issues such as archaeology, biodiversity, flood risk and landscape.</p> <p>Furthermore, it should be noted that the Council's Roads Planning Section and Network Manager have been consulted. It is noted that neither of these consultees objected to the potential identification of site SPEEB009 as a potential longer term housing site subject to a number of requirements. It should be noted that the Roads Planning Section have stated that: "... <i>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>"</p> <p>It should also be noted that whilst the site is currently in agricultural use for grazing however, the land is</p>	
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	<p>that the contributor refers to site 'SPEEB004' in their submission but it is considered that they are actually referring to 'SPEEB009' which is identified on page 72 of the MIR. The contributor continues by stating that development of this land would encroach upon an area of particular outstanding natural beauty and require considerable infrastructure development e.g. new access road etc. Development of the upper field to the north of Bonnington Road would also be excessively visible and very near to a clean water treatment works.</p> <p>Contributor 197 states that this site should be removed as Peebles has made a huge contribution to the housing stock over the years, in addition the current services and infrastructure including the bridge are already over stretched.</p> <p>Contributor 200 states that development of this site is an awful idea, there are not the businesses being created in Peebles to warrant extra housing, and development here will impact on the roads near the school.</p> <p>Contributor 213 states that this site is physically detached from Peebles and appears unlikely to be developable according to principles being established by the MIR, particularly in relation to sustainable places. If allocated and developed it may lead to further future development along this road, further establishing a sprawling development pattern of places that have little relationship to the town and which are heavily reliant on car use.</p> <p>Contributor 221 states that they object to the inclusion of this site as there is no need for</p>	<p>not identified as Prime Quality Agricultural Land. The identification of some greenfield / agricultural land is inevitable.</p> <p>Whilst it is noted that there are a number of constraints identified including flood risk, biodiversity, landscape character and infrastructure, many of which could be overcome in due course, it is considered that there are other more appropriate sites to take forward into the Proposed Plan.</p> <p>Following the MIR public consultation, and as a result of further consideration on the matter, it is proposed that this site SPEEB009 will not be taken forward into the Proposed Local Development Plan as a potential longer term housing site.</p>	
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		<p>additional housing following major recent developments and unused existing sites, the infrastructure is insufficient to cater for further housing growth particularly in relation to doctors surgeries and schools. Access to the site from the existing road is not safe and planned new roads would damage the environment. The site itself represents an unnecessary erosion of the Borders countryside.</p> <p>(30, 46, 111, 127 (1 of 3), 145, 155, 157, 197, 200, 213, 221, 226)</p>		
Peebles	SPEEB009 East of Cademuir Hill	<p>The contributor states that development of this site would cause the destruction of ancient pasture; increases the risk of pollution to the River Tweed and its tributary; will affect local wildlife and tourism; building has already taken place in the area, which will speed run-off during heavy rain, putting the area downstream at higher risk of flooding. Traffic from the proposed development will have to access the area via a junction that is already difficult and dangerous, and have to use a bridge that is already vulnerable. This area already sees frequent traffic jams – as the emergency services also need to use this road makes this area highly unsuitable for further development. The topography of Peebles and its environs mean the town and its transport links are very vulnerable. The B7062 is not suitable for large vehicles and in places is barely wide enough for two cars. The A703 is still only a double track road that can be very fast and as the main route out of the Borders is very busy. The A72 is already busy and fast, it is frequently closed due to accidents, is narrow in places, causing bottlenecks and risking lives if emergency services need to get through. There is no alternative route. It is also vulnerable to flooding</p>	<p>It is noted that the site was identified within the Main Issues Report as a potential Longer Term Housing site, and it should be noted that it is not intended that all of the sites identified within the Main Issues Report (MIR) for the Tweeddale Locality will be brought forward for development. The MIR in paragraph 3.3 notes that “<i>it is not anticipated the [Local Development Plan] LDP2 will require a significant number of new housing sites</i>”. The purpose of the MIR was to identify a number of site options and present those to the public so that LDP2 could then be informed by their responses.</p> <p>In the consideration of any site for inclusion in the LDP, a full site assessment is carried out and the views of various internal and external consultees (such as Roads Planning, Education, Economic Development, Landscape, Scottish Water, SEPA, and NHS) are</p>	<p>It is recommended that the Council agree not to identify this site for potential longer term housing within the Proposed Local Development Plan.</p>

		<p>and risk of erosion by the Tweed, and development on agricultural land will exacerbate flooding. With the rise in the number of users on the A72 there will be an increase in the number of accidents particularly with cyclists. With the increase in population in the area, it will result in further stretching existing services and facilities including education. The proposal will also result in an increase in the number of houses, businesses and their occupants doing more journeys to get to work, shops, etc as there are limited facilities in the area thereby increasing our carbon footprint. The development on agricultural land used for food production is unwise and may impact on food security. (108(2 of 2))</p>	<p>incorporated into that assessment. In doing this rigorous site assessment process, the best sites possible are identified. The site assessment also considers many issues in relation to transport and water/sewage infrastructure, as well as other environmental issues such as archaeology, biodiversity, flood risk and landscape.</p> <p>It should also be noted that whilst the site is currently in agricultural use for grazing however, the land is not identified as Prime Quality Agricultural Land. The identification of some greenfield / agricultural land is inevitable.</p> <p>Furthermore, it should be noted that the Council's Roads Planning Section and Network Manager have been consulted. It is noted that neither of these consultees objected to the potential identification of site SPEEB009 as a potential longer term housing site subject to a number of requirements. It should be noted that the Roads Planning Section have stated that: "... <i>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>"</p>	
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			<p>It should be noted that Scottish Environment Protection Agency (SEPA) and the Council's Flood and Coastal Management Team were consulted as part of the site assessment process undertaken for the site. Neither consultee have objected to the potential inclusion of the site within the Plan.</p> <p>Following the MIR public consultation, and as a result of further consideration on the matter, it is proposed that this site SPEEB009 will not be taken forward into the Proposed LDP as a potential longer term housing site.</p> <p>As a result of the above, it is considered inappropriate to identify site SPEEB009 within the Proposed LDP.</p>	
Peebles	SPEEB009 East of Cademuir Hill	The contributor states that it is not unreasonable to assume that this site would be earmarked for about 300. Again infrastructure issues are highly relevant. This site is in an area designated as a special landscape area and is inappropriate for a number of reasons; access to this site can only realistically be achieved along Bonnington Road in Peebles. Access to Bonnington Road is essentially along Springhill Road. These roads are not suited to high volumes of traffic that will be generated by 300 houses. It is suggested within the MIR that to address the issues of access to this site, that a new road would be required linking this site to Kingsmeadows Road, presumably to meet up with a second crossing over the River	It is noted that the site was identified within the Main Issues Report (MIR) as a potential Longer Term Housing site, and it should be noted that it is not intended that all of the sites identified within the MIR for the Tweeddale Locality will be brought forward for development. The MIR in paragraph 3.3 notes that " <i>it is not anticipated the [Local Development Plan] LDP2 will require a significant number of new housing sites</i> ". The purpose of the MIR was to identify a number of site options and present those to the public so that LDP2	It is recommended that the Council agree not to identify this site for potential longer term housing within the Proposed Local Development Plan.

		<p>Tweed. This proposal seems to be unrealistic and probably unworkable. (318)</p>	<p>could then be informed by their responses.</p> <p>In the consideration of any site for inclusion in the LDP, a full site assessment is carried out and the views of various internal and external consultees (such as Roads Planning, Economic Development, Landscape, Scottish Water, SEPA, and NHS) are incorporated into that assessment. In doing this rigorous site assessment process, the best sites possible are identified. The site assessment also considers many issues in relation to transport and water/sewage infrastructure, as well as other environmental issues such as archaeology, biodiversity, flood risk and landscape.</p> <p>Furthermore, it should be noted that the Council's Roads Planning Section and Network Manager have been consulted. It is noted that neither of these consultees objected to the potential identification of site SPEEB009 as a potential longer term housing site subject to a number of requirements. It should be noted that the Roads Planning Section have stated that: "... <i>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</i></p>	
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			<p><i>for the south side of Peebles. ...”</i></p> <p>Whilst it is noted that there are a number of constraints identified including flood risk, biodiversity, landscape character and infrastructure, many of which could be overcome in due course, it is considered that there are other more appropriate sites to take forward into the Proposed Plan.</p> <p>Following the MIR public consultation, and as a result of further consideration on the matter, it is proposed that this site SPEEB009 will not be taken forward into the Proposed LDP as a potential longer term housing site.</p>	
Peebles	SPEEB009 East of Cademuir Hill	The contributor states that they agree with the identification of site APEEB009 East of Cademuir Hill. (283)	<p>Support noted.</p> <p>It is noted that there are a number of constraints identified including flood risk, biodiversity, landscape character and infrastructure, many of which could be overcome in due course. However, following the MIR public consultation, and as a result of further consideration on the matter, it is proposed that this site SPEEB009 will not be taken forward into the Proposed Local Development Plan (LDP). It is considered that there are other more appropriate sites that can be identified within the Proposed Plan within the Western Strategic</p>	It is recommended that the Council agree not to identify this site for potential longer term housing within the Proposed Local Development Plan.

			<p>Development Area.</p> <p>Furthermore, it is also noted that the Plan already identifies three potential longer term sites within Peebles and it is intended that those sites - SPEEB003, SPEEB004 and SPEEB005 will be retained within the Plan. Nevertheless, it is acknowledged that the site could be considered again for inclusion in a future LDP.</p> <p>As a result of the above, it is considered inappropriate to identify site SPEEB009 within the Proposed LDP.</p>	
Peebles	SPEEB009 East of Cademuir Hill	<p>The contributor states that they are concerned about site SPEEB009 East of Cademuir Hill. The contributor states that they are not against there being further development as they live in a new house in this area but they are concerned about the access and in particular the requirements for new roads from Glen Road and Kingsmeadows Road. It would be unacceptable for this new development to be accessed from Glen Crescent which is already the only means of road access to Jubilee Park which I understand residents are already wanting a 20 mph zone. A road link to Kingsmeadows Road is also concerning given the impact on the drove road and the Cut. Given the current High school access for buses, consideration should also be given to improving Bonnington Road and Springwood Road - particularly if the school traffic is to increase with an expanding roll. (282)</p>	<p>It is noted that the site was identified within the Main Issues Report (MIR) as a potential Longer Term Housing site, and it should be noted that it is not intended that all of the sites identified within the MIR for the Tweeddale Locality will be brought forward for development. The MIR in paragraph 3.3 notes that "<i>it is not anticipated the [Local Development Plan] LDP2 will require a significant number of new housing sites</i>". The purpose of the MIR was to identify a number of site options and present those to the public so that LDP2 could then be informed by their responses.</p> <p>In the consideration of any site for inclusion in the LDP, a full site</p>	<p>It is recommended that the Council agree not to identify this site for potential longer term housing within the Proposed Local Development Plan.</p>

			<p>assessment is carried out and the views of various internal and external consultees (such as Roads Planning, Economic Development, Landscape, Scottish Water, SEPA, and NHS) are incorporated into that assessment. In doing this rigorous site assessment process, the best sites possible are identified. The site assessment also considers many issues in relation to transport and water/sewage infrastructure, as well as other environmental issues such as archaeology, biodiversity, flood risk and landscape.</p> <p>Furthermore, it should be noted that the Council's Roads Planning Section and Network Manager have been consulted. It is noted that neither of these consultees objected to the potential identification of site SPEEB009 as a potential longer term housing site subject to a number of requirements. It should be noted that the Roads Planning Section have stated that: "... <i>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>"</p> <p>Whilst it is noted that there are a number of constraints identified including flood risk, biodiversity,</p>	
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			<p>landscape character and infrastructure, many of which could be overcome in due course, it is considered that there are other more appropriate sites to take forward into the Proposed Plan.</p> <p>However, following the MIR public consultation, and as a result of further consideration on the matter, it is proposed that this site SPEEB009 will not be taken forward into the Proposed LDP as a potential longer term housing site.</p> <p>As a result of the above, it is considered inappropriate to identify site SPEEB009 within the Proposed LDP.</p>	
Peebles	SPEEB009 East of Cademuir Hill	<p>The contributor supports the development requirement for a Flood Risk Assessment (FRA) to be undertaken prior to development occurring on the site. The contributor states that a FRA which assesses the risk from the Haystoun Burn and small watercourse which flows on the boundary of the site. Consideration will need to be given to bridge and culvert structures within and adjacent to the site which may exacerbate flood risk. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. 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</p>	<p>Support and comments noted.</p> <p>It is noted that the site was identified within the Main Issues Report (MIR) as a potential Longer Term Housing site, and it should be noted that it is not intended that all of the sites identified within the MIR for the Tweeddale Locality will be brought forward for development. The MIR in paragraph 3.3 notes that "<i>it is not anticipated the [Local Development Plan] LDP2 will require a significant number of new housing sites</i>". The purpose of the MIR was to identify a number of site options and present those to the public so that LDP2 could then be informed by their</p>	<p>It is recommended that the Council agree not to identify this site for potential longer term housing within the Proposed Local Development Plan.</p>

		<p>infrastructure are not at increased risk of flooding. The contributor states that the site has the potential for surface water flood risk and therefore recommends that this issue is taken forward through discussion with the flood prevention and roads department colleagues and Scottish Water, where relevant. It is noted that additional site specific information may only serve to identify that development at the site would be contrary to the SPP and the principles of sustainable flood management.</p> <p>All new developments should manage surface water through the use of Sustainable Urban Drainage Systems (SUDS). The contributor recommends that this requirement includes the use of SUDS at the construction phase in order that the risk of pollution during construction to the water environment is minimised.</p> <p>Foul water must connect to the existing foul sewer network for Peebles. There is an unnamed tributary /the cut to the south and east of the proposed site which should be protected/ enhanced as part of any development. Site appears to be next to a reservoir/works. (119)</p>	<p>responses.</p> <p>However, following the MIR public consultation, and as a result of further consideration on the matter, it is proposed that this site SPEEB009 will not be taken forward into the Proposed LDP as a potential longer term housing site.</p>	
Romannobridge	Romannobridge Infill	<p>The contributor seeks development on an area of land within the Development Boundary of Romannobridge. The area was formally subject to planning application 11/00696/PPP for the erection two dwelling houses that was refused. (1 (1 of 3))</p>	<p>The Local Development Plan does not allocate sites of fewer than 5 units. Therefore any potential for development to take place would be through the processing of an application for planning permission.</p>	<p>It is recommended that the Council can consider this proposal through the Development Management Process.</p> <p>No further action at this time is required.</p>

Romannobridge	AROMA004 Halmyre Loan South	<p>The contributor seeks the allocation of site AROMA004 for housing with an indicative capacity of 11 units. The contributor notes that they submitted a site at this location (with a different boundary) as part of the Call for Sites for the Supplementary Guidance on Housing and makes reference to the site assessment undertaken at that time.</p> <p>The contributor notes that there is known difficulty with securing short and medium term allocations for residential development within the Northern Housing Market Area generally. The '<i>Western Rural Growth Area: Development Options Study</i>' encompasses much of the Northern Housing Market Area and was commissioned to identify and assess options for housing and business and industrial land within Central Tweeddale over an area stretching from Eddleston to beyond Walkerburn. It is acknowledged that Romanno Bridge lies to the west of the Rural Growth Area (RGA), (as identified in SES Plan Proposed Strategic Development Plan) but it does lie within the Northern Housing Market Area.</p> <p>There are no known insurmountable constraints to development of the site. (112)</p>	<p>The site was submitted as part of the Main Issues Report (MIR) public consultation.</p> <p>It should be noted that the '<i>Western Rural Growth Area: Development Options Study</i>' that was undertaken to assist in identifying sites with the Western Strategic Development Area. Whilst Romannobridge is located within the Northern Housing Market Area, it is not located within the Western Strategic Development Area.</p> <p>Following a full site assessment it is considered that site AROMA004 is not appropriate for allocation. The site is located within a settlement that experiences a lack of services and facilities. In addition it is considered that there are other more appropriate sites available outwith the Strategic Development Areas and within the Northern Housing Market.</p> <p>This is a relatively large site in relation to the existing settlement. The site is within an open field and on the eastern side there is no natural boundary. It is considered that there are more appropriate sites for inclusion in the Proposed LDP but this site could be considered again for a future plan.</p>	It is recommended that the Council agree not to allocate this site within the Proposed Local Development Plan.
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			As a result of the above, it is considered inappropriate to identify site AROMA004 within the Proposed LDP.	
Skirling	SBSKI001 Skirling Development Boundary Amendment	The contributor seeks the inclusion of site SBSKI001 within the Skirling Development Boundary. They state that the area was previously included within the Tweeddale Village Plan 1997. In the contributors opinion the area should be reinstated as it forms a much shorter and more natural extension to the village boundary. (324)	<p>The site was submitted as part of the Main Issues Report public consultation.</p> <p>It is considered that the inclusion of the triangular piece of land (SBSKI001) appears a natural inclusion in the Development Boundary and follows the Conservation Area Boundary. However, this does not automatically mean that the site can be developed as a housing plot, as if, and when a planning application is submitted, a case must be put forward to ensure the protection of the mature tree on the northern part of the site which is protected under Conservation Area status.</p> <p>It is therefore considered that the Skirling Development Boundary should be amended within the Proposed Local Development Plan.</p>	It is recommended that the Council agree to extend the Development Boundary to include SBSKI001 within the Proposed Local Development Plan.
Skirling	ASKIR002 Parkfoot	The contributor seeks the allocation of this site for housing. They state that the Development Boundary for the settlement in the 2016 Local Development Plan has been drawn tightly thereby precluding new development from taking place. By not allowing opportunity to expand existing settlements like Skirling, the settlement will physically and socially become ossified with an increasingly ageing population, and with little if	<p>The site was submitted as part of the Main Issues Report public consultation.</p> <p>Following a full site assessment it is considered that site ASKIR002 is not appropriate for allocation. There are limited services available in Skirling and the settlement has</p>	It is recommended that the Council agree not to allocate site ASKIR002 within the Proposed Local Development Plan.

		<p>any scope for younger people to gain accommodation locally. Inclusion of this site would allow the settlement to grow in a sensitive manner, would not threaten the established character of the community, provide assurance to the community of potential physical and social change, as well as providing an opportunity which will enable a SME in the construction sector to develop their business locally. (156)</p>	<p>limited access to employment opportunities. Development at this location would result in lessening the separation between to two parts of the settlement. The site is part of an open field with minimal natural landscape features. Whilst Roads Planning are able to support the site, upgrading of the private access track leading to the site may be required depending on the extent of the proposed development, and this may be affected by third party ownership. In addition it is considered that there are other more appropriate sites available outwith the Strategic Development Areas and within the Northern Housing Market.</p> <p>As a result of the above, it is considered inappropriate to identify site ASKIR002 within the Proposed Local Development Plan.</p>	
Stow	General	<p>The contributor considers that Stow must be a better priority for more housing due to the presence of the railway. (300)</p>	<p>Comments noted. A number of sites have been assessed outwith the Strategic Development Areas, the sites within the Main Issues Report have been assessed as the most suitable.</p> <p>The current Adopted Local Development Plan allocates two housing sites as Stow, site ASTOW022 Craigend Road (10 Units) and ASTOW027 Stagehall II (12 units), and a mixed use site –</p>	No further action required.

			MSTOW001 Royal Hotel (11 units). It is noted that at present none of these sites have yet come forward for development.	
Stow	ASTOW029 West of Crunzie Burn	<p>The contributor seeks the allocation of the site for housing with a potential capacity for up to 5 units. It is considered that there is demand at Stow for housing, and that development at this location would assist in the settlement maximising the benefit and use of the Borders Railway.</p> <p>It is considered that the site is well contained and offers a good opportunity for residential development. It is not considered that there are constraints associated with the site and no contamination issues. The site will not have a major impact on the road network and is highly accessible to Stow centre encouraging modes of transport other than the private car. The site is in a sustainable location and is in walking distance and will support the use of the Railway and local shops and services. The landowner now considers there to be two access points achievable to the site and which can be worked up in conjunction with the Council's Roads Department. The contributor has submitted an indicative site plan. The contributor also states that they stress the importance of allocating housing in the Scottish Borders where there is a strong demand to live. Due to the Borders Railway there is now strong demand to live in Stow. (118 (1 of 2))</p>	<p>Following a full site assessment it is considered that site ASTOW029 is not appropriate for allocation. 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 with 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 Local Development Plan (LDP).</p> <p>However, it should be noted that in relation to roads standards regarding private accesses, the Proposed Local Development Plan</p>	It is recommended that the Council agree not to allocate site ASTOW029 within the Proposed Local Development Plan.

			<p>will state that: “A private access can serve a maximum of 5 dwelling units. ...” Therefore, it may be that the site could be reconsidered in the future. However, as the site was not included within the Main Issues Report, the site cannot be taken forward at this time.</p> <p>As a result of the above, it is considered inappropriate to identify site ASTOW029 within the Proposed LDP.</p>	
Walkerburn	SBWALK001 Walkerburn Development Boundary Amendment and AWALK009 Caberston Avenue	The contributor seeks an extension to the Walkerburn Development Boundary as it represents a natural infill or ‘rounding off’ of the settlement. In addition they also seek the inclusion of site AWALK009 Caberston Avenue within LDP2. (303)	<p>It should be noted that site AWALK009 has been submitted for consideration for inclusion in the Plan with an indicative capacity of three units. It is noted that there is a recent approval at this location for one house. However, the Roads Planning Officer has stated that they are against this site being allocated for further development over and above that recently approved for a single dwellinghouse (application 18/00681/FUL). The road leading to the site is unsuitable to support any further development due to its restrictive geometry and steep gradient. In addition, the Local Development Plan (LDP) does not allocate sites smaller than five units.</p> <p>In addition it is considered that there are other more appropriate sites available outwith the Strategic Development Areas and within the</p>	It is recommended that the Council agree to not extend the Development Boundary and not include site AWALK009 at Walkerburn within the Proposed LDP.

			Northern Housing Market. As a result of the above, it is considered inappropriate to identify site AWALK009 within the Proposed LDP.	
West Linton	General	Contributor 214 states that they are pleased to see there is no additional development identified for West Linton as the village currently has an ongoing development and is still adjusting to the addition of over 100 houses. In addition the contributor states that they are also pleased to read the comments in associated documentation that reinforces comments in the previous Plan that no further development will be permitted until there is an alternative route to the A701 without having to negotiate Main Street. (214)	Comments and support noted.	No further action required.
West Linton	Housing	The contributor states that they do not agree that more houses should be built. West Linton is turning into a small town, not the conservation village so beloved of the developers trying to sell the houses. It is being hollowed out and turned into a commuter suburb where people sleep, but don't engage. The council seems intent on shoehorning in as many houses as possible. There appears to be no strategy other than extracting the maximum amount of cash in council tax from the inhabitants. (240)	It should be noted that the Main Issues Report did not identify any potential new housing sites for West Linton. It is therefore not proposed to allocate any additional housing sites other than those already allocated within the current Adopted Local Development Plan for the settlement of West Linton.	No further action required.
West Linton	AWEST019 North East of Robinsland Farm	The contributor seeks the inclusion of site AWEST019 within LDP2. This site would contribute to meeting the five year housing land requirement. There is currently only the former primary school site available for residential development for 10 units. The site AWEST019 is a logical and natural extension to West Linton. Without further land being identified, the Plan will fail to provide policy direction that will ensure	Following full site assessment, it is considered that the 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	It is recommended that the Council agree to not allocate this site within the Proposed LDP.

		<p>housing demand at West Linton can be served. Access can be taken through the existing allocated Business and Industrial Estate – zEL18. This will assist in opening up the site and allow full servicing/infrastructure to be installed. It is noted that the contributor resubmitted information from the Call for Sites stage, that information states that the site would be developed for all affordable housing. (57)</p>	<p>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.</p> <p>In addition it is considered that there are other more appropriate sites available outwith the Strategic Development Areas and within the Northern Housing Market.</p> <p>As a result of the above, it is considered inappropriate to identify site AWEST019 within the Proposed Local Development Plan.</p>	
West Linton	AWEST023 Medwyn Road West	<p>The contributor seeks the inclusion of site AWEST023 within LDP2 with a potential capacity of 6 – 8 units. It is considered that the site is suitable for low density housing. The site is well contained within a strong mature landscape setting, and suitable vehicular access to the site can be taken directly from the north from Medwyn Road with additional pedestrian access provided from the golf course road to the west. This would</p>	<p>The site was submitted as part of the Main Issues Report public consultation.</p> <p>Following a full site assessment it is considered that site AWEST023 is not appropriate for allocation. The site would have a moderate impact on the ecology of the area,</p>	<p>It is recommended that the Council agree to not allocate this site within the Proposed LDP.</p>

		<p>provide an opportunity for access to wider walks to points of interest in the local area e.g. the golf course and dam. There is a centrally located group of trees within the site. These will be retained and will become a central design feature of any proposed development. The site would add to the range and choice of available housing in West Linton. It is proposed that a section of the site is retained as a paddock area. New housing would also help sustain the local community of West Linton and help extend services and facilities. It is considered that the site is an effective site that can come forward, and is sustainable and deliverable in line with Scottish Government policy and advice and will contribute to meeting the housing requirement for the wider Council area over the next five years. (106)</p>	<p>and West Linton has a range of services and facilities. Whilst the site is a relatively well contained field, there is the potential for archaeology and so evaluation would be required. The site is identified as constrained within the Development and Landscape Capacity Study, and is located within the Special Landscape Area. Roads Planning are unable to support the site. It is noted that the Roads Planning Section have stated: <i>“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.</i></p> <p><i>As well as serving residential properties, Medwyn Road serves farmland, Baddingsgill Reservoir and a busy golf course, but has no footway or street lighting provision. This combined with the site location being on the opposite side of the A702 Trunk Road from the town services would not be in the interests of sustainable transport as it would discourage walking and cycling and would place a reliance</i></p>	
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			<p><i>on car trips.</i></p> <p><i>Furthermore, the Medwyn Road and Lyne Park junctions onto the A702 are too close together and Medwyn Road, after its initial length, narrows down to an extent that the roadside verge is being overridden and damaged by passing vehicles.”</i></p> <p>Furthermore, it is noted that considerable housing has recently come forward through the Plan.</p> <p>In addition it is considered that there are other more appropriate sites available outwith the Strategic Development Areas and within the Northern Housing Market.</p> <p>As a result of the above, it is considered inappropriate to identify site AWEST023 within the Proposed Local Development Plan.</p>	
West Linton	AWEST024 Lintonbank	The contributor seeks the inclusion of site AWEST024 within LDP2 with an indicative capacity of 230 units. The contributor has prepared an indicative development framework for the site. Access to the site will be taken from a proposed roundabout on A702. The strong existing and proposed landscaping screens the site when approaching West Linton from the north. The single access from the A702 will mean there is no traffic directed to Main Street. Traffic from the site would have a net neutral effect on the existing road infrastructure. The site is well connected to West Linton along the Loan (Core Path 166), which will enable residents to walk to	<p>The site was submitted as part of the Main Issues Report public consultation.</p> <p>Following a full site assessment it is considered that site AWEST024 is not appropriate for allocation. Development of the site would have a moderate impact on the ecology of the area, and West Linton has a range of services and facilities. The site sits within the SBC Lynedale / Medwyn Designed Landscape. There is the potential for</p>	It is recommended that the Council agree to not allocate this site within the Proposed LDP.

		Edinburgh Road to the south. (311)	<p>archaeology on site. The site is identified as constrained within the Development and Landscape Capacity Study, and is located within the Special Landscape Area. Roads Planning are unable to support development of the site, and have stated: <i>"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.</i></p> <p><i>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</i></p>	
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			<p><i>and there is very little opportunity for this.”</i></p> <p>Furthermore, it is noted that there has been considerable housing recently come forward through the Plan.</p> <p>In addition it is considered that there are other more appropriate sites available outwith the Strategic Development Areas and within the Northern Housing Market.</p> <p>As a result of the above, it is considered inappropriate to identify site AWEST024 within the Proposed Local Development Plan.</p>	
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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?

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Main Issue	Sub Issue	Summary of Main Issues Raised	Proposed Response to Main Issues Raised	Recommendation
Planning for Housing: Question 8	Agree with preferred option	The contributor supports the preferred option for housing in the countryside policy. (60, 169, 171, 216, 230, 262, 263, 312)	The Main Issues Report set out a preferred and alternative option for Policy HD2: Housing in the Countryside.	It is recommended that Policy HD2 is updated to include the changes to section d) 'Restoration of houses' and section e) 'Economic requirement', along with making reference to the importance of high quality design within the policy.
Planning for Housing: Question 8	Agree with preferred option	The contributor recommends that the existing (grouping) policy is maintained and that one-off buildings (i.e) isolated and apparent ad-hoc development set in the middle of the rural environment, which adversely affects the context and scale of the local (rural) environment – should be firmly rejected. (305)	It is noted that there have been a variety of comments received in respect of Policy HD2. Taking on board the comments received, the Council make the following recommendations for the Proposed LDP which take account of all representations identified.	
Planning for Housing: Question 8	Agree with preferred option	The contributor agrees with the preferred option. They state that the policy should be more strictly applied, it is well known that it is easy to get round it by claiming economic necessity, for example. This should be more closely scrutinised. (274)	All proposals must demonstrate high quality design that is responsive to its landscape context. The Council recommend that the existing policy on Part a) Building Groups is retained. It is acknowledged that in allowing individual houses outwith building groups, this could result in unsustainable sporadic development throughout the Scottish Borders. Such isolated/sporadic development in	
Planning for Housing: Question 8	Agree with preferred option	SEPA agree with the preferred option for addressing proposals for housing in the countryside. (119)		
Planning for Housing: Question 8	Agree with preferred option	The contributor agrees with the preferred option of retaining the current policies for housing in the countryside. We need to avoid a plethora of individual houses dotted on every corner. There are problems of services (not just water, electricity, broadband, waste, but care of the elderly and infirm) and of despoiling of the landscape. (206)		

Planning for Housing: Question 8	Agree with preferred option	<p>The contributor agrees with the preferred option.</p> <p>The contributor disagrees with the alternative option and feels that the development of ad-hoc individual houses does not foster the development of a community environment, does not significantly help with any perceived housing shortfall and generally would be 'development' type properties suitable to the ageing population profile identified in Table 2 and/or affordable properties or starter homes required to encourage younger generations to stay in the Borders. (289)</p>	<p>the countryside, no matter how well designed, will have a major cumulative impact on the intrinsic qualities of the Scottish Borders landscape.</p> <p>It is also proposed that the existing Part d) Restoration of Houses policy is relaxed from requiring the walls of the former house to be substantially intact (normally at least to wallhead height). The policy will be relaxed to allow the restoration of a derelict or former house provided that there is substantial physical evidence of a house remaining, which can be supported by documentary evidence, as well as meeting the criteria contained within the policy.</p>	
Planning for Housing: Question 8	Disagree with preferred option	<p>The contributor objects to the preferred option for housing in the countryside. (95)</p>		
Planning for Housing: Question 8	Agree with alternative option	<p>The contributor supports the alternative option for housing in the countryside policy. States that a carefully chosen set of criteria must apply. There are always sites outwith existing settlements where appropriately designed and scaled housing developments make perfect sense.</p> <p>The site must have accessibility, achieve outstanding sustainability standards and exceptional design standards. They must avoid urban characteristics such as large areas of tarmac, prominent kerbs, road markings, signage and street lighting. (24)</p>	<p>Furthermore, in respect of Part f) Economic Requirement, an additional paragraph has been added to the policy in respect of business plans: '<i>Where a house is proposed, with a location essential for business needs, an accompanying business case/justification will be required, which demonstrates the economic requirement for a house at this location</i>'. This additional paragraph will ensure that the required information is provided up front for</p>	
Planning for Housing: Question 8	Agree with alternative option	<p>The contributor states that they would be supportive of the alternative option for housing in the countryside policy, in this or a subsequent Local Plan, if more detailed reassurances about setting, design and materials are specified.</p>		

		<p>The stand-alone option would clearly encourage higher standards of innovative design than are likely at present when adding to, complementing and blending with, existing groups. (60)</p>	<p>consideration as part of any planning application.</p>	
<p>Planning for Housing: Question 8</p>	<p>Agree with alternative option</p>	<p>The contributor states that there is a place for good development across a range of locations across the Borders, including those in the countryside. They believe that the alternative proposal, to allow some development in the countryside on the proviso that it can be justified by good design and acceptable impact on the surrounding area (visual/infrastructure etc) should be supported.</p> <p>There are numerous redundant or semi redundant former cottages and farm buildings in the countryside that could be brought back into beneficial use. However, the cost of refurbishment/redevelopment coupled with limited financial returns means land and property owners cannot justify the outlay. Appropriate new build in addition to the existing property would help bridge this funding gap. Many of these buildings are constrained by access difficulties or lack of modern services. In such cases relocating a house to a more accessible site could offer the council a realistic building with a better located and more sustainably constructed alternative.</p> <p>More flexibility is needed for development in the countryside to assist with diversification opportunities for rural businesses and to promote sustainable development.</p>	<p>The importance of high quality design is re-emphasised within the policy text, which states that <i>'high quality design in all developments is critical'</i>.</p>	

		<p>Modern living promotes less travel, working flexibly and from home whilst landowners are needing to diversify to ensure a viable existence in the countryside.</p> <p>There is potential for well-designed innovative development in the countryside (not just residential) and future investment in appropriate development should be encouraged in promoting good practice and also in supporting the rural and wide Scottish Borders economy.</p> <p>An innovative yet practical approach to the reuse of the existing stock of under-utilised property in desperate need of refurbishment and redevelopment coupled with pockets of complimentary and enabling new development can go some way to providing new and affordable housing whilst making the most of the resources already available. This could also involve the permitting of new development at better locations where current conditions preclude the redevelopment of isolated or poorly served existing properties. (101)</p>		
Planning for Housing: Question 8	Agree with alternative option	<p>The contributor supports the alternative option where individual houses could be constructed outwith building groups, provided it is considering the design of an exceptionally high standard and other policy requirements relating to appropriate setting, design and materials are satisfied.</p> <p>Availability of housing is crucial to the economy of the Scottish Borders. The ability of the rural</p>		

		economy to diversify will be crucial, especially as Brexit unfolds. Part of enabling this diversification will depend on the availability of housing in the countryside to accommodate employees of growing businesses. Using the example of increased tree planting mentioned within the MIR, workers will be needed to manage new plantations and they will need houses, preferably within easy commuting distance to their work. It is their view that the alternative option allows for an appropriate level of flexibility that can help stimulate diversification and sustainably drive the economy of the Scottish Borders, helping rural communities thrive. (195)		
Planning for Housing: Question 8	Agree with alternative option	The contributor supports the alternative proposal. Many businesses report the requirement to demonstrate an economic requirement for an individual new-build as a barrier to planning and feel the need for this should be removed. (165)		
Planning for Housing: Question 8	Agree with alternative option	The contributor supports the alternative proposal with regards to a stand-alone housing in the countryside. They consider that the ability to pursue development in the countryside and the ability to build new dwellings in rural Scottish Borders is essential for the future viability of rural communities and rural enterprises. The submission includes a number of reasons for supporting the alternative proposal, which include; <u>Economic potential for rural areas</u> <ul style="list-style-type: none"> • Greater scope for prospective builders 		

		<ul style="list-style-type: none"> • More favourable than conversion/restoration • The existing design principles within the LDP and SPG paired with pragmatic policies would have the ability to control the provision of stand-alone housing • Encourage more people to relocate to the countryside • Allows innovative and interesting housing to be brought to the Scottish Borders • Allow housing targets to be met more easily • Economic benefits to rural communities • The alternative approach is in support of the Government's aspirations as it allows more rural development opportunities, whilst keeping in line with design and placemaking guidelines <p><u>Avoidance of urban centric policies</u></p> <ul style="list-style-type: none"> • This alternative approach prevents urban-centric thinking and contributed to the long-term ambition that rural economic policy is mainstream with the national economic policy. <p><u>Sustainable travel</u></p> <ul style="list-style-type: none"> • Potential to cut down on travel distances and excessive use of private cars • Allow people to build homes closer to their workplace which may cut car travel times 		
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		<ul style="list-style-type: none"> • Provides rural homes for people employed locally and therefore not commuting significant distances • Allowing stand-alone housing embedded into the landscape makes an attractive place to work (homework) • Allowing stand-alone housing provides more opportunities for families to enjoy the countryside and for people to have a better work-life balance which are attractive characteristics which will continue to attract people to rural areas <p><u>Rural de-population</u></p> <ul style="list-style-type: none"> • With rural population declining, it is important that new policies are implemented to increase the interest in relocating to the countryside. This alternative proposal is attractive in that there will be more locations where people can build if their development is to a high quality • Bringing high quality design houses to the countryside makes rural areas more eye catching and interesting, and places where people would like to live. <p>The contributor notes that cumulative build-up of single houses in certain areas should be avoided. (132)</p>		
<p>Planning for Housing: Question 8</p>	<p>Agree with alternative option</p>	<p>The contributor supports the alternative approach. (96, 276)</p>		

Planning for Housing: Question 8	Agree with alternative option	<p>The contributor agrees that the alternative proposal is the way forward. They state that the current 'housing group' policy is too restrictive and can lead to very unsightly developments. An example is Huntlywood, between Earlston and Gordon.</p> <p>They agree that appropriate setting, design and materials are extremely important, but not only for individual houses outwith building groups but equally so in a housing group. (210)</p>		
Planning for Housing: Question 8	Agree with alternative option	<p>The contributor supports the alternative option for the Council's proposal for a more flexible approach towards housing. Housing in the Countryside which would allow for high quality development to be supported in individual locations. (294)</p>		
Planning for Housing: Question 8	Agree with alternative option	<p>The contributor agrees with the alternative option which would provide much more scope for those living and working in the countryside to remain in a similar environment when they retire.</p> <p>Questions why new 'small settlements' are not supported. (283)</p>		
Planning for Housing: Question 8	Agree with alternative option	<p>The contributor agrees with the alternative option and states that it may encourage some exciting architecture to happen in the area, but it would be important to impose strict controls to prevent incongruous developments which would demean the surroundings. Secluded locations for such developments would be non-intrusive and possibly more desirable to someone wishing to build a new home. Consideration would need to be given that these would be low</p>		

		energy/low waste homes in accordance with sustainability and climate change policies. (215)		
Planning for Housing: Question 8	Agree with alternative option	The contributor supports the alternative option for housing in the countryside and offers the following comments. Individual houses in the countryside of good design and location are to be welcomed. The effect of Brexit may drive an increased need for farm diversification and the alternative proposal provides some flexibility for the provision of rural housing. The average age of farmers is over 60 and in order to allow succession for a younger generation, new sustainable housing is required and the alternative proposal will help. (315)		
Planning for Housing: Question 8	Agree with alternative option	The contributor states that alternative approach is worthy of consideration. However, it needs considerably more detail. Whilst the use of exceptional design quality is highly desirable it should not preclude the creation of smaller, lower cost homes in the countryside as individual sites or groups of two or three. The contributor states that there is an opportunity for small self-build groups to benefit. (277)		
Planning for Housing: Question 8	Disagree with alternative option	The contributor objects to the alternative option for housing in the countryside. (95)		
Planning for Housing: Question 8	Disagree with preferred and alternative options	The contributor does not agree with the preferred or alternative option. (170)		
Planning for Housing: Question 8	Proposes an alternative option	<u>Suggested Improvements to existing policy</u> The contributor suggests improvements to the current 'housing in the countryside' policy. These are summarised and outlined below;		

		<ul style="list-style-type: none">• The building group mechanism is good in principle, however difficulties arise from the definition of building groups and the criteria which control their suitability to absorb development• The phrase '<i>sense of place</i>' within current policy implies quantitative judgement. States that the definition needs to be finite and easily understandable, as '<i>will be contributed to</i>' is open to interpretation• Consider the approach to an isolated farm steading where the buildings straddle the road. The road is not the division which produces two distinct groups. Rather, they are sub groups of a definitive whole and the key distinction is between the buildings and the landscape• Question the criterion, '<i>sites should not normally break into undeveloped fields</i>'• The wording of the policy does leave some room for interpretation• Suggest that the policy should put design at its heart. The building group/sense of place criteria should be key criterion, and it ought to be coupled with a requirement for strong architectural design which properly respects the special dynamics and character of the group. <p><u>Isolated houses of exceptional quality</u> <u>(alternative option)</u></p>		
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		<ul style="list-style-type: none"> • Consider that many parts of the Borders countryside are capable of absorbing individual houses without harm • You cannot have too many individual houses without harm. Clearly you cannot have too many or you will get the proliferation you rightly wish to avoid • There is a need for people to live in the countryside, to care for it and to support village services. <p><u>Non-farming/forestry businesses</u></p> <ul style="list-style-type: none"> • There does not appear to be any room for other non-farming/forestry businesses • The countryside should not just be for farming and forestry, it could accommodate other small businesses. <p>(144)</p>		
<p>Planning for Housing: Question 8</p>	<p>General</p>	<p>The contributor states that appropriately sited and designed new homes in the countryside on a limited scale, can facilitate the development of new local businesses because the people who can afford developments tend to be successful entrepreneurial types. They suggest this policy might work, but steps would need to be taken to minimise the risk of simply creating additional retirement homes, which will then require additional services to be delivered.</p> <p>They suggest that any such developments ought to be required to meet tight design standards and ideally be on or close to public transport routes. Steps must also be taken to ensure such</p>		

		developments do not have negative impacts on the network of paths and trails. (196)		
Planning for Housing: Question 8	General	<p>The contributor offers comments on both the preferred and alternative options for housing in the countryside. The contributor believes that there could be more flexibility regarding the housing in the countryside policies.</p> <p>The preferred option offers understandable control over development but does not seem to ensure appropriate design or screening.</p> <p>In respect of the alternative option, they believe that stand-alone, individual builds could also be supported, particularly eco-friendly and zero carbon builds. However, a strict set of conditions and high standards relating to setting, design and materials would have to be clearly in place, and ideally should apply to both the preferred and alternative option. (143)</p>		
Planning for Housing: Question 8	General	<p>The contributor raises concerns that housing in the countryside is an issue. Such housing can be disruptive to the few remaining wildlife corridors that link pockets of habitat. This sort of badly sited rural development is undermining a key natural resource of the Borders. The proposed alternative less stringent approach to housing in the countryside would make it more difficult to do this and should not be adopted.</p> <p>Raised concerns about despoliation of upland habitats, peatlands etc and wild life habitat pockets expressed in relation to housing in the countryside. The rarity value of the so far unspoiled mountains, hills and moorlands south</p>		

		<p>of the Teviot must be recognised and have proper value placed upon it in terms of future tourism and biodiversity.(146)</p>		
<p>Planning for Housing: Question 8</p>	<p>General</p>	<p>The contributor states that there are shortcomings in the current '<i>housing in the countryside</i>' policy when applied to a settlement like Coldingham Sands, which is not defined as a settlement in the LDP.</p> <p>The existing policy formulated around small building groups tends to be defined by largely 2 dimensional mechanistic considerations and is much too crude a tool. They state that a more sensitive and sophisticated policy is required. This needs surely to be informed by urban design considerations including the architectural and special characteristics of the place and particularly by the character which the topography provides.</p> <p>The contributor makes reference to previous planning enquiries and applications within Berwickshire villages, in respect of the housing in the countryside policy. They state that they continue to need more people, so they need to find better ways of achieving better small scale expansion. To achieve this, it seems there needs to be an input of urban design skills into the LDP process to help create a policy more suited to settlements like Coldingham Sands than the 'Housing in the Countryside' policy.</p> <p>In parallel with the proposal for a more flexible policy for isolated houses in the countryside where houses are of exceptional design quality,</p>		

		<p>the contributor questions whether something similar could apply to village development where, although not anticipated in the preparation of the LDP, a development if it were high quality would enhance and compliment the local setting.</p> <p>Question the requirement for structure planting on the fringes of villages to create a contextual landscape.</p> <p>The contributor put forward a paper for 'row housing' in modern rural development, as a contribution to the debate on how to achieve higher standards of design. (327)</p>		
Planning for Housing: Question 8	General	The contributor states that town boundaries should be drawn and there should be limited expansion of these areas. (147)		
Planning for Housing: Question 8	General	The contributor states that the policy should be viewed very carefully. In the Scottish Borders there are a number of large villages which have schools/halls/churches and an infrastructure which can cope with increasing households by 10 to 20%. There are also hamlets where the space is limited to infills without upsetting the equilibrium for country living and support services. (168)		
Planning for Housing: Question 8	General	The contributor states that brownfield sites should be preferred. (173)		
Planning for Housing: Question 8	General	The contributor states that any new housing should be restricted in the countryside. (181)		

Planning for Housing: Question 8	General	The contributor states that perhaps more flexibility is required when single houses are proposed out with an established settlement. (190)		
Planning for Housing: Question 8	General	The contributor states 'no' and the main settlements are the areas which should be developed Borders wide, developing very small settlements such as Eshiels will cause undue pressure on an already heavily laden services system. (179)		
Planning for Housing: Question 8	General	The contributor advises to let the countryside stay countryside. It is one of the lovely things living in the Borders, don't fill it with houses. If there are spaces within towns then fine, but don't take the town beyond its current geographical limits. (200)		
Planning for Housing: Question 8	General	The contributor states that they believe in and support small scale and individual developments in the countryside, that are in keeping with the surrounding area, without affecting the balance and harmony of the area or community. They are not in favour of large scale developments in rural environments that are wholly out of character and completely change the values and cultures of small longstanding communities. (201)		
Planning for Housing: Question 8	General	The contributor states that some of the criteria could be relaxed, such as excluding properties separated by a road. Flexibility should be permitted for a dispersed group if potential neighbouring properties do not have any objections. (214)		
Planning for Housing: Question 8	General	The contributor states that more small scale developments in the countryside should be		

		allowed, up to a maximum of ten units per site. (222)		
Planning for Housing: Question 8	General	The contributor states that housing should be allowed on farm land or greenfield sites. (251)		
Planning for Housing: Question 8	General	The contributor states that in a climate of diminishing future use of private transport, extending housing in the countryside is going to create problems. Better to concentrate housing near to facilities. (258)		
Planning for Housing: Question 8	General	The contributor states that planning applications for houses in the countryside should be judged on their merits. The idea that a house must be built near three other houses seems to be without real justification. The idea (they suppose) is that it would put less strain on the Council services (rubbish collection) if a house is near others does not really stand up in today's world. (287)		
Planning for Housing: Question 8	General	The contributor states that small communities must be valued and protected. Developers are unlikely to see anything but profit when they look at fields, villages and pretty country towns. Putting houses in places that have primary schools with low numbers is good but there needs to be more/better high school places available. Existing schools cannot be put under any further pressure. (300)		
Planning for Housing: Question 8	General	The contributor questions why is it if you want to develop privately in the countryside it is difficult, but Councils can. (241)		
Planning for Housing: Question 8	General	The contributor states that allowing solitary home developments in the countryside will not alleviate housing need, because isolated properties are not going to be sheltered housing,		

		first-time buyer housing or shared-occupancy properties. This is just a way to permit developers to create high profit large houses in the most desirable locations. (209)		
Planning for Housing: Question 8	General	<p>The contributor states that the relaxation of the housing in the countryside proposed within the MIR, is not a logical response and in reality avoids the real issue of providing the certainty which a plan led system should provide.</p> <p>They state that it is not good enough to introduce a policy which may allow housing in the open countryside, by exception. Such an approach merely broadens the uncertainty and inconsistencies of the planning system. (156,264)</p>		
Planning for Housing: Question 8	General	The contributor states that they have no settled view on this matter. They would be supportive of policy wording for either option which supports the delivery of well sited and appropriately designed rural housing. (213)		
Planning for Housing: Question 8	General	The contributor states that there should be no more housing in the countryside, farms are becoming property developers. (27)		
Planning for Housing: Question 8	General	The contributor questions how this proposal compares with how other Councils approach this issue, for example Aberdeenshire Council. (231)		
Planning for Housing: Question 8	General	<p>The contributor states that, we should actively promote any housing development and that the three house options severely limit this.</p> <p>The alternative option is a more realistic way of encouraging individuals who wish to build sensitively in more remote areas. (291)</p>		

Planning for Housing: Question 8	General	<p>The contributor states questions how 250-300 units in a hamlet of 50 odd houses be deemed 'appropriate' in Eshiels.</p> <p>They cannot see the sense in restricting possibilities of helping meet the housing quota by rejecting the alternative provision – especially given the provisos stated. (197)</p>		
Planning for Housing: Question 8	General	<p>The contributor agrees with the proposals for housing in the countryside. Stating, however there must be strict rules to ensure that ribbon development does not occur and that the design and location of such new houses must be sympathetic to the surrounding landscape. (318)</p>		
Planning for Housing: Question 8	General	<p>The contributor states that they strongly disagree with the proposals. (194)</p>		
Planning for Housing: Question 8	General	<p>The contributor supports reducing the visual impact in rural areas of new or expanding building groups, and where permitted, individual homes, where these will not be screened by trees by insisting that they are painted almost any colour other than white or off white. Where developments creep up hillsides from valley floors, white buildings make our landscapes look dotty. Perhaps and so long as villages do not join up, ribbon development is less visually intrusive and should be encouraged where there is demand for new housing. (137)</p>		
Planning for Housing: Question 8	General	<p>The contributor feels this is a complete mistake. You will be losing a lovely area of countryside to houses that will look horribly dull. (268)</p>		

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 deallocated?

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Main Issue	Sub Issue	Summary of Main Issues Raised	Proposed Response to Main Issues Raised	Recommendation
Chesters	RC2B, Roundabout Farm	The contributor agrees with the removal of the allocation. (299)	Comments noted. 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. There is also a mature and prominent tree within the site and it is doubtful that the site could accommodate 5 new units.	It is recommended that the Council agrees that the site should not be proposed for inclusion in the Proposed Local Development Plan.
Cockburnspath	BCO10B, Burnwood	<p>The contributor proposes a new housing allocation, this is summarised as part of Question 7, for site (ACOPA008).</p> <p>They state that if the Council were of the opinion that three allocations would result in too much development pressure, they consider that it is reasonable to suggest that (BCO10B) is deallocated and replaced with their proposed site (ACOPA008).</p> <p>They advise that (BCO10B) has not delivered over multiple development plan periods and as a result it cannot be argued to be effective and so should be deallocated to allow other development sites to come forward. A site should not be allowed to sit in a development plan to the detriment of the vitality of the settlement, particularly when other parties are keen to bring forward housing land.</p>	<p>Comments are noted.</p> <p>The new housing allocation (ACOPA008) was subject to a full site assessment and consultation.</p> <p>The site assessment noted that there are 2 allocated housing sites within Cockburnspath, which are not yet complete (BCO4B & BCO10B). BCO4B lies directly to the south of the proposed site ACOPA008. Given that this site has only partially been developed and there are no building works currently on the site, it is considered that the allocation of any additional land to the north of BCO4B, at this moment in time, would be premature. It is considered</p>	It is recommended that the Council agree that the site should be retained within the Proposed Local Development Plan.

		<p>The contributor states that (BCO10B) has had a sustained chance to deliver and has failed. They further add that the combination of (BCO4B) and the proposed site brings the best option for the future growth of Cockburnspath. The sites have the potential to be delivered together.</p> <p>The contributor is of the opinion that the LDP review process must take a bold approach to ensure that housing sites are effective and can actually deliver housing. (132)</p>	<p>that the site to the north should not be released until such time that BCO4B is complete, or near complete, in order to avoid a development to the north, which is effectively separated from the rest of Cockburnspath. It is noted that the applicant states in the submission, that if the Council considers 3 housing allocations too many in Cockburnspath, that the proposed site could substitute the existing allocation BCO10B. However, this does not address the issue that BCO4B should be complete (or near complete) before this site is considered for development to ensure that the settlement form develops sustainably.</p> <p>The submission questions the lack of delivery on BCO4B. However it should be noted that since the recession overall completion rates for the Scottish Borders have been low for marketability reasons.</p> <p>It is concluded that the allocation BCO10B will be retained within the LDP2.</p>	
Eddleston	AEDDL002, North of Bellfield	All housing in Eddleston should be removed until you deal with the lack of provisions in the Schools, Doctors etc. (158)	It should be noted that the Council are required to allocate sufficient land within the Central, Eastern and Western Strategic Development Areas. Scottish Planning Policy requires Local Development Plans (LDP) to allocate a range of sites	It is recommended that the Council agree that site AEDDL002 - North of Bellfield should be retained within the Proposed Local

			<p>which are effective or expected to become effective in the plan period to meet the housing land requirement of the strategic development plan up to year 10 from the expected year of adoption. They should provide for a minimum of 5 years effective land supply at all times. Failure to meet this requirement would result in a failure to provide a plan-led system.</p> <p>Discussion has been undertaken with the Education department, and they have confirmed that the sites contained within the Proposed LDP can be accommodated. NHS Borders have stated that they will continue to engage with SBC colleagues to provide primary care and public health input to the wider planning process including the creation of the next Scottish Borders Council LDP early in its preparation cycle as part of a Health in All Policies approach.</p>	Development Plan.
Eddleston	TE6B, Burnside	All housing in Eddleston should be removed until you deal with the lack of provisions in the Schools, Doctors etc. (158)	It should be noted that the Council are required to allocate sufficient land within the Central, Eastern and Western Strategic Development Areas. Scottish Planning Policy requires Local Development Plans (LDP) to allocate a range of sites which are effective or expected to become effective in the plan period to meet the housing land requirement of the strategic	It is recommended that the Council agree that site TE6B - Burnside should be retained within the Proposed Local Development Plan.

			<p>development plan up to year 10 from the expected year of adoption. They should provide for a minimum of 5 years effective land supply at all times. Failure to meet this requirement would result in a failure to provide a plan-led system.</p> <p>Discussion has been undertaken with the Education department, and they have confirmed that the sites contained within the Proposed LDP can be accommodated. NHS have been consulted in the process. NHS Borders have stated that they will continue to engage with SBC colleagues to provide primary care and public health input to the wider planning process including the creation of the next Scottish Borders Council LDP early in its preparation cycle as part of a Health in All Policies approach.</p>	
Galashiels	EGL17B, Buckholm Corner	The contributor welcomes the proposal to retain this site within the LDP2 for residential development. The contributor's client is committed to continuing to ensure and enable that the site is delivered to contribute to an effective housing land supply. The site is considered to be a natural housing site and therefore should continue to be allocated as such. (10)	Comments noted. 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. Galashiels is located within the Central Housing Market Area and the settlement is a particular focus for development given the services and transport links available. Given this information, it is considered that the site should remain allocated for housing within the LDP2.	It is recommended that the Council agree that the site should be retained within the Proposed Local Development Plan.

Galashiels	EGL200, North Ryehaugh	The contributor welcomes the proposal to retain this site within the LDP2 for residential development. The contributor's client is committed to continuing to ensure and enable that the site is delivered to contribute to an effective housing land supply. The site is considered to be a natural housing site and therefore should continue to be allocated as such. (10)	Comments noted. 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. Galashiels is located within the Central Housing Market Area and the settlement is a particular focus for development given the services and transport links available. Given this information, it is considered that the site should remain allocated for housing within the LDP2.	It is recommended that the Council agree that the site should be retained within the Proposed Local Development Plan.
Galashiels	zRO4, Plumtreehall Brae	The contributor welcomes the proposal to retain this site within the LDP2 as a redevelopment opportunity. The contributor's client is committed to continuing to ensure and enable that the site is delivered. (10)	Comments noted. The redevelopment of this site, which is located on the A7, should continue to be encouraged.	It is recommended that the Council agree that the site should be retained within the Proposed Local Development Plan.
Galashiels	AGALA029, Netherbarns	The contributor is surprised at the distinct lack of housing sites proposed in the Galashiels area, particularly following on from the success of the Borders Railway link. Only one site has been identified, as an alternative proposal, for 45 units. Galashiels is the largest town in the region with a railway link, a university and a vital transport interchange. The contributor is of the view that the Local Authority need to be prepared for a major change in the town's fortunes in the near future. (24)	Comments noted. Identifying land within Galashiels for housing development continues to be challenging, predominantly due to site constraints. However, there remain a number of allocated sites within the LDP in Galashiels and it is considered that those, alongwith the Netherbarns site referred to, will be sufficient to address the housing land requirement within the LDP period	AGALA029 to be included within the LDP
Lilliesleaf	ELI6B, Muselie Drive	The Lilliesleaf, Ashkirk and Midlem Community Council suggests that the site allocated in the centre of Lilliesleaf, now purchased by the community to make a village green, should be	The Lilliesleaf, Ashkirk and Midlem Community Council made a representation to the MIR advising that the site has now been	It is recommended that the Council agrees that the site should not be

		removed from the housing allocation. (93)	purchased by the community in order to create a village green and sought that the housing allocation on the site is removed from the LDP. As a village, Lilliesleaf has lacked a central village green and this is a use and focus to be welcomed in the village. On this basis, it is considered that the housing allocation should be removed and replaced with a formal Key Greenspace allocation (GSLILL002). Thomson Cooper in their capacity as Administrators for Murray and Burrell Ltd have confirmed that the site has now been sold and now remove their previous support for the retained allocation of the site for housing development (see below).	proposed for inclusion in the Proposed Local Development Plan as a site for housing development. It is recommended that the Council agree that the site should be allocated for Key Greenspace (GSLILL002).
Lilliesleaf	EL16B, Muselie Drive	The contributor acknowledges that a submission has now been made through the MIR process to remove the allocation. The contributor notes that the site has now been sold by their client. (10)	Comments noted (see above).	No action required. Refer to response above.
Melrose	EM4B, The Croft	The contributors seek the removal of the existing housing allocation at The Croft, Melrose, considering it to be a wholly unsuitable site for residential development on the following grounds: <ul style="list-style-type: none"> • The site is on the lower slopes of the Eildon Hills within an NSA and AGLV. (2, 4, 5) • The site was considered, when allocated, to be a contained site that could fit into the landscape. This needs to be reconsidered. (2, 4, 5) • The site is a sensitive boundary for wildlife and the town. (2, 4, 5) 	This site is allocated within the Scottish Borders Local Development Plan 2016 for housing development. A recent planning application for the erection of 28 dwellinghouses on the site was approved by the Planning and Building Standards Committee on 1 July 2019. This is an effective housing site within a settlement which has a strong record of market demand. This allocation should be retained within the Proposed Local Development	It is recommended that the Council agree that the site should be retained within the Proposed Local Development Plan.

		<ul style="list-style-type: none"> • Housing development on this land would undermine the scenic quality of the Eildon Hills which is important for the character of Melrose. (2, 4, 5) • There are significant constraints on the site including: flooding, levels, civil engineering, traffic and ecology. (2, 4, 5) • The site is only efficient if the land adjacent is allocated for development too, this opens the door to sprawl up the Eildon slopes. (2, 4, 5) • The site could be deallocated without compromising the development needs of the Borders. (2, 4, 5) • The allocated sites at Lowood and Dingleton should be completed first before new development takes place to ensure impact on public services and traffic is adequately understood and catered for. (2, 4, 5) • Development would destroy the scenic qualities which local people and tourists value greatly and would have a detrimental impact upon the local economy. (5) • Development on the site would open the door to further development on the foothill of the Eildon Hills. (5) 	Plan.	
Melrose	EM4B, The Croft	<p>The contributor's comments relate to this site which they propose for de-allocation. The site has a long and varied history, sitting as it does above the Malthouse Burn on the lower slopes of the Eildon Hills and development proposals there have always been the subject of a high number of valid objections.</p> <p>Indeed, when it was Ref. 02/01258/FUL, the SBC site assessment in 2004 stated '...this site is totally unsuitable for development</p>	This site is allocated within the Scottish Borders Local Development Plan 2016 for housing development. A recent planning application for the erection of 28 dwellings on the site was approved by the Planning and Building Standards Committee on 1 July 2019. This is an effective housing site within a settlement which has a strong record of market demand. This	It is recommended that the Council agree that the site should be retained within the Proposed Local Development Plan.

	<p>purposes...it lies on the lower slopes of the Eildon Hills, with paths to these hills crossing the site...It is an existing wildlife habitat, important to be retained for public benefit...the riparian and woodland areas are diverse and valuable and there is an active rookery in a grove of mature larch trees...' There were several comments too about the poor management of the site by the owner.</p> <p>Until that time, previous Councils had refused development proposals for this site, because of its sensitive nature. However, in spite of all that, the Council at that time were under great pressure to approve sites in the so called 'core area' for inclusion in the LP because of the proposed railway reinstatement, and some 13 years ago it became an approved site.</p> <p>The developer objected in writing to the approved capacity of 25 units rather than 50, stating that he considered it was 'not viable to develop this site in an acceptable manner at that capacity.'</p> <p>For this reason the site has remained and still is undeveloped, but just a few months ago became the subject of an active planning application for 26 units, possibly in order to avoid de-allocation (Ref 18/01385/FUL)</p> <p>Given the developer's opinion that development of this site is inefficient for that number of units, it must be his intention to develop other land he owns on the eastern boundary of the site, further up the Eildon Hills, and to the south, also on the Eildon's landscape setting. This would result in development creep further up the Eildons'</p>	<p>allocation should be retained within the Proposed Local Development Plan.</p>	
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		<p>landscape setting and would also be totally unacceptable.</p> <p>Constraints on the sloping Croft site cited by Council Officers are numerous and include flood risks, challenging topography levels, civil engineering requirements to create a new access road to the site, increased traffic from massive development at the former Dingleton Hospital site, and parking congestion on Dingleton Road, as well as threats to ecology - particularly the Malthouse Burn - which must be protected.</p> <p>Add to this the fact that the site lies squarely on the landscape setting of the iconic Eildon Hills - the beating heart of one of Scotland's smallest National Scenic Areas - and it is understandable why this current planning application has drawn in over 120 valid objections, from near and far. Not surprising that people are shocked that development of this site is even being considered. With 300 walkers a week along its paths on the Eildons, as well as these hills being one of the Scottish Geodiversity Forum's 51 best places to explore Scotland's geology, it would seem that this site is unlikely to be able to deliver 26 units in any acceptable way.</p> <p>Were it now, in 2019, when the MIR states that 'given the limited take-up of allocated housing sites and the limited number of new houses required, it is not anticipated that the LDP will require significant new housing sites', the Croft site would be unlikely to be approved for housing development.</p> <p>The Croft is a natural green space, an area of</p>		
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		<p>undeveloped land with residual natural habitats, colonised by vegetation and wildlife including woodland and wetland areas - all features that the Scottish Government seeks to encourage and sustain, in and around settlements.</p> <p>The Croft allocation of 25 houses represents just 0.5% of 'effective' housing land supply. The site could be deallocated without compromising the development needs of the Borders.</p> <p>The MIR states that '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'. In the case of the Croft, this is proving to be very difficult indeed, and way over 5 years have passed. (143)</p>		
Melrose	Eildon View/Fairways	<p>The contributor suggests the de-allocation of EM4B (The Croft) in Melrose and suggests the allocation of land adjacent to Eildon View and Fairways in Melrose. The contributor notes the site is a contained site bounded on two sides by existing housing developments and would therefore be a natural continuation of these existing developments - adjacent to and below it - that of Eildon View and Fairways. On the third side it has trees and Chiefswood Road and on the fourth side there is a boundary of hedging to another open field above. This site would have none of the constraints of the Croft site, and its development would not adversely affect Dingleton Road and those already living on it, particularly throughout the period of building. Importantly, it would not be a development that damages the landscape setting of the Eildon Hills, yet would ensure the Council's adequate and effective housing land supply. (143)</p>	<p>This site is allocated within the Scottish Borders Local Development Plan 2016 for housing development. A recent planning application for the erection of 28 dwellinghouses on the site was approved by the Planning and Building Standards Committee in July 2019. This is an effective housing site within a settlement which has a strong record of market demand. This allocation should be retained within the Proposed Local Development Plan. The land suggested at Eildon View/Fairways has not been submitted for consideration by the landowner and has not therefore been assessed as an option through this process.</p>	<p>It is recommended that the Council agrees that the site should not be proposed for inclusion in the Proposed Local Development Plan.</p>

Peebles	General	<p>Contributors 150 and 207 states that they disagree with the removal of existing allocations, as their removal increases the pressure to develop sites in Peebles.</p> <p>Contributor 155 states that the sites proposed for removal should be left in. The Council should do a better job of promoting these areas to developers e.g. no cost of contribution to infrastructure in these areas whilst the cost elsewhere such as Peebles is significantly increased.</p> <p>Contributor 185 states that Peebles is bursting at the seams. More consideration should be being given to other sites such as Eddleston where there is local infrastructure in place (Primary School) which is under-utilised. (150, 155, 185, 207)</p>	<p>It should be noted that it is not intended to remove any housing site from the Northern Housing Market Area. In addition, it should also be noted that the removal of housing sites in other parts of the Scottish Borders does not increase development pressure within Peebles.</p> <p>The Council are required to allocate sufficient land within each of the housing market areas within the Scottish Borders. In addition, Scottish Planning Policy requires Local Development Plans to allocate a range of sites which are effective or expected to become effective in the plan period to meet the housing land requirement of the strategic development plan up to year 10 from the expected year of adoption. They should provide for a minimum of 5 years effective land supply at all times. Failure to meet this requirement would result in a failure to provide a plan-led system.</p> <p>In relation to comments regarding Eddleston, it is noted that a new site is proposed for that settlement, site AEDDL010, Land south of the Cemetery.</p>	No further action required.
Peebles	APEEB031, George Place	The contributor considers that site APEEB031 George Place should be removed from the plan. The site has a capacity of 36 units and previously operated as a mechanics garage. The site was	<p>Comments are noted.</p> <p>The site is allocated for housing in the adopted Local Development</p>	It is recommended that the Council agree to retain site APEEB031 for

		<p>added to the HLA in 2006, however, no development has commenced in the thirteen years since, the HLA estimates development will begin in 2021 with completion by 2023. The site still does not have planning permission having been refused in 2006 with no application since. The developer is listed as Techauto Ltd, this is the name of the owner who operated on the site previously, and there is no mention of a developer to bring the site forward. This is a brownfield site that can come forward despite allocation, but this should not be relied upon for meeting housing targets. (127 (1 of 3))</p>	<p>Plan (LDP) and it is proposed to be carried over into the Proposed LDP, with an indicative site capacity for 36 units.</p> <p>In respect to the use of brownfield/greenfield land, often brownfield sites have constraints that prevent their early development from taking place. Paragraph 119 of the Scottish Planning Policy (SPP) states “... <i>In allocating sites, planning authorities should be confident that land can be brought forward for development within the plan period and that the range of sites allocated will enable the housing supply target to be met</i>”.</p> <p>Whilst it is noted that previously developed brownfield land in built-up areas must continue to play a vital role for a range of purposes including housing. It is important that all developments, be they on brownfield or greenfield, are in the right place, in the right scale, with the right infrastructure. In ensuring that this is the case, the Council undertakes an annual Housing Land Audit (HLA).</p> <p>In respect of the HLA programming and the effective housing land supply, it should be noted that an estimate of the timescale for delivery of housing projects has</p>	<p>housing within the Proposed Local Development Plan.</p>
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			<p>been continually difficult due to the downturn in the housing market and drop in housing development nationally. The programming of sites within the audit can only be a reasonable expression of what can be developed within the time periods and there is a significant degree of uncertainty beyond years 2 and 3. It should be noted that as part of the HLA process, local/national developers and land owners with an interest in sites included within the audit have been contacted to obtain their input into the programming process and to identify any relevant constraints. Where this information has been received, it has been incorporated into the audit report.</p> <p>It should be noted that as part of the Proposed Plan process, a review of existing allocations within the adopted LDP was undertaken. As a result, six sites are proposed for de-allocation (one of which will be reallocated as a business use) as part of the Proposed Plan process. It is considered that the undeveloped sites being carried forward, as well as the new allocations are sufficient for the Proposed LDP period.</p> <p>It is noted that a number of sites have been in the audit 10 years or</p>	
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			<p>more. However, completions in the past five years peaked at 373 in 2016, with completions lower in the following two years. The recent low completion rate across the Borders is a result of the economic downturn; many of these sites under construction in the Borders stalled due to lack of developer and mortgage finance, and a number of local builders have ceased trading. Whilst the completion rate rose as part of the 2019 HLA, it should be noted that a large number of those completions were for affordable housing. Overall, the average rate of completions over the previous five years was 292 units (this is considerably lower than pre-recession). This has resulted in a number of sites stalling or being delayed in recent years.</p> <p>It is considered that the Proposed LDP, between new allocations and allocations being carried over from the adopted LDP, does provide a range and choice of sites throughout the Scottish Borders. As discussed above, it is increasingly difficult to programme which sites are likely to come forward, therefore the programming is only a reasonable expression of what can be developed within the time periods.</p>	
Peebles	APEEB044, Rosetta Road	The contributor considers that site APEEB044 Rosetta Road should be removed from the plan.	Comments noted.	It is recommended that the Council

		<p>This site has a capacity of 100 units and was added to the HLA in 2016 which estimates units being delivered from 2021 at a rate of 20 per annum. Planning permission in principle was applied for in 2013 for mixed use development on site, this application is still pending decision as there appears to be a viability issue preventing agreement on development obligations. The site currently operates as a caravan park, it appears that development would see this site divided in two and operate as a caravan site at half the capacity with 100 housing units being developed on the other half of the site. (127 (1 of 3))</p>	<p>The site is allocated for housing in the adopted Local Development Plan (LDP) and it is proposed to be carried over into the Proposed LDP, with an indicative site capacity for 100 units.</p> <p>In respect of the HLA programming and the effective housing land supply, it should be noted that an estimate of the timescale for delivery of housing projects has been continually difficult due to the downturn in the housing market and drop in housing development nationally. The programming of sites within the audit can only be a reasonable expression of what can be developed within the time periods and there is a significant degree of uncertainty beyond years 2 and 3. It should be noted that as part of the HLA process, local/national developers and land owners with an interest in sites included within the audit have been contacted to obtain their input into the programming process and to identify any relevant constraints. Where this information has been received, it has been incorporated into the audit report.</p> <p>It is considered that the Proposed LDP, between new allocations and allocations being carried over from the adopted LDP, does provide a</p>	<p>agree to retain site APEEB044 for housing within the Proposed Local Development Plan.</p>
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			<p>range and choice of sites throughout the Scottish Borders. As discussed above, it is increasingly difficult to programme which sites are likely to come forward, therefore the programming is only a reasonable expression of what can be developed within the time periods.</p> <p>In addition, it is noted that it is intended that the Proposed Plan will allocate a new housing site at Land South of Chapelhill Farm (APEEB056). The Roads Planning section have stated: <i>“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. ... 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</i></p>	
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			<p><i>achievable”.</i></p> <p>As a result of the above, a site requirement for site (APEEB056) is included within the Proposed Plan stating that the above improved connectivity will be required. This therefore, will allow for developers/landowners of the Rosetta Road sites to work together and enable the sharing of costs in resolving the requirement of improved connectivity. It is therefore considered that perceived issues with viability can be resolved.</p>	
Peebles	MPEEB006, Rosetta Road	<p>The contributor considers that site MPEEB006 Rosetta Road should be removed from the plan. Planning permission in principle was applied for in 2013 for mixed use development on site, this application is still pending decision as there appears to be a viability issue preventing agreement on development obligations. The site currently operates as a caravan park, it appears that development would see this site divided in two and operate as a caravan site and as housing. (127 (1 of 3))</p>	<p>Comments noted.</p> <p>The site is allocated for mixed use in the adopted Local Development Plan (LDP) and it is proposed to be carried over into the Proposed LDP, with an indicative site capacity for 30 units.</p> <p>In respect of the HLA programming and the effective housing land supply, it should be noted that an estimate of the timescale for delivery of housing projects has been continually difficult due to the downturn in the housing market and drop in housing development nationally. The programming of sites within the audit can only be a reasonable expression of what can be developed within the time periods and there is a significant</p>	<p>It is recommended that the Council agree to retain site MPEEB006 for mixed use within the Proposed Local Development Plan.</p>

			<p>degree of uncertainty beyond years 2 and 3. It should be noted that as part of the HLA process, local/national developers and land owners with an interest in sites included within the audit have been contacted to obtain their input into the programming process and to identify any relevant constraints. Where this information has been received, it has been incorporated into the audit report.</p> <p>It is considered that the Proposed LDP, between new allocations and allocations being carried over from the adopted LDP, does provide a range and choice of sites throughout the Scottish Borders. As discussed above, it is increasingly difficult to programme which sites are likely to come forward, therefore the programming is only a reasonable expression of what can be developed within the time periods.</p> <p>In addition, it is noted that it is intended that the Proposed Plan will allocate a new housing site at Land South of Chapelhill Farm (APEEB056). The Roads Planning section have stated: "<i>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</i></p>	
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			<p><i>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. ... 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".</i></p> <p>As a result of the above, a site requirement for site (APEEB056) is included within the Proposed Plan stating that the above improved connectivity will be required. This therefore, will allow for developers/landowners of the Rosetta Road sites to work together and enable the sharing of costs in resolving the requirement of improved connectivity. It is therefore considered that perceived issues with viability can be resolved.</p>	
Peebles	MPEEB007, March Street Mills	The contributor states that site MPEEB007 March Street Mills should be redeveloped for community. (273)	It should be noted that that site MPEEB007 was allocated as a mixed use site within the Supplementary Guidance on Housing with an indicative capacity	It is recommended that the Council agree to retain site MPEEB007 for mixed use within

			<p>of 70 units. Included within the list of site requirements is: “<i>The site must provide a mix of uses including housing, employment, and potentially commercial and community use</i>”.</p> <p>It should be noted that the Council does not allocate sites for community use. Furthermore, if the housing element was removed, that requirement would need to be reallocated elsewhere within the Peebles area.</p>	the Proposed Local Development Plan.
Peebles	SPEEB004, North West of Hogbridge	The contributor states that they see no justification for the retention of SPEEB004 in the LDP, it should be removed. There is no likelihood of this site being developed unless or until a new crossing is built over the River Tweed. The only access to this site currently is via Glen Road which already a busy road; it cannot sustain further traffic. Because Peebles is a preferred location for developers, this should not be a reason to keep sites in the LDP that are unlikely to be developed. (318)	It should be noted that the longer term site SPEEB004 identified within the current Local Development Plan is subject to a site requirement for the provision of a new bridge. The Council accepts that for the longer term sites and for any other potential new sites south of the River Tweed at Peebles, these too would be dependent on a new bridge. The Council has included the requirement for a new bridge within its Capital Plan and have allocated funding towards taking that project forward from 2028. However, it should be noted that further public consultation on that project is required.	It is recommended that the Council agree to retain site SPEEB004 for longer term housing within the Proposed Local Development Plan.
Selkirk	ASELK033, Angles Field	Support the retention of the site in the LDP. Following the allocation of the site through the Housing SG there have been various discussions with a number of developers to establish a plan for the delivery of the site in the very near future.	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	It is recommended that the Council agree to retain site ASELK033 for housing within the

		<p>There is a developer interested in the site and is looking to make an acquisition, the retention of the allocation would therefore be welcomed. Support from the Council's Flood Protection Team is also welcomed, this should, in turn, result in support from SEPA. (11)</p>	<p>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 June 2020 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.</p>	<p>Proposed Local Development Plan. The issues relating to flooding will be pursued further with SEPA and the Council's Flood Risk and Coastal Management Team.</p>
Tweedbank	MTWEE002, Lowood	<p>The contributor is of the firm view that this housing allocation cannot be allocated as an effective housing site and therefore should not form an allocation in LDP2 – it can only be a long-term</p>	<p>This site was allocated with an indicative capacity of 300 units through the process of the Council's Supplementary Guidance on</p>	<p>It is recommended that the Council agree to retain site MTWEE002 for</p>

		opportunity. (92)	Housing. This was approved by the Scottish Government. The allocation of this site for mixed use development has therefore been accepted and cannot now be questioned.	housing within the Proposed Local Development Plan.
Tweedbank	MTWEE002, Lowood	The large land allocation at Tweedbank is rather an “all eggs in one basket” solution to housing land supply. (24)	This site was allocated with an indicative capacity of 300 units through the process of the Council’s Supplementary Guidance on Housing. This was approved by the Scottish Government. The allocation of this site for mixed use development has therefore been accepted and cannot now be questioned.	It is recommended that the Council agree to retain site MTWEE002 for housing within the Proposed Local Development Plan.
Chesters, Earliston, Eyemouth and Preston	All sites proposed for de-allocation (RC2B, EEA12B, BEY1 & zRO16)	The contributor states that the sites should not be removed from the LDP and SBC should do a better job of promoting these areas to developers (e.g.) no cost of contributions to infrastructure in these areas whilst the cost elsewhere such as Peebles is increased (x5). (155)	<p>Comments are noted. However, there are considered to be valid reasons for the removal of the 4 sites.</p> <p>In respect of BEY1, the land owner has indicated that they support the removal of the allocated sites as they consider that it could be more realistically developed in conjunction with their holiday park. The owner indicated that 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 was received from the developers to take the site forward.</p> <p>In respect of zRO16, the site is an</p>	It is recommended that the Council agree that the sites should not be included within the Proposed Local Development Plan.

			<p>active working farm. Therefore, 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.</p> <p>In respect of RC2B (Roundabout Farm, Chesters), 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. There is also a mature and prominent tree within the site and it is doubtful that the site could accommodate 5 new units. The owner has agreed that the allocation should be removed.</p> <p>In respect of EEA12B (Earlston Glebe, Earlston), 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 Scottish Government as part of the previous Local Plan process. The site will become 'white land' and could be developed for housing in the future as infill development, and it may contribute to a windfall development.</p>	
Chesters,	All sites	The contributor states that they do not see the	Comments are noted. However, as	It is recommended

<p>Earlston, Eyemouth and Preston</p>	<p>proposed for de-allocation (RC2B, EEA12B, BEY1 & zRO16)</p>	<p>rationale for removing currently proposed housing allocations from the LDP, especially if this results in significant and inappropriate housing development in other locations. (166)</p> <p>The contributor does not understand why the sites are proposed for removal. (185)</p> <p>The contributor states that they do not understand why the sites should be removed. (258)</p> <p>The contributor states that they cannot support the removal of housing allocations from one area if it increases the pressure on mass development in their area. They want to see a fairer spread of development so that areas that have avoided development in the previous LDP may be considered for development this time around ahead of areas such as Peebles, that have already taken their share of development over the last 10 years. (201)</p>	<p>noted above there are considered to be valid reasons for the removal of the 4 sites.</p> <p>In respect of BEY1, the land owner has indicated that they support the removal of the allocated sites as they consider that it could be more realistically developed in conjunction with their holiday park. The owner indicated that 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 was received from the developers to take the site forward.</p> <p>In respect of zRO16, the site is an active working farm. Therefore, 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.</p> <p>In respect of RC2B (Roundabout Farm, Chesters), 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. There is also a mature and prominent tree within the site and it is doubtful that the</p>	<p>that the Council agree that the sites should not be included within the Proposed Local Development Plan.</p>
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			<p>site could accommodate 5 new units. The owner has agreed that the allocation should be removed.</p> <p>In respect of EEA12B (Earlston Glebe, Earlston), 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 Scottish Government as part of the previous Local Plan process. The site will become 'white land' and could be developed for housing in the future as infill development, and it may contribute to a windfall development.</p>	
Chesters, Earlston, Eyemouth and Preston	All sites proposed for de-allocation (RC2B, EEA12B, BEY1 & zRO16)	<p>The contributor states that they agree with the proposed sites to be de-allocated. (10, 95, 119, 127, 171, 181, 190, 192, 197, 206, 230, 235, 250, 259, 263, 285, 289, 290, 296, 311)</p> <p>The contributor states that the Report of Examination for SESplan 2 has recommended modifications that direct the constituent planning authorities to remove sites that have not delivered. Housing providers, through Homes for Scotland, will assist the planning department identify those sites that continue to blight the established housing land supply.</p> <p>This can be achieved through critically assessing the housing land audit to determine the effective housing land supply. This is a requirement of Scottish Planning Policy. (311)</p>	Comments noted.	It is recommended that the Council agree that the sites should not be included within the Proposed Local Development Plan.

		The contributor supports the proposed housing allocation site removals from those developers/land owners who, over an extended period of time, have failed to develop them or attracted interest in them. (312)		
Chesters, Earliston, Eyemouth and Preston	All sites proposed for de-allocation (RC2B, EEA12B, BEY1 & zRO16)	<p>The contributor states that they do not agree with the proposed sites to be de-allocated. (90, 170, 175,194, 216, 241, 268, 283, 292, 207)</p> <p>The contributor disagrees and states that by removing existing allocations, this increases the pressure to develop sites in Peebles. (150)</p>	<p>Comments are noted. However, as noted above there are considered to be valid reasons for the removal of the 4 sites.</p> <p>In respect of BEY1, the land owner has indicated that they support the removal of the allocated sites as they consider that it could be more realistically developed in conjunction with their holiday park. The owner indicated that 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 was received from the developers to take the site forward.</p> <p>In respect of zRO16, the site is an active working farm. Therefore, 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.</p> <p>In respect of RC2B (Roundabout Farm, Chesters), the site was allocated for housing within the</p>	It is recommended that the Council agree that the sites should not be included within the Proposed Local Development Plan.

			<p>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. There is also a mature and prominent tree within the site and it is doubtful that the site could accommodate 5 new units. The owner has agreed that the allocation should be removed.</p> <p>In respect of EEA12B (Earlston Glebe, Earlston), 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 Scottish Government as part of the previous Local Plan process. The site will become 'white land' and could be developed for housing in the future as infill development, and it may contribute to a windfall development.</p>	
Planning for Housing: Question 9	General	The contributor states that broad proposals for removing allocations should be carefully considered. They appreciate the concerns highlighted in the consultation, but they consider that all means of facilitating development (particularly around removing blockages relating to infrastructure) should be exhausted before any decision to remove housing allocations is taken. (195)	Comments are noted.	No action required.
Planning for Housing:	General	The contributor states that it is a stupid idea, which is not cost effective, nor possible. (297)	Comments noted.	No action required.

Question 9				
Planning for Housing: Question 9	General	Scottish Water state that they will work with the Council to ensure their investment plans are altered to take into account sites that are de-allocated from the LDP. Scottish Water would welcome any measures to ensure a greater level of certainty where they are required to invest in their assets. (323)	Comments are noted. Scottish Borders Council will continue to have progress meetings with Scottish Water and inform them which sites they are de-allocating from the Proposed LDP2, in order to ensure their investment plans are up to date.	No action required.
Planning for Housing: Question 9	General	The contributor states that they understand that these sites are being removed primarily because of lack of landowner support. They would like to understand why more sites are being added which have the same issues as (MESH1001 and MESH1002) (239)	It should be noted that there are a variety of reasons for sites being de-allocated from the Proposed LDP2. It is noted that the sites (MESH1001 and MESH1002) were included within the MIR as options for mixed use development. However, these sites are ultimately not included within the Proposed Plan for mixed use development.	No action required.
Planning for Housing: Question 9	General	The contributor states that if existing allocations were defined in the past but have not yet been developed, it indicates that commercially-minded developers see no value in the locations even if SBC previously identified housing need. (209)	Comments are noted. It should be noted that there are a number of existing allocations within the adopted LDP which will be carried over into the Proposed LDP2. However, there are a variety of reasons why these sites have not yet been developed. In recent years the Scottish Borders has experienced the recession, which has resulted in a decrease in completions. SBC are aware of the	No action required.

			current economic position regarding the lack of development finance and the availability of mortgage finance for buyers. It should be noted that in recent years, there are very few local housebuilders developing sites within the Scottish Borders and some have ceased trading. This demonstrates the direct impact upon rural areas, as a result of the current economic climate.	
Planning for Housing: Question 9	General	<p>The contributor states that the current 'Infill Development Policy PMD5' sets out criteria that non-allocated sites must satisfy. It also states that developers are required to provide design statements as appropriate.</p> <p>The sites in Table 5 (page 44) of the MIR have site requirements set out for them in part 2 of the current LDP. These site requirements would inform required design statements. Therefore, while they do not disagree with their de-allocation they have some concerns regarding how the requirements, which were considered necessary at the time of LDP1, would be applied to these sites if proposals came forward in the future. (213)</p>	<p>Comments are noted.</p> <p>Comments are noted in respect of the existing site requirements. Should any of the sites come forward as part of a planning application, the sites would be subject to consultation at that stage, with a range of internal and external consultees.</p>	No action required.
Planning for Housing: Question 9	General	The contributor states, sites that have been previously allocated but have not been started should be required to go through the 'Call for Sites' procedure again. (24)	<p>Comments are noted.</p> <p>There are a number of existing allocations within the adopted LDP which will be carried over into the Proposed LDP2. However, there are a variety of reasons why these sites have not yet been developed. In recent years the Scottish Borders has experienced the recession, which has resulted in a decrease in</p>	No action required.

			<p>completions. SBC are aware of the current economic position regarding the lack of development finance and the availability of mortgage finance for buyers. It should be noted that in recent years, there are very few local housebuilders developing sites within the Scottish Borders and some have ceased trading. This demonstrates the direct impact upon rural areas, as a result of the current economic climate.</p>	
<p>Planning for Housing: Question 9</p>	<p>General</p>	<p>The contributor states that all farmland should be refused for housing. (27)</p>	<p>Comments are noted. However, the Council has a duty to ensure that sufficient housing land is provided for and allocated within LDP's, to meet the housing land requirement.</p> <p>Not all of this housing land requirement can be met through the development of brownfield sites. Therefore, there will be a requirement to allocate greenfield sites, in order to ensure that the Council meets the housing land requirement and ensures that there is a 5 year effective housing land supply. In allocating land for housing development consideration must be given to sustaining rural communities by identifying opportunities for housing within countryside locations including farmland where appropriate</p>	<p>No action required.</p>

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 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?

Main Issue	Sub Issue	Summary of Main Issues Raised	Proposed Response to Main Issues Raised	Recommendation
Town Centres: Question 10	Agree with preferred option	The contributor agrees with the preferred option within the Main Issues Report. (24, 27, 151, 153, 171, 181, 206, 215, 216, 222, 230, 243, 259, 262, 273, 274, 276, 277, 283, 290, 292, 296, 312)	Support noted.	The following recommendation is in respect of all representations received to Q10. It is recommended that Policy ED4 be updated to remove the Core Activity Areas from Hawick and Stow and reduce the Core Activity Area in Galashiels to exclude Channel Street and Douglas Bridge. To provide flexibility and maintain vitality and viability in the retail core of the town centre, Core Activity Areas have been identified in Duns, Eyemouth, Galashiels, Jedburgh, Kelso Melrose, Peebles
Town Centres: Question 10	Agree with preferred option	The contributor is in favour of the principle of Core Activity Areas as a driving force for ensuring appropriate action is taken to create and maintain thriving communities, however, will not make comment on the specific locations. (195)	Comments noted.	
Town Centres: Question 10	Agree with preferred option	The contributor would support the proposal to maintain the core areas but with a greater degree of flexibility. If town centres are to be vibrant, they need to attract people and if shopping is no longer sufficient attraction, suitable alternative uses need to be encouraged. (196)	Support noted. Additional flexibility has also been incorporated into Policy ED4.	
Town Centres: Question 10	Agree with preferred option	The contributor requests the retention of Core Activity Areas with the existing primary aim to promote retail activity but extend the remit to encourage other elements that would bring footfall – eg use of premises for entertainment, tourist information, joint ventures, destination experiences eg cookery school etc that would bring people in and hopefully improve the business of the retail units. The contributor also requests that the concept of Core Activity Areas is not removed. (197)	Comments noted, although the Core Activity Areas for Stow and Hawick have been removed and the Galashiels Area has been reduced in size.	
Town Centres: Question 10	Agree with preferred option	The contributor states that the size should not be reduced, let them thrive and be a desirable place to visit. (200)	Comments noted.	
Town Centres:	Agree with	The contributor broadly agrees with the preferred	Comments noted, sports and leisure	

Question 10	preferred option	options for Core Activity Areas and would like to see this expanded to include sports and leisure uses more generally. (239)	uses are generally supported within all town centres although there is a more stringent test for such uses within Core Activity Areas.	and Selkirk. Use classes 1, 2 and 3 are seen as appropriate uses within these Core Activity Areas
Town Centres: Question 10	Agree with preferred option	The contributor suggests allowing a wider range of uses to be judged on a case by case basis depending upon the performance of the town centre in question. Current areas should not be reduced as they protect the diversity of each town. (273)	Comments noted, although the Core Activity Areas for Stow and Hawick have been removed and the Galashiels Area has been reduced in size.	However, changes from class 1 to Class 2 uses in Kelso, Melrose and Peebles will only be allowed in exceptional circumstances where a proposal makes a significant positive contribution to the core retail function and satisfactory marketing information is submitted in relation to premises which have been vacant for a minimum of six months.
Town Centres: Question 10	Agree with preferred option	The contributor thinks uses Classes 2, 10 and 11 make sense with all matters considered on a case by case basis. (277)	Comments noted, although a case must be made for class 10 and 11 uses in Core Activity Areas taking account of matters such as the performance of the town centre.	
Town Centres: Question 10	Agree with preferred option	The contributor feels that Core Activity Areas should be retained and that developer contributions should also be maintained. (289)	Comments noted.	
Town Centres: Question 10	Agree with preferred option	The contributor states that Core Activity Areas should be retained and not reduced in size. (290)	Comments noted, although the Core Activity Areas for Stow and Hawick have been removed and the Galashiels Area has been reduced in size.	
Town Centres: Question 10	Agree with alternative option 1	The contributor states that in the larger town centres core activity could be more focussed to a smaller area. (153)	Hawick's Core Activity Area has been removed and Galashiels reduced	
Town Centres: Question 10	Agree with alternative option 2	The contributor thinks the existing Core Activity Areas should be removed altogether. (95)	It is considered that Core Activity Areas still have a role to play in sustaining town centre performance. Whilst the amending policy has allowed a wider range of uses the complete removal of Core Activity Area across the Scottish Borders would likely have a detrimental impact on the performance of these town centres with regards to, for example, decreased footfall levels	Community and cultural facilities could be supported in exceptional circumstances. Residential

			and higher vacancy rates.	
Town Centres: Question 10	Disagree with preferred option	The contributor does not agree with the preferred option within the Main Issues Report. (184)	Comments noted.	development on the ground floor of Core Activity Areas will generally be resisted and could only be supported in exceptional circumstances taking account matters such as town centre performance and the need for a more flexibility of uses, economic likelihood of premises being retained as a commercial use and opportunities to gain access to upper floors.
Town Centres: Question 10	General	The contributor states the extent should not be reduced, but we must permit freedom of movement between town centre uses, predominantly classes 1 to 3 and to some extent 7, 11 and hot food (sui generis) uses. The principal concerns should be to enhance the vitality and viability of the centre whilst protecting nearby residential amenity. Housing and office space should be permitted above street level where this can be accommodated in a manner to ensure good amenity for occupiers. (24)	Policy ED4 has been updated to provide additional flexibility within some Core Activity Areas. This will allow a wider range of uses in some Core Activity Areas to help encourage vitality and vibrancy within town centres. The Core Activity Area only relates to ground floor premises and policy is supportive of a range of uses on the upper floors.	
Town Centres: Question 10	General	The contributor requests that these are removed in relation to Hawick, a radical rethink is need of how our town centres are formed. Empty shops should bring fines on the owners via increased rates while reducing for those trying to succeed in Hawick move all retail to one half of High Street making a market town feel and turn the other end into housing. (192)	It was agreed that Policy ED4 be updated to remove the Core Activity Area from Hawick.	In order to encourage interest, vibrancy and vitality to the Core Activity Area, applications must demonstrate the provision of active frontages.
Town Centres: Question 10	General	The contributor states town centres do not attract footfall by shoppers alone and supplementary uses such as in Use Classes 2, 10 and 11 may attract more visitors to town centres. (215)	Comments noted, although a case must be made for class 10 and 11 uses in Core Activity Areas taking account of matters such as the performance of the town centre.	
Town Centres: Question 10	General	The contributor believes that designation of Core Activity Areas should be retained and any changes managed very carefully. Once retail units, in particular, have been lost, they are gone forever and offer very little opportunity for regeneration of town centres. Whilst the document cites various reasons for pressure on our High Streets, the MIR is curiously silent on the part that business rates play in the viability and profitability	Comments noted. Additional flexibility has been incorporated into Policy ED4 following the Town Centre Core Activity Area Pilot Study. This will allow a wider range of uses within some of the Core Activity Areas.	

		of business that operate there. The MIR states that “if premises have been vacant for six months and evidence is submitted which confirms it has been adequately marketed for a substantial period of that time, then it will carry much weight in the decision making process”. This may seem reasonable on the face of it but it will be necessary to provide detailed guidance as to what is deemed acceptable and/or adequate marketing and then there needs to be robust policing of this policy with serious questions asked by officials who must have the power to request evidence in support of claims. If this aspect of policy is not sufficiently robust we are likely to see many of our town centres change in nature to the detriment of the well-being of the town in question. (318)	It should be noted that business rates are not within the remit of the Local Development Plan.	
Town Centres: Question 10	General	Much is said in this section of the MIR about the need to encourage the improvement of our town centres; much is also made of the changing nature of retail and the impact that online shopping has on our town centres. The document uses these arguments to suggest that policies on town centres should be made more flexible to allow for a broader range of use. Whilst important not to have empty premises, care needs to be taken to ensure that retail premises are not lost forever. (318)	Comments noted.	
Town Centres: Question 10	General	The contributor states that town centres need to be kept active and dynamic and we need to be creative to stop any decline. The contributor also agrees that varied uses should be encouraged if premises are standing empty. (243)	Additional flexibility has been incorporated into Policy ED4 following the Town Centre Core Activity Area Pilot Study. This will allow a wider range of uses within some of the Core Activity Areas.	
Town Centres: Question 10	General	The contributor states that emphasis should be on uses which encourage people to come together and new Activity policy recognises this. There are	Comments noted. It is acknowledged that each town centre has a different role and town	

		however too many commercial units and some pruning with conversion to residential is required though this requires understanding the subtlety of how different streets perform different functions and implementation is so difficult given current set up. (236)	centre performance varies greatly throughout the Scottish Borders. It should be noted that a reference to the potential of residential uses in town centres and Core Activity Areas is made within Policies ED3 and ED4. In essence residential conversions are acceptable on upper floors although a more stringent test is applied on ground floor.	
Town Centres: Question 10	General	The contributor states that the high quality and vibrant town centres are important drivers in bringing tourism to the area as well as servicing the local community. The need for Core Activity Areas should be monitored and in towns such as Galashiels which is not performing thought should be given to removing this as has been applied to Hawick. (315)	Comments noted. The Council monitors town centre vacancy rates biannually and footfall annually and the Core Activity Area in Galashiels has been reduced in size.	
Town Centres: Question 10	General	The contributor states that much more flexibility should be allowed for different uses. (274)	Comments noted.	
Town Centres: Question 10	General	The contributor states it is impossible to look into the future with any accuracy. However, town centres are changing as people's shopping habits change. A short term solution to town centre abandonment could be to increase residential spaces in town centres. More people in a space will require local shops. It is not an overnight solution, but it may be inevitable. Changing shops to include wider community services where people will gather and in turn require retail services. Entertainment and collaborative creative initiatives could also help. There are multiple examples of small, sustainable creative businesses across the borders, therefore encouraging creativity and entrepreneurship will in the end deliver the results.	It should be noted that a reference to the potential of residential uses in town centres and Core Activity Areas is made within Policy ED4. In essence residential conversions are acceptable on upper floors although a more stringent test is applied on ground floor. Policy ED4: Core Activity Areas in Town Centres has also been updated to allow greater flexibility and a wider range of uses within Core Activity Areas.	

		But it is a long term game. The contributor does not believe you can simply 'encourage and protect' as laid out in the LDP. (295)		
Town Centres: Question 10	General	The contributor states that rural towns depend on people coming into them, usually by car as so little or no public transport. So, rather than trying to emulate urban areas' efforts to reduce car use, perhaps we should ensure there is adequate, short stay (say, max 2 hours), on street parking for local shoppers and well signed preferably free parking and covered cycle racks a short walk from town centres, especially in towns like Kelso and Melrose that attract lots of visitors - even if that means using some land already earmarked for business/industrial use. Berwick has a time card scheme to deter overnight campers etc. The contributor also acknowledges that retail as it used to be is dead so promote high streets as social hubs. Scottish Borders Council should actually be encouraging coffee shops, cafes, dental practices, GP practices, physios etc to locate to high street, and permit more reversion of high street premises to residential. (137)	Policy ED4: Core Activity Areas in Town Centres has also been updated to allow greater flexibility and a wider range of uses within Core Activity Areas. The Local Development Plan does not have remit with regards to parking controls.	
Town Centres: Question 10	General	The contributor suggests a rate reduction for businesses in town centre areas to encourage new business to use vacant properties. This would reduce business failures and encourage business start-ups in town centres. (25)	Comments noted. It should be noted that the setting of business rates does not fall within the remit of the Local Development Plan.	
Town Centres: Question 10	General	The contributor states it is essential that business rates are reduced on the High Street; the present rate structure drives away start up business, and puts off some national chains. (190)	Comments noted. It should be noted that the setting of business rates does not fall within the remit of the Local Development Plan.	
Town Centres: Question 10	General	The contributor states that there is a need to be flexible and take case by case decisions. (151)	Comments noted.	
Town Centres: Question 10	General	The contributor states that town centres will be facing huge challenges in the coming years given the burgeoning online retailing businesses. They	Comments noted.	

		need to be tackled radically with more facilities for social interaction for young and old. There needs to be more facilities for different modes of transport e.g. bikes, motorised scooters, tuktuks, self-driving vehicles in combination with more pedestrian only areas in the town centre, outdoor cafes, covered over high streets to protect people from the Scottish weather. (256)		
Town Centres: Question 10	General	The contributor states that town centres will improve if the burgeoning increase in traffic flow is lessened either by diverting it or encouraging more town centre walking access. (258)	Comments noted.	
Town Centres: Question 10	General	The contributor states that many of the borders towns have large vacancy rates. It would be perhaps unique, but also useful for those in the core areas to be assessed for rates more frequently in order for market conditions to be taken into account more often. (260)	Comments noted. Vacancy rates and footfall within town centres are regularly monitored by the Council. However, business rates are not within the remit of the Local Development Plan.	
Town Centres: Question 10	General	The contributor states that the signs of change in how we use town centres is already evident and will become increasingly so in the very near future. It is counter-productive to seek to maintain and defend a romantic notion that the planning system can sustain town centres or to restore them to what they were 20 or 30 years ago. (264)	Additional flexibility has been incorporated into Policy ED4 for some Core Activity Areas.	
Town Centres: Question 10	General	The contributor states that no undertakers should be allowed in core area and less charity shops would be good but the contributor accepts that they are better than an empty shop. (283)	Comments noted. Both undertakers and charity shops are Class 1 retail uses and therefore are seen as suitable uses within Core Activity Areas.	
Town Centres: Question 10	General	The contributor states there are a number of historic examples of businesses locating in an area to take advantage of incentives and as soon as the incentive is reduced or removed the Council is held to ransom by the company. Where possible the development of residential accommodation in town centres above street level	The Core Activity Area only relates to ground floor premises and policy is supportive of a range of uses on the upper floors. The Council would be unlikely to have finance available to purchase	

		<p>must be encouraged and where business identify space not required to support the business, could there be an option for the Council to take ownership and preserve both the fabric of the building and increase footfall through conversion to residential. Appreciate that finances are limited but if this is left to the private sector consistency and standards will not be at a required level. (289)</p>	<p>properties as suggested.</p>	
Town Centres: Question 10	General	<p>In relation to section 2.13 the contributor states that to support a meaningful consideration of the changing role of town centres and recognising that the approach may be different for different towns, each Community Council should be given the opportunity to submit plans for their district which, following review and discussion, should be included as part of LDP2. For its part, SBC should look to its options to provide supportive finance for these proposals, such options to be presented within the draft LDP. If finance cannot be found, measures which require finance should not be included in the LDP. (73)</p>	<p>Comments noted. Community Councils are invited to be involved in each stage of the Local Development Plan process. This includes workshops where Community Councils are offered the opportunity to input ideas and proposals for their area and where appropriate these are taken forward and incorporated into the Plan.</p>	
Town Centres: Question 10	General	<p>The contributor is pleased that the Council is considering non-retail businesses in town centres. The contributor suggests looking favourably on tenants whose services cannot be obtained online and customers are required to visit the premises. The contributor states that any shops which are closed, boarded up, or covered in posters/graffiti etc always brings the area down and creates a terrible depressed feeling for the public and other shop owners. In these circumstances if this has been the situation for a long period it may be better to consider any non-contentious business. If the business fails to flourish you are no worse off but if it survives it is one less empty shop even if it is just breaking even. The contributor states a good example is Hawick which is considered to be</p>	<p>Policy ED4 allows a more flexible range of uses and consideration is given to the longevity of the vacancy of premises within the decision making process.</p>	

		very depressing and full of charity shops. Another example is in Eyemouth where the newsagent has been for sale for over one year and although it is in the town centre has not received one offer. (1)	
Town Centres: Question 10	General	The contributor considers it absolutely essential to maintain footfall and encourage visitors to come and stay longer is the provision of suitable toilets. The contributor raises concerns about the possibility of closing toilets in Peebles and would not underestimate the number of visitors who will never return for days out if this was to happen. The contributor provides various examples of specific retail issues in the Scottish Borders, Edinburgh and East Lothian. (1)	Public convenience facilities falls out of the remit of planning control.
Town Centres: Question 10	General	The contributor states that any additional houses will lead to increased use of shops and supermarkets; of course this is to be welcomed, we do need a vibrant town centre which appeals to residents and visitors. However, it is increasingly likely, that should these developments occur, at least one new supermarket would be required to service the whole area. Where this could be built is a moot point; as said, there are very few, if any, suitable sites for the development of supermarkets or indeed further leisure facilities. (318)	Comments noted.
Town Centres: Question 10	General	The contributor states that planning policy uses were valid in town centres years ago, when the area was also the main retail centre of the town. However, it is no longer relevant to assume that just because a 'zone' is a town centre that it represents a 'core retail' activity zone in the 21 st Century. (22)	Policy ED4 is being substantially altered to address town centre performance issues and more flexibility to allow a wider range of uses has been incorporated into it.
Town Centres: Question 10	Galashiels	The contributor states the role of town centres is changing and Galashiels is no exception. The opening of the Borders Railway and the Tapestry development should attract more visitors but far	Comments noted. Policies ED3 and ED4 acknowledge that the role of town centres is changing. Policy ED4 has also been updated to

		<p>more needs to be done. The contributor is disappointed at the image that welcomes visitors from the Douglas Bridge approach. The contributor thinks there should be a more positive statement on the potential for redevelopment/regeneration in Galashiels town centre and of the measures to achieve this. (7)</p>	<p>reduce the Core Activity Area of Galashiels with the removal of Channel Street and Douglas Bridge. This will also allow more flexibility and a wider range of uses in these areas.</p> <p>The settlement profile for Galashiels also acknowledges that the new Great Tapestry of Scotland building in Channel Street is currently under construction and is expected to be open in Spring 2021. It is hoped that this will be a key catalyst in regenerating the town centre.</p>	
Town Centres: Question 10	Galashiels	<p>The contributor was saddened to see that Galashiels businesses did not support the Galashiels BID for LEADER funding. The contributor considers there is a case for a Galashiels CARS scheme. (7)</p>	<p>Comments noted.</p>	
Town Centres: Question 10	Galashiels	<p>The contributor is not convinced that the pilot relaxation of Core Activity Area policy in Galashiels will have any material effect on the vitality and vibrancy of the town centre. It will be very difficult to measure what effect this very minor change to acceptable uses on the retail frontages of Galashiels has over a one year period. The retail centre is now concentrated south-east of Market Street (Currie Road/Paton Street/Huddersfield Street), with a subsidiary centre on the Peebles Road. The protection of the retail frontage in Channel Street/Bank Street etc. does not seem relevant anymore and is probably counter-productive in attempting to enhance the vibrancy and vitality of the town centre. The contributor would have no objection to a complete removal of this restriction, as is proposed for</p>	<p>Policy ED4 has been amended to reduce the Core Activity Area in Galashiels. It is proposed that Channel Street and Douglas Bridge are no longer included within the Core Activity Area for Galashiels. This will allow more flexibility and a wider range of uses in these areas. These changes will continue to be monitored and reviewed as part of the Local Development Plan process.</p>	

		Hawick. Having said that, they are not suggesting that such designations be removed in any of the other town centres; Galashiels (and Hawick are far more complex town centres. (7)		
Town Centres: Question 10	Galashiels	<p>The contributor states that Galashiels is the major retailing centre in the Scottish Borders, but the consumer £spend, and associated footfall (which is mostly from adjacent carpark to store), must be predominantly in near-to-town shopping complexes, the major retailing zone being the Tesco/ Asda/ Gala Retail Park area. With secondary retail park zones existing at Lower Buckholmside and the King Street/ Comely Bank areas. It would be an informative exercise to determine the £value of retail spend in these areas, compared to that within the ‘town centre’. (22)</p> <p>Following a Retail Gap Analysis study, SBC Economic Development undertook a survey of UK national enterprises who could potentially have a retail presence in Galashiels (and/or Hawick) – this identified approx. 60 nationals but, at that time (2017), there was no tangible interest from any of these potential investors in investing in Galashiels town centre. (22)</p> <p>The trends in consumer retailing purchasing habits are clear for all to see – no one can predict whether this will change but it seems unlikely that in the next 10+ years that there will be any reversion to old habits. There is likely to be more pressure on bricks and mortar retailers which will come from several fronts. The continued impact of online consumer purchasing in an increasing digital world is unlikely to slow any time soon – if anything, new entrants, intent on disrupting</p>	<p>Comments noted. Policy ED4 be updated to remove the Core Activity Area for Hawick and reduce the Core Activity Area in Galashiels. It is proposed that Channel Street and Douglas Bridge are no longer included within the Core Activity Area for Galashiels. This will allow more flexibility and a wider range of uses in these areas. These changes will continue to be monitored and reviewed as part of the Local Development Plan process. Class 2 uses will now be allowed within the Core Activity Area in Galashiels. The Core Activity Area only relates to ground floor premises and policy is supportive of a range of uses on the upper floors. Channel Street in particular has a number of vacant units within it, many of which have a large floorspace and will be difficult to attract business uses. As Channel Street is being removed from the Core Activity Area Policy ED3 will be relevant and can support residential development within it if a sufficient case is submitted.</p> <p>It should also be noted that Policy ED3: Town Centres and Shopping Development recognises the</p>	

		<p>existing online platforms and traditional retailers, will emerge. The digital world impacts the traditional world in various ways:</p> <ul style="list-style-type: none"> • We are now all used to being able to purchase 'atomic' products online – not so very long ago we did so in traditional retail stores . There is more choice online, it is price competitive and products can be delivered within a day or so if required. Consumers will buy more and more online. • The digital world will continue to disrupt 'atomic' products by killing some off altogether (as has happened with music vinyls/CDs and video rental stores) and replace them with 'digital bits' products delivered directly to a home or device such as a TV or phone or smart home assistant such as Alexa, with no need for any town centre/ retail intermediary. • The digital world has already, and will continue to impact service businesses, which use 'atomic products' as part of their business. Banks no longer require as many coins / notes, travel agents no longer have as many holiday brochures. • The digital world has disrupted and will continue to disrupt these types of service businesses plus Post Offices, Tourist Information Centres, all of whom have digital options to retain existing and attract new clients • The digital world will also disrupt how some 'atomic products' are made with the development of 3D printing techniques. This will allow for personalised atomic products to be ordered remotely, produced by specialised 3D printers and delivered directly. (22) 	<p>changing role of town centres and acknowledges that they are community and service centres as well as retail locations. Policy ED3 is supportive of a very wide range of uses within the town centre.</p> <p>The Galashiels Masterplan contains a number of potential future land use developments and these will be developed further by the Council.</p>	
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		<p>All of this will continue to impact town centres. In planning for the future, and thinking about Galashiels Town Centre, it seems reasonable to me to expect to see:</p> <ul style="list-style-type: none">• Fewer banks/ building societies, certainly smaller banks, possibly a 'Banking Hall' which hosts multiple brands.• No newsagents – as printed paper costs increase per unit with falling physical circulation• Perhaps no shoes shops – we may have shoes personalised/ designed online, or sporting trophies personalised with the winner's own face - all created by a 3D printer and delivered next day.• Libraries – are likely to become too costly to maintain in their current format• Churches are likely to continue to have to merge with falling congregations.• Large supermarkets coming under more online pressure for 'atomic products' and finding themselves with excess floor space – they may sublet this space with the 'guarantee' of footfall, which may cause further vacancies in town centre units.• An increase in the number of 'online collection points' – but more likely to be existing premises trying to add £value, rather than new business opportunities.• There may new developments with some bricks and mortar premises becoming 'galleries' where consumers can come and before purchasing from whatever online source is most competitive. This will require a new business model, where product manufacturers		
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		<p>pay galleries to display their products, rather than the present model of retailers purchasing products. (22)</p> <p>In Galashiels Town Centre, the potential of footfall when the Great Tapestry of Scotland Visitor Centre opens (forecast 50,000+ visitors p.a.) should hopefully attract some investment interest from new retailers, but probably smaller niche businesses. However, it seems unlikely that they will do much to seriously dent the volume of vacant properties in the Douglas Bridge / Channel St area, most of which are large footprint units of several 1000's sq ft and have been vacant for extended period of time, some several years. And that is before we see any further impact of the digital world! (22)</p> <p>It may be that small niche businesses do benefit from having a presence in a visitor destination zone, but it is likely to be that this is only a 'shop window' generating some £revenue, and that the premises they rent are primarily for manufacturing their products, with the majority of sales generated online. (22)</p> <p>It is difficult to see, by April 2020, that the key visitor approaches to the GToS Centre will create a positive impression of Galashiels and of the Scottish Borders. The Galashiels Master Plan aspires to the town becoming a recognised 'visitor destination' – to be that Galashiels town centre needs to look attractive and welcoming. (22)</p> <p>There is already some relaxation of Class 1 Retail – the Core Retail policy for Galashiels Town Centre should be suspended altogether for a</p>		
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		<p>period until 2021, to try and attract any usage of as many vacant units as possible on the basis that the town will look better than it does today! (22)</p> <p>The town centre will have to transform to become the niche retail (not core retail)/ leisure/ social/ food & drink/ entertainment/ housing and, if unable to be transformed, is likely require the demolition of some of the over-supply of what were retail units. (22)</p>		
Town Centres: Question 10	Galashiels	The contributor states that the Council should be proactive at developing the site in its possession in Galashiels instead of trying to market it for maximum profit. The Council should set an example of creative urban development rather than leave it to developers to come forward with proposals which have already done much to spoil the centre of Galashiels. (23)	Comments noted.	
Town Centres: Question 10	Galashiels	The contributor suggests bringing cars back into Galashiels town centre. In the very first Local Plan approved in 1953, it proposed to demolish all buildings from the buildings fronting the Market Square back to The Glue Pot to provide parking. This would reduce retail floor space but given the massive increase since the introduction of two massive supermarkets, the contributor considers that the remaining floor space in the centre would be more in demand if they were smaller units. The contributor states this is counter to the Masterplan proposal for a wonderful pedestrian precinct but there is absolutely no need for an area for the sole use of pedestrians if you don't have any! Bin the planning approach to the car of the 50/60s and accept that without "treadturn" you are not going to increase "footfall". Home Bargains is proof of this. (29)	At present there are parking areas at for example: Currie Road, High Street behind Iceland, Galashiels Interchange area. There is also substantial parking at Asda and Tesco which can be used for joint shopping trips in conjunction with these supermarkets. Town centre parking in Galashiels requires to continue to be monitored by the Council. Funding is a challenge for the development/CPO of existing buildings and land.	
Town Centres:	Galashiels	The town of Galashiels is in desperate need of	Policy ED4 has been updated to	

Question 10		regeneration in order to support the town centre. Millions of pounds have been spent on the Tweedbank railway. The actual town centre is getting more of a ghost town, maybe more housing would bring in more footfall to the local economy and more practical with the rail road straight to Edinburgh. It is understood that there are currently pockets of development going on in Galashiels. (43)	reduce the Core Activity Area in Galashiels. Additional flexibility has been incorporated into Policy ED4. This will allow a wider range of uses along Channel Street and Douglas Bridge. Currently the Great Tapestry of Scotland Building is under construction which will play a key role in regenerating the town centre of Galashiels.	
Town Centres: Question 10	Selkirk	The contributor notes and generally agrees with the recommendations of the local Chamber of Trade whose members strongly request that frontage protection be identified and extended from Sainsbury's at the north end of the High Street down to the West Port (as far as Rowlands) and extended up Kirk Wynd - just beyond Halliwell's Close. This is to support the fresh investment to the Market Place. The contributor also notes that parking is a major concern in Selkirk (and other Border towns) and wishes: <ul style="list-style-type: none"> • to establish improved parking management to help facilitate a better flow of traffic and improved pedestrian safety in the centre of town • and, in parallel, to encourage the establishment of lower speed traffic (20mph zones) in specific traffic corridors through the town – to improve public safety and reduce emissions e.g. covering the section of the A7T from High School to Sheriff Court. (305) 	Selkirk will retain its current Core Activity Area with a more flexible range of uses being allowed. However giving the vacancy rates within the town it is not considered it can be justified to extend the Core Activity further. The Council will continue to monitor parking within the town and traffic speed control is out with the remit of the LDP	
Town Centres: Question 10	Kelso	The contributor states that the Core Activity Area within Kelso should be retained and protected. (288)	Comments noted. The Core Activity Area for Kelso will be retained and included within the Proposed Local	

			Development Plan.	
Town Centres: Question 10	Melrose	The contributor supports and encourages High Streets like Melrose, which has almost every shop occupied. By not allowing anymore out of town shopping areas locally which dilute the money spent on the high street to the point shops become uneconomical. It is much easier to protect what we have than to try and recreate it once it has gone. The contributor also states everything must be done to support existing restaurants, pubs, hotels, B&Bs within the town which in turn are so dependent on the tourism industry. This helps to make a vibrant community. (82)	Comments noted. The Core Activity Area for Melrose will be retained and included within the Proposed Local Development Plan. The Council will continue promote tourism.	
Town Centres: Question 10	Melrose and Galashiels	The contributor does not think the Melrose/ Galashiels sites should be reduced but they shouldn't be implemented at the expense of other sites such as development opportunities in Tweedbank. (272)	Comments noted.	
Town Centres: Question 10	Peebles	<p>The contributor states that Peebles town centre is a disgrace - a mish-mash of charity shops and cafes. Where are the small businesses? It's about time that there was some strategic thought given to filling the premises and less thought given to extracting every last penny in rent and rates from the occupiers - as you can see from Peebles this doesn't work. (240)</p> <p>The contributor states that the Core Activity Area for Peebles on the south side of the High Street ends at the close next to the Royal Bank of Scotland; the contributor suggests that the Core Activity Area should be extended to encompass the whole of the south side of the Eastgate to Tweed Brae. (318)</p> <p>The contributor states the Council should be prepared to reduce the size of Core Areas and</p>	Comments noted. Peebles is performing well in comparison to other town centres in the Scottish Borders both in terms of retail vacancy rates and footfall. This will continue to be monitored as part of the Scottish Borders Council Town Centre Survey. Therefore it is considered that no major changes are needed in relation to the Peebles Core Activity Area.	

		allow a wider range of uses so long as they are not unsightly and generate footfall. Peebles Core Area size looks OK at present. (96)		
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QUESTION 11

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

QUESTION 11

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

Main Issue	Sub Issue	Summary of Main Issues Raised	Proposed Response to Main Issues Raised	Recommendation
Town Centres: Question 11	Duns or Greenlaw	The contributor agrees with the requirement for a supermarket and suggests Duns or Greenlaw as a location. (230)	The comments are noted. However, no specific site options were put forward for Central Berwickshire for consideration. The LDP makes reference within the Duns settlement profile that Duns is the preferred area of search although no specific site has been able to be identified.	No action required.
Town Centres: Question 11	Duns	The contributor states that a supermarket in Duns would be utilised by people of Greenlaw who may otherwise shop in Kelso or further afield. (215)		
Town Centres: Question 11	General	The contributor states that there is evidence in Galashiels that despite the proximity of recent supermarket developments to the town centre that footfall in the centre is reduced by the development. People drive to a supermarket to undertake a particular shop and do not have a mindset to visit other shops. If there is a specific need for a new retail supermarket within Duns, is there an option that this could be a smaller development in/closes to the existing town centre? The development of anything larger would have the same impact as the Tesco/Asda development in Galashiels and the Council would not want to ignore this impact. (289)		
Town Centres: Question 11	General	The contributor questions whether they really need another supermarket? They state that the Council are forgetting local businesses and therefore losing those jobs. (297)		
Town Centres: Question 11	General	SEPA advise that they have no comments. (119)		

QUESTION 12

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

QUESTION 12

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

Main Issue	Sub Issue	Summary of Main Issues Raised	Proposed Response to Main Issues Raised	Recommendation
Town Centres: Question 12	Disagree	The contributor states that developer contributions should never be removed. It is too much of a soft option for developers and only serves to reduce their profit margins. Income is desperately needed to improve infrastructure and developer contributions should make a significant contribution. (23)	There were a range of comments received in respect of developer contributions within town centre core activity areas. The following relates to all matters raised.	No action required. The Council will continue to monitor regional Developer Contributions and update the SPG on Development Contributions when required.
Town Centres: Question 12	Disagree	The contributor states 'no' in response to this question, not in support of removing the requirement for developer contributions in some parts of town centre core activity areas. (95, 171,178,179,181,184, 187, 222, 231, 240, 251, 258, 270, 276, 291, 292)	Policy IS2: Developer Contributions, contained within the Proposed LDP aims to provide guidance on how the Council intends to comply with the provisions of Circular 3/2012 on the use of Section 75 Planning Agreements. The Supplementary Planning Guidance on Development Contributions also provides guidance regarding the developer contributions sought.	
Town Centres: Question 12	Disagree	The contributor states that they do not agree that there is a requirement for developer contributions to be removed in some parts of town centre core activity areas. (175)		
Town Centres: Question 12	Disagree	The contributor does not agree and states that developers must contribute to town centres as they make profits from new housing. (223)	There is currently a Town Centre Pilot Study, which provides further guidance for Galashiels and Hawick. This	
Town Centres: Question 12	Disagree	The contributor does not agree with the removal of developer contributions within some parts of the town. There is a need to put in infrastructure not just in their estate but the roads around the town facilities. (200)		

Town Centres: Question 12	Disagree	The contributor does not agree with the removal of developer contributions within some parts of the town and states that developers do not appear to have the best interest of the local people at heart, they should be required to do more. (250)	<p>includes a relaxation on developer contributions being sought within these towns. The Pilot Study will take effect until the LDP2 is adopted.</p> <p>It should be noted that the Supplementary Planning Guidance on Development Contributions will be reviewed periodically to reflect the ongoing needs and priorities of the Council and will expand upon the development contributions sought. The appropriateness of the development contributions to proposals will be considered through the planning application process.</p> <p>The Council has produced an SPG on Development Contributions and will continue to update it accordingly periodically when required.</p>
Town Centres: Question 12	Disagree	The contributor states that developer contributions should be retained and used to improve the town in question as deemed appropriate by locals, eg community councils. (273)	
Town Centres: Question 12	Disagree	The contributor does not agree with the removal of developer contributions within some parts of the town. They state that especially given the reduction in real terms of the council budgets. (274)	
Town Centres: Question 12	Disagree	The contributor states that developer contributions are an essential component. (290)	
Town Centres: Question 12	Disagree	The contributor feels that the core activity areas should be retained and that developer contributions should also be maintained. (289)	
Town Centres: Question 12	Disagree	The contributor does not agree with the proposal to remove developer contributions and states that potentially inadequate service infrastructure should benefit from developer contributions and it is suggested that this can be continued at least in the short term. (305)	
Town Centres: Question 12	Disagree	The contributor states that they do not support the removal of developer contributions. They state that the plan reads like it is designed to accommodate developers rather than the local area. They	

		must make the appropriate contributions for every development. (217)		
Town Centres: Question 12	Disagree	The contributor does not agree that development contributions could be removed in some parts of the town centre core activity areas. They consider that the issue of developer contributions is fundamental to the wellbeing of the whole region. Indeed, recent experience has shown a willingness of planning officers to consider significant reductions in developer contributions in Peebles. This is quite unsatisfactory given the desire of developers, repeated many times in the MIR, to develop sites in this area. (318)		
Town Centres: Question 12	Disagree	The contributor states that they do not support the removal of developer contributions. They state that income is desperately needed to improve infrastructure and developer contributions should be significant. (229)		
Town Centres: Question 12	Disagree	The contributor does not agree with reducing the requirement for developer contributions. They state that given SBC's historic poor efficiency in collecting/enforcing developer contributions and obligations. (209)		
Town Centres: Question 12	Agree	The contributor supports the removal of developer contributions for change of uses between appropriate town centre uses. (24) The contributor supports the removal of developer contributions, in some parts of the town centre Core Activity Area, where there is long term evidence of difficulty attracting development in town centres. (90)		

		<p>The contributor supports the removal of developer contributions for town centre regeneration for conversion domestic use. This is expensive work to undertake and developer contributions are a disincentive. (93)</p> <p>The contributor states 'yes/agree' in response to this question, in support of removing the requirement for developer contributions in some parts of town centre core activity areas. (27, 190,196, 206, 230, 259, 296)</p> <p>There is concern about the lack of development in agreed core areas, then removing additional costs for developers would seem a sensible incentive. (196)</p>		
Town Centres: Question 12	Agree	The contributor states that in line with a flexible approach which enables development that contributes to the resilience of our rural communities, they support the general principle of this policy. (195)		
Town Centres: Question 12	Agree	The contributor supports the proposal for developer contributions to be removed in some parts of the town centre core activity area, provided the developments are for retail purposes. (283)		
Town Centres: Question 12	Agree	The contributor states that this is a good starting point. It is all about viability and grant incentives are likely to be part of the equation. (236)		

Town Centres: Question 12	Agree	The contributor states that the combination of developer contributions and business rates will be a very effective way of accelerating the demise of town centres and facilitating the shift towards grocery and comparison shopping being conducted to your door by courier services from sub-regional centres probably located outwith the Borders. (264)		
Town Centres: Question 12	Agree	The contributor agrees that developer contributions should be removed or reduced to encourage development in the town centre. (288)		
Town Centres: Question 12	Agree	The contributor agrees with the removal of developer contributions in some parts of town centre core activity areas. They state that there is a strong indication developer contributions is preventing them from taking up in a town centre. Perhaps a delayed developer contributions could be considered based on the success of the developer's enterprise after a set period of time. (215)		
Town Centres: Question 12	General	The contributor states that if the Council cannot afford them this is a necessity, maybe lowering the amount depending on the potential earnings of the business. (151)		
Town Centres: Question 12	General	The contributor states 'no' in principle, if the development is in excess of a particular amount of money. It is vital that developers give something back. The amount would have to be arrived at by experts. However, for a smaller development, converting those to living accommodation		

		would seem sensible, small scale and a contribution would not be necessary. (197)		
Town Centres: Question 12	General	The contribution states that developer contributions should be judged on a case for case basis for large scale new development or redevelopment. (24)		
Town Centres: Question 12	General	The contributor supports the proposal, but only where the development concerned does no create a significant impact on present conditions and infrastructure (eg) if a development affected traffic volume/movement to the extent that physical traffic management measures were needed for road safety. (152)		
Town Centres: Question 12	General	The contributor states that we should be encouraging development and not overly taxing it (ie) rail contributions. (168)		
Town Centres: Question 12	General	The contributor states that development contributions should only be removed under extreme conditions. (256)		
Town Centres: Question 12	General	The contributor states that depending on the scale of the development, consideration could be given to removing developer contributions in some parts of the town centre core activity area. For example, converting an upper storey into one dwelling is ok. Converting 20 offices to flats without a contribution would not make sense as developer contributions are very necessary to maintain local services. (277)		
Town Centres: Question 12	General	The contributor states that only where there is a requirement for regeneration, should developer contributions be removed. This should not be a blanket policy. (282)		

Town Centres: Question 12	General	The contributor states that developer contributions should only apply in cases where the proposed development will not necessitate significant additional infrastructure/service financial input, which otherwise would have to be borne by the Borders Council Tax payer. (312)		
Town Centres: Question 12	General	The contributor states that where the towns need a boost thought should also be given to removing the need for developer contributions for small local businesses. Large chain stores should still have to pay developer contributions. (315)		
Town Centres: Question 12	General	The contributor states that they think the question is very site dependent rather than for more general consideration and as such should remain under the remit of the planners on a case by case basis. (239)		
Town Centres: Question 12	General	The contributor states that if it makes the difference to development proposals being viable and therefore actually happening then the contributions should be removed. (216)		
Town Centres: Question 12	General	The contributor states that in respect of schooling, a developer fee is required on all new homes for the Council to build an additional primary school and a new High School, or developers should have to build these facilities. This is required before any further house building takes place. The same should be for doctors surgeries. (147)		
Town Centres: Question 12	General	The contributor suggests that in today's market it would be great assistance if they did not apply in any circumstances where premises were not being restored, repaired or developed simply because it is not		

		financially viable and the property lies as a derelict eyesore. A good example is the old town hall in Eyemouth which stands derelict with not even a toilet facility. (1)		
Town Centres: Question 12	General	SEPA advise that they have no comments. (119)		
Town Centres: Question 12	General	The contributor states that a developer fee is required on all new homes for the council to build an additional primary school and new high school, or developers should have to build these facilities. This is required before any further house building takes place. The same should apply for Doctors surgeries. (147)		
Town Centres: Question 12	General	The contributor states that, in terms of developer contributions more generally, The White Paper 'People, Places and Planning' focussed on the importance of infrastructure to the delivery of the Scottish Government's development priorities. Many of the changes proposed in the White Paper have the potential to impact significantly on how Network Rail delivers new, and maintains the existing, railway infrastructure in Scotland. In addition, the recently published draft Planning (Scotland) Bill provides the primary legislation for the introduction of infrastructure levies; and it will be for secondary legislation to set out the mechanisms by which infrastructure providers, such as Network Rail, will be involved in working with local authorities to secure developer contributions.		

		<p>Network Rail is embarking on a drive to attract third party funding to deliver enhancement projects. This is based on the principle that third parties deriving benefits from enhancements should make a financial contribution that is proportionate to the benefits that they can reasonably be expected to derive. The Network Rail commissioned, independent report by Professor Peter Hansford, 'unlocking rail investment: building confidence, reducing costs' considers contestability and third party investment in rail infrastructure delivery and was published in August 2017. This is currently directed towards England and Wales but similar principles can be applied in Scotland.</p> <p>It is right that where the cumulative impact of new developments will exacerbate a current, or generate a future, need for additional infrastructure that appropriate contributions are made by developers. They understand the need for local planning authorities and infrastructure providers to work closely together to understand development impacts and appropriate mitigations and to ensure effective delivery.</p> <p>Network Rail should be clearly excluded from having to make developer contributions as a publicly owned company arm's length body of the Department for Transport (DFT). (294)</p>		
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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 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?

Main Issue	Sub Issue	Summary of Main Issues Raised	Proposed Response to Main Issues Raised	Recommendation
Delivering sustainability and climate change agenda: Question 13	Support preferred option	Support the preferred option as proposed. (145, 171, 199, 215, 230, 250, 253, 262, 263, 273, 274, 276, 277, 290, 296, 312, 315, 195)	Support noted.	No action required.
		Supports the promotion of sustainability throughout their operations whether it be good working practices, minimising the need for travel, reducing waste and sustainable forestry practices. (101)	Comments noted.	No action required.
		We agree with the preferred option and consider that SBC's proposed approach to LDP policies and proposals to ensure they promote the development needs in the interests of sustainable development and climate change to be appropriate. From a review of the background text outlining the main issue, we consider the MIR comprehensively outlines the key topics for climate change from the perspective SEPA's remit, and we acknowledge that with regard to flood risk that there is a need for ongoing communication between SEPA and SBC, specifically in regard to the allocation of sites behind Flood Protection Schemes such as that as the one proposed in Selkirk. (119)	Comments noted.	No action required.
		Support the preferred option. Insulation standards mandated for all buildings must be significantly raised. The inclusion of solar cells must be the default expectation. Heat-pump technology must	Comments noted.	No action required.

		<p>be preferred over carbon-based heating. Policies must be developed in order to achieve these ends. (153)</p> <p>Yes, fully support this and NFU Scotland would welcome involvement in discussions relating to any change in policy. Agriculture and associated land uses already do and can continue to play a huge role in positive climate change adaption. (165)</p> <p>We support the preferred option. In relation to the Main Issue set out at paragraph 7.17, safeguarding routes for pipework is a key policy element identified by Scottish Government in their guidance on Planning and Heat. We support their recommendation that a key focus for planning authorities should be to “secure integration of heat networks and associated energy centres within multi-functional green networks.” Planning for heat network infrastructure within green infrastructure and green networks should minimise disruption if infrastructure is either to be delivered at a later date or when maintenance is required. Delivering pipework that is integrated within open space and green networks could also be considered as efficient use of land as set out in Scottish Planning Policy. Identifying such multi-functional corridors at the LDP stage and in association with other aspects of sustainable growth, such as active travel routes, could also be considered useful to deliver on core aims of the planning system. We would support clear identification of these issues in LDP2. (213)</p> <p>Network Rail fully supports the measures put forward by the Council in regard to sustainability.</p>	<p>Support noted.</p> <p>Comments noted.</p> <p>Support noted.</p>	<p>No action required.</p> <p>No action required.</p> <p>No action required.</p>
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		<p>Earlier comments as to the role that the railway can play at the very heart of achieving sustainability are again relevant. This is particularly the case as regards all forms of development at and around Tweedbank and Galashiels where public transport nodes have been positively planned in order to reduce reliance on the private car. (294)</p> <p>Scottish Water broadly welcomes the Council's continued support for sustainability and climate change adaptation. We firmly support the preferred option to continue with the policies and proposals outlined in the LDP. (323)</p>	Support noted.	No action required.
Delivering sustainability and climate change agenda: Question 13	Support preferred option with further considerations	<p>I support the policy but would add that this emphasises the need for development sites to be immediately adjacent to towns rather than at a distance from them even if the distance is relatively short. Proposed development sites MESH1001 and MESH1002 will, by being located a short distance from Peebles itself, result in significantly more of the most polluting type of road miles - those done before engines are fully warmed up. Mile for mile these are far more polluting than longer journey. (90)</p> <p>We support the preferred option but our organisation is opposed to commercial wind farms in the Pentland Hills and surrounding countryside. The thought of wind turbines over 200m in height is appalling. They will be visible for miles around. (169)</p> <p>Yes I support this but the Proposed development sites MESH1001 and MESH1002 are not adjacent to the town, which will mean more car miles, plus</p>	<p>Comments noted. It is not always possible to allocate sites solely within larger settlements due to matters such as infrastructure constraints. It should be noted the LDP proposes only a business site at Eshiels.</p> <p>Concerns regarding potential turbines over 200m in height is a concern for many bodies. Within the Scottish Borders it is considered appropriate landscape capacity studies have been carried out to help guide such applications.</p> <p>Comments noted. It is not always possible to allocate sites solely within larger settlements due to</p>	<p>No action required.</p> <p>No action required.</p> <p>No action required.</p>

		<p>most will commute to Edinburgh for work. This means passing through Peebles en-route, more cars on heavily used roads. More car miles. (207)</p> <p>Generally support but there's no mention of addressing fuel poverty. Would like to see development of district heating especially in off gas areas. (272)</p> <p>Support apart from proposed development sites MESH1001 and MESH1002 as this will result in significantly more car use and not adjacent to town plus majority will commute to Edinburgh. More cycle paths Electric points for vehicles. Solar panels. (292)</p>	<p>matters such as infrastructure constraints. It should be noted the LDP proposes only a business site at Eshiels.</p> <p>The Council will continue to promote district heating although in some instances the generally smaller scale developments make these unviable. Whilst being aware of the issues of fuel poverty the LDP cannot lay down policies to prevent or control this</p> <p>Comments noted. It is not always possible to allocate sites solely within larger settlements due to matters such as infrastructure constraints. It should be noted the LDP proposes only a business site at Eshiels. The LDP promotes the use of cycle paths and solar panels and a proposed Supplementary Planning Guidance on Sustainability and Climate Change will give further advice on matters such as the requirements within new developments for electric charging points for vehicles. Appendix 3 of the LDP confirms the requirement for electric vehicle charging points for new developments. It is intended that the Council will produce Supplementary Planning Guidance through the period of the LDP to develop and establish requirements for sustainable transport. The SPG</p>	<p>No action required.</p> <p>No action required.</p>
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			is likely to cover a range of subjects taking on board the findings of the Council's `Sustainable Development Committee`.	
Delivering sustainability and climate change agenda: Question 13	Other comments	As these become increasingly prevalent, more charging points will be essential. (22)	A proposed Supplementary Planning Guidance on Sustainability and Climate Change will give further advice on matters such as the requirements within new developments for electric charging points for vehicles. Appendix 3 of the LDP confirms the requirement for electric vehicle charging points for new developments. It is intended that the Council will produce Supplementary Planning Guidance through the period of the LDP to develop and establish requirements for sustainable transport. The SPG is likely to cover a range of subjects taking on board the findings of the Council's `Sustainable Development Committee`.	No action required.
		Development in the countryside with street lighting and additional car commuters have an adverse effect on climate change. (23)	Comments noted, although it must be acknowledged that in some cases there are benefits of supporting development in the countryside.	No action required.
		A critical issue that must be enforced. However, it is important that most of the requirements are handled in a manner that does not hold up the approval process, or require excessive costs on developers prior to approval being agreed, particularly with outline applications. (24)	Comments noted.	No action required.

		<p>Use of cars should be discouraged through access to good bus and train services. (25)</p> <p>Transport policy, in particular the use of public transport and the Borders Railway, should be identified as key elements in delivering greater sustainability. (45)</p> <p>I do not support windfarms in areas which depend on tourism, or where the electricity network cannot handle full capacity operation so that the sites will generate taxpayer subsidies more than electricity. (96)</p> <p>We welcome the acknowledgement within the MIR that in order to increase efficiency of proposals, larger turbines will be required, however we have some reservations about the use of strategic landscape capacity studies in case-by-case decision-making for specific project proposals. It is important to note the limitations of such studies and Scottish Natural Heritage (SNH) have published a 'toolkit' on landscape capacity studies, which highlights that such studies cannot "<i>define the precise limit of development which can be accommodated within a given landscape</i>", although they can "<i>give an indication of the capacity, or ability, of the landscape to accommodate change</i>". We would therefore ask that the limitations of such studies are reflected within the development of the proposed LDP2 to ensure that projects continue to be assessed on a case-by-case basis cognisant of Scottish Government's wider policy ambitions for renewable energy. (99)</p>	<p>Comments noted. The LDP promotes the use of public transport.</p> <p>Comments noted. The LDP promotes the use of public transport.</p> <p>Comments noted.</p> <p>It is considered the role of Landscape Capacity Studies are clearly confirmed and acknowledged as a very useful starting point for the consideration of planning applications for wind turbines. Their role must not be underplayed.</p>	<p>No action required.</p> <p>No action required.</p> <p>No action required.</p> <p>No action required.</p>
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		<p>The Scottish Borders already produces 8-9 times the amount of green electricity that Borders homes need mainly from big visually intrusive wind farms that have destroyed forever large tracts of our wild landscapes such as the Lammermuirs. I would, however, welcome more small scale point of use hydro and solar schemes where these are appropriate and are not visually or audibly intrusive and do not interfere with neighbours' homes or businesses. Also, as energy efficiency measures are still even more effective at reducing our CO2 emissions than renewable energy schemes, SBC could take the lead in requiring developers to include these in their industrial/commercial/residential projects, and in requiring SBC employees to implement these in their workplaces (schools too). (137)</p> <p>The LDP should refer to the overriding need to make provision for climate change. The recent IPCC Report advises that an extraordinary revolution is required in the profligacy which abounds in all walks of life if we are to avoid catastrophe. The next 12 years are critical they advise, so enormous change will have to be achieved within the life of the next Local Development Plan. (144)</p> <p>SBC should be promoting the use of solar panels which can make a large contribution towards domestic electricity demand. Also better promotion of cycle routes, buses and electric-car charging units will reduce the number of fossil-fuel miles in the Scottish Borders. (155)</p>	<p>The Council is supportive of a wide range of renewable energy types and encourages these where possible. However, it is appreciated that in some instances some renewable energy schemes are financially not feasible nor practical. Certainly the Council incorporates these within their own schemes where possible.</p> <p>The LDP must continue to address climate change and make necessary provisions and policies where possible. The Council has recently set up a Sustainable Development Committee which seeks to develop a corporate approach to addressing climate change issues. This will feed into the LDP process.</p> <p>The LDP does encourage and promote solar panels, cycle routes, public transport, renewable energy and the Council promotes and encourages vehicle charging points.</p>	<p>No action required.</p> <p>No action required.</p> <p>No action required.</p>
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		<p>Proposed development sites MESH1001 and MESH1002 will result in significantly more car miles as they are not adjacent to the town of Peebles and most people will commute to work in Edinburgh. SBC could be more proactive by insisting on solar panels on south facing roofs, on more electric car charging points, and on more cycle paths and good public transport. (172)</p>	<p>Appendix 3 of the LDP confirms the requirement for electric vehicle charging points for new developments. It is intended that the Council will produce Supplementary Planning Guidance through the period of the LDP to develop and establish requirements for sustainable transport. The SPG is likely to cover a range of subjects taking on board the findings of the Council's 'Sustainable Development Committee'.</p> <p>Comments noted. Whilst there is a desire to allocate land within major settlements there is still a duty to consider development in other areas of the Region. Eshiels is in close proximity to Peebles, although the Proposed LDP does not include any residential development within the vicinity of Eshiels. The LDP promotes solar panels, cycle paths and good public transport, and the Council supports the provision of vehicle charging points. Appendix 3 of the LDP confirms the requirement for electric vehicle charging points for new developments. It is intended that the Council will produce Supplementary Planning Guidance through the period of the LDP to develop and establish requirements for sustainable transport. The SPG is likely to cover a range of subjects taking on board the findings of the</p>	<p>No action required.</p>
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		<p>The Borders Land Use Strategy should be used not just as a tool or guide in terms of biodiversity, but across the full suite of land use options, such as forestry, building development, and recreation, inter alia. It is an extremely valuable, comprehensive and almost unique (in Scotland) exercise that has identified appropriate use of land for the region and should be the “go to” document for any operation that involves potential land use change. It should also be used to identify existing operations that are inappropriate in certain areas (such as buildings on flood plains, and commercial forestry and intensive agriculture [including sheep grazing] in sensitive water catchments) and seek to remove these or, at least, stop their expansion and deleterious impacts. Although “woodlands” and “forestry” are mentioned as discrete entities, the use of “woodlands” to describe all trees is used more commonly in the document. There should be a clear distinction between “woodlands” as native broad-leaf species of some commercial value but also of considerable ecological, aesthetic and recreational value; and “forestry” which is commercial conifer plantations, often near-monocultures, and of very limited ecological value. The two should not be conflated. Flood risk can be avoided in new developments by the simple expedient of not building in flood-prone areas. The presence of existing buildings in such areas, or flood prevention defences/structures, should not alter this approach. Flood risk can be avoided in new developments by the simple expedient of not building in flood-prone areas. The presence of existing buildings in such areas, or</p>	<p>Council’s `Sustainable Development Committee’.</p> <p>The LDP makes reference to the Land Use Strategy and its role in giving guidance to the planning process, e.g. introductory text to Policy EP3, although it must be acknowledged that it remains a pilot study and not a formally adopted document. All sites considered for inclusion in the LDP are tested in terms of potential flood risk. The Scottish Borders Woodland Strategy confirms the need for the promotion of a range of tree planting including native species.</p>	<p>No action required.</p>
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		<p>flood prevention defences/structures, should not alter this approach. (182)</p> <p>SBC could be more proactive by utilising wind and solar power in housing design, greater provision to support an increasing availability of electric cars, more investment in cycling paths and walkways and greater investment in electric powered public transport. (185)</p> <p>SBC could be more proactive. (186)</p> <p>In our opinion the aims in this section are too passive and unambitious. It is not enough to follow National guidance. Action is needed to encourage local change. As mentioned above, policy should be encouraging all development to be more energy efficient and to incorporate renewable energy generation. All development should be assessed to check it will support the aim of reducing carbon emissions. Large scale windfarms have a role to play, but the benefits from these are not felt locally other than through voluntary "community benefit schemes". The Council should be seeking to support smaller scale renewable energy projects which are locally owned and managed. Grid constraints are real, but they can be overcome with the development of local smart-grids and through other new technology. We support the reference to the Scottish Governments' Land Use Strategy, and we strongly support the approach taken by the Borders LUS pilot. If we are serious about sustainable land-use, we need to take this approach further and we need a well-informed</p>	<p>Comments noted. The Council will continue to promote and investigate means of developing these matters.</p> <p>Comments noted, though it is unclear how the respondent suggests this could be done.</p> <p>The LDP must follow national planning guidance and cannot reasonably require development stipulations which are outwith the scope of planning control. The LDP makes reference to the use of the Land Use Strategy although it must be noted that whilst it gives useful advice it is a pilot study and not a formally adopted document. The Council's Supplementary Guidance on Renewable Energy is pro-active in encouraging a wide range of renewable energy typologies within appropriate locations. The Scottish Borders Woodland Strategy confirms the need for the promotion of a range of tree planting and the Council is currently taking part in a Regional Strategic Woodland Creation pilot project. This project aims to develop a new approach to forestry which seeks better</p>	<p>The Council will continue to promote and investigate means of developing these matters.</p> <p>No action required.</p> <p>No action required.</p>
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		<p>local debate about the implications of the current push for increased afforestation. More woodland creation (right trees in the right place) would probably be a good thing. The benefits of a significant additional area of commercial forestry is more questionable for all sorts of reasons, one of which is the degree to which climate change will make such forests much more vulnerable to fire or disease. A more diversified approach to the uplands especially could generate a range of public benefits (e.g. peatland regeneration, flood mitigation, enhanced landscapes, biodiversity, carbon sequestration and better access). (196)</p> <p>Environmental issues, sustainability and climate change merit a chapter in the LDP2. Previous developments do not seem to have been carried out to these criteria. Now is the time to change that and ensure developers answer this need. This is not a bonus add on - it is vital to the health and wellbeing of people in the area and the planet as a whole. (197)</p> <p>Preferred option supported and developers need to sign up to and actually deliver on low carbon construction, sustainable materials, their energy use and energy sources and that of whatever development they are building, noise nuisance both in construction and in the buildings themselves, ecological enhancement. The dismissive use of the term 'eco bling' by a member of the planning team at a public consultation meeting does not augur well for how seriously the Borders Council and its Planning Team take this aspect of the planning 'agenda'! It would seem absolutely vital that best practice and beyond should take the Borders into the second half of the</p>	<p>integration of new woodland with farming and other land uses to maximise the benefits.</p> <p>The LDP has a specific chapter on addressing climate change which is carried forward and embedded into policies throughout including ED9 – Renewable Energy Developments.</p> <p>Comments noted. It is considered the LDP addresses and lays down policy criteria tests where possible to ensure low carbon construction e.g. policy PMD2. Building Standards have sustainable construction standards which must be complied with as part of the building warrant process. The Council's newly formed Sustainable Development Committee will develop a corporate approach for addressing the climate change agenda. This will feed into the LDP</p>	<p>No action required.</p> <p>No action required.</p>
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		<p>21st century with as little detriment to the area and planet as possible. We should be thinking about future generations. Planning permission should fully consider wider or future impacts in the widest sense e.g. will developments have recharging points for electric cars, ground source heat pumps - never mind solar panels e.g. as standard . Mentioning them but not insisting on them will mean they won't happen. (197)</p> <p>Support in general, but we fail to see how the two preferred Eshiels options comply as they are in the countryside and will lead to increased traffic and increased road miles to and from work. We agree, however, that sustainability must be encouraged in as many ways as possible. (201)</p> <p>Every car park should have an electric charging point. What have you looked into. Maybe better to be more visionary and employ perhaps university projects to look into sources of heat such as heat pumps etc. (203)</p>	<p>process including the production of Supplementary Planning Guidance on Sustainability and Climate Change. Appendix 3 of the LDP confirms the requirement for electric vehicle charging points for new developments. It is intended that the Council will produce Supplementary Planning Guidance through the period of the LDP to develop and establish requirements for sustainable transport. The SPG is likely to cover a range of subjects taking on board the findings of the Council's 'Sustainable Development Committee'.</p> <p>Finding sufficient housing land in Peebles is a challenge thus the search area at the Main Issues Report stage looked further afield. No residential sites are allocated in Eshiels within the Proposed LDP.</p> <p>The Council supports the promotion of electric vehicle charging points and it is envisaged the Supplementary Planning Guidance on Sustainability and Climate Change can investigate this matter further and lay down guidance for new development. Appendix 3 of the LDP confirms the requirement for electric vehicle charging points for new developments. It is intended that the Council will produce Supplementary Planning Guidance</p>	<p>No action required.</p> <p>The proposed SPG on Sustainability and Climate Change can investigate electrical charging point requirements further and lay down guidance for new development.</p>
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		<p>Glad to see some reference to using the LUS pilot as this is a start to developing an ecosystems approach to assist decision making. The big omission is a place making tool at a settlement as opposed to a site level. Some sustainability policies such as carrying capacity have yet to be embedded into the planning system. (236)</p> <p>“promotion of the need to reduce travel and encourage more low carbon transport choices...and reduce the need to travel by car.” Council must reconsider its transport policy and adapt this to changing requirements of residents and users, particularly in rural areas. Similarly reducing Council services which puts the requirement for individual households to recycle is not sustainable as this results in an increase in private car usage to access Local Recycling Centres. More local alternatives should be investigated. The work of Changeworks in Peebles is to be commended, however I wonder if a more proactive approach may increase the number of properties being upgraded. For example, is there is a register of properties where insulation could reduce fuel poverty and has this has been accessed to target uptake for this</p>	<p>through the period of the LDP to develop and establish requirements for sustainable transport. The SPG is likely to cover a range of subjects taking on board the findings of the Council’s ‘Sustainable Development Committee’. The Council’s Supplementary Guidance on Renewable Energy promotes a wide range of typology types.</p> <p>Comments noted.</p> <p>Comments noted. The Council has recently set up a Sustainable Development Committee which will further develop a corporate approach to address some of the issues referenced. It should be noted works relating to Peebles Changeworks are largely retro fitting and are works which are outwith planning control.</p>	<p>No action required.</p> <p>No action required.</p>
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		<p>scheme? (214)</p> <p>SBC should be more proactive in creating sustainable traffic patterns by way of cycle paths and good public transport. Solar panels, together with more efficient heating systems (heat pumps - air, ground or water), should be promoted. More electric car charging points are required. Developments, which simply create commuter villages for those travelling will result in more car miles. I have already referenced the sites in Eshiels. (216)</p> <p>Wind energy is the future combined with small scale hydro schemes. (222)</p> <p>The SBC recycling policy is woefully inadequate as most plastics are single use. This requires joined up work with manufacturers. (223)</p> <p>SCB should insist on solar panels on South facing roofs, create more cycle paths and have a good public transport system. Having the latter, will reduce the pollution caused by the serious number of cars on the road. (229)</p> <p>The Ironside Farrar Landscape Capacity and Cumulative Impact Study 2016 gives much-</p>	<p>Comments noted. The LDP does encourage and promote solar panels, cycle routes, public transport, renewable energy and the Council promotes and encourages vehicle charging points. Appendix 3 of the LDP confirms the requirement for electric vehicle charging points for new developments. It is intended that the Council will produce Supplementary Planning Guidance through the period of the LDP to develop and establish requirements for sustainable transport. The SPG is likely to cover a range of subjects taking on board the findings of the Council's 'Sustainable Development Committee'.</p> <p>Comments noted.</p> <p>Comments noted. The LDP is not the vehicle for laying down definitive guidance on how recycling must be carried out.</p> <p>The LDP continues to promote solar panels on roofs, cycle paths and a good public transport system.</p> <p>Comments noted. Decision making on planning applications on wind</p>	<p>No action required.</p> <p>No action required.</p> <p>No action required.</p> <p>No action required.</p>
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		<p>needed and welcome clarity on the capacity of the landscape to accommodate wind turbines. The protections afforded to residential amenity in terms of exposure to Noise, shadow-flicker, separation distances from turbines etc. were formulated when wind turbines of 75m in height were considered to be the norm and these protections should now be revised. Consent is being given for turbines twice that height located within 1,700 metres of peoples' homes, and the Council is clearly aware that applications for much larger turbines may be submitted in future. Separation distances between dwellings and wind turbines should be re-calibrated in proportion to the increasing size of turbines. Given the amount of renewable energy generation capacity already existing in Scotland it is difficult to justify the destruction of high-quality landscapes in order to provide more and more electricity which may never be used. Constraint payments to wind farms in the Borders already run at ££ millions a year. SBC should always maintain the primacy of landscape constraints and residential amenity over any claim by developers that they need to construct increasingly large turbines to turn a profit. (234)</p> <p>No, I don't think it takes into account the key economic drivers for the local economy, namely tourism, nor the requirement for genuine low cost housing. The LDP2 seems to be driven by a desire to satisfy developers drive to higher profits rather than exercising any power to drive a broader vision. (239)</p> <p>Proposals (in Peebles area) will result in significantly more car /commuter traffic. More</p>	<p>farms is a balance between supporting renewable energy proposals and considering any perceived adverse impacts on the landscape and residencies.</p> <p>It is considered the LDP gives the correct reference and balance to all material considerations for the judgement of planning applications.</p> <p>Development anywhere will have some kind of increase in traffic</p>	<p>No action required.</p> <p>No further action The proposed SPG</p>
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		<p>electric car points. More cycle paths through the town and surrounding area. (241)</p> <p>Confor recommends that the Local Development Plan include a commitment to refresh the Woodland Strategy. This should include:</p> <ul style="list-style-type: none"> • A comparison between the 2005 and 2019 Scottish Woodland Strategy figures (The recent Borderlands Report (2019) from the National Forest Inventory provides much of the required data.) • An assessment of the success of the Key Actions in the 2005 strategy • A reassessment of the economic, environmental and social priorities in forestry and woodlands • A new set of Key Actions. (242) <p>Support and popularise initiatives such as the recently established PHS eco group- it encourages climate change awareness in children</p>	<p>movements. Consideration is given to this via consultations on proposals to the Council's Roads sections. The Council promotes cycle paths provision, vehicle charging points and will develop this further. Appendix 3 of the LDP confirms the requirement for electric vehicle charging points for new developments. It is intended that the Council will produce Supplementary Planning Guidance through the period of the LDP to develop and establish requirements for sustainable transport. The SPG is likely to cover a range of subjects taking on board the findings of the Council's 'Sustainable Development Committee'.</p> <p>There are a number of SPGs/ planning briefs which the Department would wish to update or produce. However, due to staff cutbacks and competing workloads it is impossible to prepare all of these. There are no immediate plans to refresh the woodland strategy at this point in time but these comments are noted and hopefully an update can be carried out in due course in discussion with relevant parties.</p> <p>Comments noted though the LDP is not a vehicle for establishing means nor policies to address this. The</p>	<p>on Sustainability and Climate Change can investigate electrical charging point requirements further and lay down guidance for new development.</p> <p>No immediate action.</p> <p>No action required.</p>
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	<p>and is something they will then keep with them in their adult life. (249)</p> <p>All developments should be supporting the drive to minimise the impact upon climate change hence the Borders Railway corridor must have priority when considering any development. Development outside of that corridor should be stopped or severely curtailed. (252)</p> <p>I feel that any new housing developments should be future-proofed for the environment e.g. all new houses should have solar PV panels etc. (255)</p> <p>We should have more solar power, ground source heat, biomass provided closer to the end user e.g. solar farms. (256)</p> <p>Encouragement and support for individual/corporate measures to ameliorate building heat loss and encourage heat-preserving measures are important. (258)</p> <p>There is nothing unique on offer here that couldn't be achieved without a national park. (260)</p>	<p>LDP does encourage public engagement from a range of bodies including young people.</p> <p>Whilst seeking opportunities to develop along the railway corridors that does not mean any other growth areas within the Region should be ignored.</p> <p>Whilst the promotion of the domestic energy types will continue, this does not mean if a householder does not wish to fit solar panels on the roof the application will be refused.</p> <p>The LDP will continue to promote a range of renewable energy types. The Supplementary Guidance on Renewable Energy 2018 confirms support and promotes a wide range of renewable energy techniques giving practical examples.</p> <p>The LDP will continue to promote a range of renewable energy types e.g. policy PMD2 and Supplementary Guidance on Renewable Energy 2018. Low carbon construction forms part of Building Warrant approvals.</p> <p>The subject of a national park within the Scottish Borders requires further debate by the Council.</p>	<p>No action required.</p> <p>No action required.</p> <p>No action required.</p> <p>No action required.</p> <p>The subject of a National Park within the Scottish</p>
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		<p>The concept of sustainability as advanced in strategic planning policies is already discredited. A different view is needed of what sustainability means in a planning context. The extent to which the planning system can control lifestyle changes which govern what is and what is not sustainable ought to be recognised. (264)</p> <p>Support. However more needs to be done to recognise the benefit that developer contributions bring to local communities. An "unspoilt" landscape is no use to a community that is in dire need of investment. (283)</p> <p>The idea of planting forests to provide carbon sequestration and so mitigate climate change is good. But the current forestry practice of blanket forests of monoculture species and then clear-felling does nothing towards long term carbon sequestration. Most of the sitka spruce timber is used in paper, or other fibre products, or in building materials, all of which will have a lifetime which is less than the crop rotation of the trees (40 years) and so all the carbon which is captured by one crop is put back into the atmosphere before the next crop is cut. On top of this, a lot of carbon is released into the atmosphere when the trees are planted, and the rivers suffer from the run-off after each clear-felling. Monoculture blanket forestry which is clear-felled should be replaced by mixed species (native broadleaf) continuous forestry practice to achieve the climate change</p>	<p>It is considered throughout the LDP sustainability is adequately identified with policy references as to how it can be achieved.</p> <p>The Council will continue to request development contributions where required and reasonable.</p> <p>Comments noted. The Council promotes these points when consulted upon the likes of new proposed planting schemes. The Scottish Borders Woodland Strategy confirms the need for the promotion of a range of tree planting and the Council is currently taking part in a Regional Strategic Woodland Creation pilot project. This project aims to develop a new approach to forestry which seeks better integration of new woodland with farming and other land uses to maximise the benefits.</p>	<p>Borders requires further debate by the Council.</p> <p>No action required.</p> <p>The Council will continue to request development contributions where required and reasonable.</p> <p>No action required.</p>
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		<p>sustainability goals. (287)</p> <p>Support subject to (a) this not being at the expense of economic development and (b) encourage the use of hydro power bearing in mind there are three former water mills within Kelso. (288)</p> <p>Support the preferred option but it should be recognised in the plan that not all impacts require major investment. Some and / or increased maintenance in some areas for example gully emptying / cleaning can reduce flood risk minimize the requirement for expensive capital developments. Promotion of sustainability could be better and simple things like bulk purchase and onward supply of LED bulbs could encourage take up. The plan must have a strong focus on recycling, and must seek to clarify for households what can and can't be recycled. There is a lot of confusion as to what is recyclable in different areas and a lot of frustration that some things are still not being recycled once collected. The plan should also promote close working with business to support recyclable packaging and new businesses must be 'encouraged' by the planning process to be sustainable. (289)</p> <p>The first sentence of para 7.17 states: "The Council will continue to follow national guidance and policy in taking appropriate measures to address climate change issues". I think most rational thinkers would agree that one of the meanings of 'appropriate' in this context is 'proportionate'. Findings from Professor Jack Ponton state that his even-handed assessment means that the construction of any further giant,</p>	<p>Comments noted.</p> <p>Policy IS10 relates to Waste Management Facilities and lays down a background and a policy test regarding planning related matters. It is considered this is adequate to cover the planning legislative requirements. The LDP is not a vehicle for setting out detailed rules and provision for recycling matters covered by other legislation.</p> <p>It is considered the word appropriate is correct. It is not considered this word suggests a bias in any way. Applications will continue to be judged on a case by case basis with a fair balance being given to all material planning considerations. It is considered LDP policy on Renewable Energy and the Ironside</p>	<p>No action required.</p> <p>No action required.</p> <p>No action required.</p>
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		<p>industrial-scale wind farms in the Scottish Borders will not be proportionate to the disbenefits of their impact on quality of residential life, landscape and visual amenity, as well as the ecology and environment of the Borders. Within para 7.18 are the following sentences: "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". While this may be factually correct in describing the likely intentions of wind energy developers, the assertion of inevitability could be deemed to be accepting that these larger turbines will have to be considered on the grounds of efficiency and financial viability. That would of course be misleading so I suggest different wording is used. I also suggest that, where the Council makes it clear that it must continue to judge applications against its landscape capacity and cumulative impact study, it should point out that the physical forms of a landscape, barring earthquakes or volcanic eruptions, are unlikely to change, and that therefore assessed capacity in 2016 remains valid and absolute, rather than relative to the increasing size of the turbines in applications. Landscape capacity does not change because financial feasibility is less favourable to developers. That would be like increasing the speed limit to 150mph because many cars are capable of that speed now. (152, 218)</p> <p>No government would allow electric vehicles to be governed by higher speed limits than other vehicles if manufacturers were to claim that this was the only way to increase electric vehicle use</p>	<p>Farrar study are useful and fair starting points to help guide planning applications for wind turbines.</p> <p>The Council must seek a balance between supporting renewable energy targets and giving protection to the landscape and environment.</p>	<p>No further action.</p>
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		<p>while being economically viable. That would be no different from a planning authority granting permission for large turbines in a landscape that did not have the capacity to contain them, while citing one of the reasons as the fact that smaller turbines would not be economically viable. Scottish Borders Council has a duty to reflect UK Government policy in its development plan, where it refers to reserved matters. Energy is a matter reserved to the UK Government. In the House of Commons recently our MP John Lamont noted concerns over the number of large wind farms in the Scottish Borders, before seeking an assurance that ‘industrial’ onshore wind would not be promoted by the UK Government over other forms of renewable energy which have less impact on local communities. During Questions to the Secretary of State for Business, Energy and Industrial Strategy, Mr Lamont said: “I very much support renewable energy but many of my constituents in the Scottish Borders feel we have our fair share of onshore wind.” “So can the Minister assure me that nothing in Government policy will promote onshore wind farm development over other forms of renewable energy?” In response, Minister for Clean Energy, Claire Perry MP responded: “That is exactly the point of technology neutrality,” referring to the UK Government policy that as many forms of renewable energy as possible should be allowed to bid for Government support to avoid supporting one type of energy over another. It is suggested that the Sustainability and Climate Change aim should make reference to technology neutrality in terms which show that SBC is not favouring one type of energy over another. (218)</p>	<p>It is considered the LDP Renewable Energy policy ED9 and the Ironside Farrar Landscape capacity study are useful starting points to judge these matters when planning applications for turbines are submitted. It is considered that the aforementioned, along with the Supplementary Guidance on Renewable Energy, give the correct balance required.</p>	
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		<p>Scottish Borders Council has a duty to reflect UK Government policy in its development plan, where it refers to reserved matters. Energy is a matter reserved to the UK Government. Scottish Government's 'national policy imperative' to develop renewable electricity has moved from being a 'target' to 'not a cap' to 'ambitions', which are limitless. The same cannot be said of the capacity of the landscape to accommodate wind turbines. The Borders Network of Conservation Groups welcomes Scottish Borders Council's Supplementary Guidance (SG) on Renewable Energy, based on the updated Ironside Farrar Landscape Capacity and Cumulative Impact Study 2016 which has defined the capacity of the Scottish Borders landscapes in terms of wind farm development. It is obvious that although wind turbines may increase in size in response to changing financial feasibility, the receiving landscape, together with its capacity to accommodate wind turbines, will remain the same. Issues of scale are now critical. We therefore strongly suggest that there should be no implication within the LDP that wind farms with turbines of heights of 149.9m are now considered to be normal. We appreciate that anticipated future applications from wind farm developers may well seek wind turbines in excess of 200m in height but that does not make, or even contribute to making, 100-250m acceptable. The language in the MIR seems to suggest that Scottish Borders Council accepts that developers need larger wind turbines to make their desired profits in the absence of a subsidy regime, and that this can justify damage to landscapes where such large turbines cannot be accommodated. As a planning authority would the Council give permission to</p>	<p>Comments noted. It must be acknowledged that whilst the Council has a duty to protect the landscape and environment the Scottish Govt has made it very clear that all local authorities must support wind farms where appropriate. This cannot be ignored when seeking this balance whilst processing planning applications for larger turbines. It is considered that in some parts of the Scottish Borders some larger scale proposals could be supported as identified in the Ironside Farrar Landscape Capacity Study 2016. However, it is fully appreciated the impacts higher turbines can have and therefore such proposals must be very carefully scrutinised. The Council is aware of a project to designate a considerably large part of the region, as a dark skies area. Once this is confirmed the Council will produce a Supplementary Guidance on this subject to confirm what this means in practice regarding planning policy and the determination of planning applications relating to lighting within these areas. The Council is not in a position to confirm the full implications of this as yet and already is aware of mixed messages as to whether lights on wind turbines can or cannot be installed in these designations. Clearly much more</p>	<p>If the dark skies area is designated the Council will produce a Supplementary Planning Guidance confirming the designated area and a planning policy for dealing with planning applications within the designation which proposes lighting.</p>
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		<p>demolish the centre of Duns to clear a site for a new supermarket on the grounds that it would be more profitable than the existing food shops? We are particularly concerned that the requirement for Aviation safety lighting for towers and turbines in excess of 150m in height will bring a proliferation of polluting, high-intensity red lights, widely-visible across the night sky across the Borders. Unlike the Selkirk (238.8m) and Ashkirk (229.1m) communications masts where the lights are static and constant, the movement of blades passing across the lights on turbine towers will give the effect of rapid flashing. Mitigation by Radar-Activated Lighting will lead to lights switching on and off at random from dusk to dawn. This would appear to jeopardise any future consideration by SBC of the promotion of dark skies in order to help tourism. In the interim, we suggest policy should therefore presume against development proposals which produce levels of lighting which may impact on dark skies. The representation makes reference to concerns regarding proximity of turbines to residencies, quotes a number of references where it is argued that the need for further turbines is disagreed with and that Scotland's contribution to greenhouse gases is minimal. (160)</p> <p>No more wind farms please. They are an eyesore. (240)</p> <p>Given the cost of flood prevention and the suitability of the Scottish Borders to support alternative energy, it would be helpful for communities who resist alternative energy development to understand that such developments can potentially be used actively to</p>	<p>work and clarity requires to be investigated regarding this matter.</p> <p>Comments noted</p> <p>Comments noted. The full implications and understanding of this, costs involved etc. will require detailed investigation.</p>	<p>No action required.</p> <p>No immediate action required.</p>
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		<p>offset cost of flood prevention. The council should promote a connection between the two. (291)</p> <p>Southdean CC supports delivering sustainable solutions which help address climate change. However the CC feels that the current policies are too narrow in focus and have the potential to damage our local area. The proliferation of wind farm applications has been felt in this area, and the height of the turbines proposed continue to increase. The potential size of the applications would transform the local area in a negative manner. Scottish Borders Council must ensure that any proposals are weighed with local community views considered. (299)</p> <p>In terms of renewable energy the Selkirk CC notes that planning applications are likely to be submitted for taller wind turbines across the Scottish Borders (e.g. up to 200m in height) in order to increase their efficiency and is concerned that such structures which will have an accumulative and detrimental visual impact upon tourism and related leisure activities. Hydropower and solar arrays should be encouraged – in keeping with SBC’s recently adopted Supplementary Guidance on Renewable Energy which gives support to a wide range of types within appropriate locations. The option to use Common Good land where practical – e.g. for solar field arrays - has already been suggested and the adoption of such a more visionary approach to the guardianship of Common Good assets could significantly improve the financial return and o/a benefit for the Selkirk community (and others). (305)</p>	<p>It is considered planning policy within the LDP, notably ED9, and the decision making process ensures consideration is given to all relevant planning considerations when dealing with proposals for wind farms.</p> <p>It is considered that LDP policy on Renewable Energy and the Ironside Farrar Landscape Capacity study are useful starting points as material considerations for helping guide proposals for large turbines. This includes striking the balance between supporting renewable energy proposals as required by the Govt as well as giving weight to the protection of the landscape. Comments regarding the potential use of Common Good land are noted and the Council has been in contact with the respondent regarding the development of this.</p>	<p>No further action.</p> <p>Further discussions regarding opportunities for renewable energy projects on Selkirk Common Good land.</p>
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		<p>There is much debate about the encroachment of wind farms which can impact the community in many ways. Of concern are transportation issues during construction phases (as above), and the increased heights now being sought by developers to off-set subsidy withdrawal, resulting in very large turbines being considered. NDCC acknowledges that wind farms play a very large part in the Scot Gov renewable energy policy and we, more than most, are playing our part in working with developers to ensure the best outcome for all. Newcastleton continues to ask SBC to defend iconic landmarks so that views and experiences of visiting these are the same for future generations as they were for the previous ones. So much of our local economy depends on our surroundings which are precious. Newcastleton is seeking Dark Sky Status for a wide catchment area that surrounds us and hope to have secured this within a 3-year window. It will be important that any lighting required on developments within this catchment employ appropriate lighting measures to ensure that the dark sky status is not impacted. We continue to ask why planning policy cannot include Community Benefit Funds as a condition of the planning if it should be granted? Government subsidy is now removed so this is by no means a given now and developers have no obligation to provide one. NDCC fully understand that CBF is not a material consideration during the process and agree with that principle, BUT if planning is granted why can't it be made a condition of the planning and linked to the development itself not the developer? Without formal recourse to protect the community we cannot seek to benefit from the funds that have been ring fenced for our needs.</p>	<p>When assessing applications for wind farms the Council requires and considers the standard of roads and any improvements required in order to deliver turbines onto the site. In considering planning applications for wind farms consideration is given to perceived impacts on the landscape and environment. This is often the most contentious part of such proposals and the most common reason for refusal. Communities in the southern part of the region are pursuing a Dark Sky project. When a Dark Sky area is identified and designated the Council would then get involved via the preparation of a Supplementary Planning Guidance. In essence this would confirm what the designation would mean in practice from a planning policy perspective and what consequent controls would be laid down with regards to proposed lighting. There is still much work to be done on this project and is it very much work in progress. The SPG will give clarity from a planning perspective once all the current unknowns are fully understood. It is understood the dark sky area is likely to cover a considerably large part of the southern Scottish Borders. As confirmed by the respondent Community Benefit Funds are outwith the scope of planning control and SBC has no authority to</p>	<p>If the dark skies area is designated the Council will produce a Supplementary Planning Guidance confirming the designated area and a planning policy for dealing with planning applications within the designation which proposes lighting.</p>
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		<p>Communities have no capacity to sue companies who ignore protests if change of ownership or circumstance suit their needs. NDCC appreciate that local planning policy follows national guidelines but urge SBC to lobby for change so that the CBF's can be used and administered to the communities they were designed to appease.(307)</p> <p>There should be less wind farms and a balance between agriculture and forest planting. (190)</p>	<p>alter this. Scottish Govt are aware of the delivery issues and it is understood this is being addressed.</p> <p>Comments noted.</p>	<p>No further action.</p>
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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?

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?

Main Issue	Sub Issue	Summary of Main Issues Raised	Proposed Response to Main Issues Raised	Recommendation
Designation of National Park within Scottish Borders: Question 14	Support for National Park with additional comments	<p>Support a National Park in general within Scottish Borders. (55, 151, 153, 179, 180, 184, 192, 263, 293)</p> <p>Support a National Park. Do not overlook the beauty of the Tweed Valley and the adjacent Southern Uplands. Make sure SBC does not spoil the very thing that people value. (23)</p> <p>Support a National Park in Scottish Borders and would suggest one based around the St Mary's Loch Broad Law area where there is good access and opportunities for countryside recreation. (24)</p> <p>Support a National Park. Broughton to Peebles to Melrose To Jedburgh down to the English border including the Pentland hills. (25)</p> <p>Support a National Park in the Tweed Valley. (43, 95, 170, 229)</p> <p>Support a National Park which would improve qualities of life, health and well being, benefit tourism and attract investment and provide a further layer of protection to our much valued landscape. We believe it should, as far as practicable, be co-terminus with the Northumberland National park and that it should largely occupy the area indicated by the Campaign For a Scottish Borders National Park.</p>	<p>This response is a general response in relation to all the summaries within this section which give support to a National Park within the Scottish Borders.</p> <p>The Main Issues Report was considered a suitable vehicle for seeking public opinion on 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,</p>	<p>It is recommended that the Council notes the representations to the Main Issues Report and considers taking further action with a view to making a definitive decision as to whether or not to give its support to a National Park within the Scottish Borders and where this should be.</p>

		<p>We think it should also extend westwards from the Eildon and Leaderfoot National Scenic Area to include Scott's Designated Landscape and the Tweed as far as Traquair, before swinging south to encompass the lands of the ancient Ettrick Forest by including its southwesterly tributaries of Yarrow, Ettrick, Ale, Borthwick and Teviot. (60)</p> <p>Support extending the Pentland Hills Country Park into Tweeddale. (96)</p> <p>It would make sense for the Scottish Borders to march with the Northumberland National Park, and we agree it should be broadly based on the Cheviot Hills and Roxburghshire. (105)</p> <p>Support the proposal to consider a new national park centred on Scottish Borders, if there is strong local backing for this proposal. At this stage we have no strong opinion on where the exact boundary should lie. (107)</p> <p>Support a National Park within the general area of the Scottish Borders proposed for consideration. (116, 301)</p> <p>Supports the designation of a National Park within the Scottish Borders in respect of a viable area, to include the uplands and foothills of the northern Cheviots adjoining the Northumberland National Park and the Border Ridge. (124)</p> <p>Strongly support the proposal for a National Park in the Southern Borders (SBNP) that encompasses the largest area of four options in the SBNP feasibility study, and is run by a slimline National Park Authority with strong local</p>	<p>legislative powers it would have and what the operating costs would be.</p> <p>Feedback on this subject can 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.</p> <p>The Main Issues Report consultation has confirmed from the representations received that there is more support for a National Park than those against. A wide range of reasons have been stated in support of such a designation and a number of possible locations for it have been suggested across the Scottish Borders including suggestions that it should cover the whole area. A number of reasons for opposing the designation have been submitted and it is noted that one of the objections has been</p>	
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		<p>representation. (137)</p> <p>Support a National Park in the Scottish Borders but feel it should be extended west from the Eildon and Leaderfoot NSA to include Scott's Designated Landscape and the Tweed as far as Traquair; then south to take in the Ettrick and Yarrow valleys and so include the Tweed's tributaries of Yarrow, Ettrick, Ale, Borthwick and Teviot. Possible extension east into Berwickshire. (143)</p> <p>I do agree with the suggestion of a National Park within the Scottish Borders. Glentress, Yarrow Valley. (145)</p> <p>The proposal for a Borders National Park in southern / central Borders would be the best way of raising the profile of the Region in the minds of both Scottish, British and international holiday makers and tourists. Whatever boundary is chosen, all parts of southern and central borders will benefit because of the well-researched "halo" effect felt by areas surrounding existing NPs, and it would be wise to avoid diluting the benefits by making the NP area too wide and inclusive. For example, the Glentress / Peebles honeypot is doing fine as it is, and including it would continue to draw attention away from the neglected northern slopes of the Cheviots i.e. south of the Teviot. Scottish Borders Tourism Partnership is promoting a much needed marketing strategy addressing the same issues, but the benefits will only be felt while the money for this remains available. The best way to raise the long term profile of the Region is through an internationally recognised designation that means "excellence"</p>	<p>submitted by National Farmers Union in discussion with members.</p> <p>It is considered the Council should take note of all the responses made regarding the possibility of designating a National Park within the Scottish Borders and have further debate on this matter in order to form a collective opinion on whether or not to support such a designation and, if so, where the designation should be. Clearly there remain number of uncertainties and differing opinions on this matter including where it should be, governance matters, the role of the Council, how costs will be split, discussions with land owners, etc Should the Council wish to pursue this proposal further engagement would require to be carried out before formal support and approval from the Council would be sought for the designation. Should this matter be taken forward, the process to designate would take several years, therefore although this is an ongoing issue, it is expected that it would become more of a consideration for a future LDP. The designation of a National Park is ultimately a matter for Scottish Ministers following an assessment</p>	
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		<p>and "must visit" to tourists. (146)</p> <p>3 potential areas - The Tweed Valley, Cheviots, Eildons. (147)</p> <p>Strongly support the designation of a National Park within the Scottish Borders, for all the reasons that the Campaign has given. I believe that the area of the former county of Roxburgh, more or less, would readily meet the criteria for national parks, as well as providing a proven means of boosting economic development in a part of the Borders which has suffered economically, relative to the rest of Scotland and the UK, for many years. I suggest that the question of whether towns close to the edge of whatever area might be settled upon should be in or out of the NP boundary should be left for those towns themselves to decide, eg through the relevant community councils and relevant SBC councillors. For instance, if Roxburghshire were settled upon, the towns of Hawick, Melrose and Kelso should be allowed to determine whether they are located inside or outside the boundary. The decision to include the National Park proposal within this chapter of the MIR on Delivering Sustainability and the Climate Change Agenda may have had some kind of logic behind. I sincerely hope the location was not calculated to ensure that wind farm developers (who might understandably focus in particular on this chapter, perhaps in some instances, to the exclusion of all others) were spoon-fed the opportunity to make negative comments about the National Park idea. I might not believe this, but any cynic or even any open-minded man on the Hawick omnibus might perceive that as a possibility. The more logical</p>	<p>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.</p>	
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		<p>thing to do in the final version of the Main Issues Report would be to include the main reference to the NP proposal in Chapter 4 on Growing our Economy (an aim which the Campaign Team believes to be the most significant for the National Park), with a cross reference in the chapter on Delivering Sustainability and the Climate Change Agenda. I also suggest that the Main Issues Report consultation should not be the only means by which the Council assesses the NP proposal. Since a principle driver would be economic regeneration it will be necessary for the Council to consider how to adequately assess the economic benefits predicted, and any other economic impact. (152)</p> <p>BNCG is concerned to promote the appreciation and protection of the unique and beautiful landscapes and amenity of the Scottish Borders and we enthusiastically support the designation of a National Park in the Borders. The potential for the Scottish Borders to be marketed as a tourist destination in this way is vast. The landscape in the Borders is our greatest asset in terms of developing a vibrant tourism economy, creating sustainable jobs, and tapping enormous potential to attract the urban populations of cities in Scotland's Central Belt, Newcastle, Carlisle and beyond. Yet, compared to the Highlands and Islands for instance, very few people outside Scotland (and quite possibly within Scotland too) know anything about the much more easily accessible Scottish Borders, let alone consider it as a visitor destination. The instantly and internationally recognized National Park brand could reverse this virtually overnight, at no expense to the Council, and, in the long term, at</p>		
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		<p>net profit to the Scottish Government. Since the Park would be wholly contained within one local authority area (unlike the two existing Scottish Parks) there would not even be a need for any additional bureaucracy as far as planning is concerned. It would make sense for the Scottish Borders to march with the Northumberland National Park, and we agree it should be broadly based on the Cheviot Hills and Roxburghshire. (160)</p> <p>I agree with the main thrust of the LDP2. In addition to that, it has been particularly pleasing to study the proposal for the Borders National Park. It would bring a much needed economical boost to the area, helping the development of the hospitality, recreation & leisure industry. Listening to Dr. Black's comments on British farming at Oxford conference earlier this year I believe it would give Border farmers opportunity to sell produce demanded by the increasingly discerning public today - fresh, simple, wholesome food. People's eating habits are changing - the Borders have so much to offer in terms of quality & individuality. Historically, this has been a neglected corner of Scotland. Yet, it is so significant in the national history. People would be astonished to discover & enjoy this surprising destination instead of just passing through. (190)</p> <p>We support further exploration of the benefits of a National Park. Having such a well recognised designation in the region is likely to attract new visitors and could encourage new businesses to start and existing businesses to grow. We predict that the boundary of the park will be difficult to agree as it could potentially extend to cover the</p>		
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	<p>whole of the Borders - and indeed stretch into D&G. The boundary will also need to make sense on the English border (the boundary of the Northumberland NP does not make sense - as it stops at the border). We have argued for some time that we could be making more of the existing National Scenic Area designations which, if better promoted, could attract additional visitors right now, especially the Eildon-Leaderfoot NSA which you can walk to from Tweedbank Station if you knew it was there. (196)</p> <p>The Scottish Campaign for National Parks and The Association for the Protection of Rural Scotland have been jointly campaigning for several years for a strategic approach to the designation of more National Parks (NPs) in Scotland. Further information about the background to and activities of this campaign can be found on the project webpage for our joint Scottish National Parks Strategy Project - search for "Scottish National Parks Strategy". Our case for a national strategy for more NPs is set out in our 2013 report "Unfinished Business", which is attached to this response. Scotland has some of the finest landscapes in the world, many the equal of NPs in other countries. Scotland's first two NPs have achieved a great deal in their first decade and represent remarkable value for money. They inspire pride and passion amongst local people and visitors, and they provide a wide range of environmental, social and economic benefits to local residents, visitors and Scotland as a whole. We consider that these benefits should now be spread more widely, through a national strategy to add more parts of Scotland to the worldwide family of NPs. This would bring additional</p>		
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		<p>resources to places which deserve it, strengthen Scotland's international standing for environmental protection and support our crucial tourism industry. There is substantial national public support for NPs, and local support for designating further NPs in some parts of Scotland. Designating a special area as a NP is the best way to:</p> <ul style="list-style-type: none"> • generate a high profile • support its active management as well as its protection • encourage integrated planning and management by all public bodies, and • invest additional national resources in helping both residents and visitors to enjoy the landscape whilst conserving it for future generations. <p>Substantial political support exists for the creation of more NPs: four of the five political parties represented in the Scottish Parliament support the designation of more NPs, and representatives of these parties spoke in favour of more NPs in a Parliamentary Debate in May 2017.</p> <p>PROPOSED SCOTTISH BORDERS NATIONAL PARK</p> <p>In "Unfinished Business" we identified seven areas which we consider meet the designation criteria for NPs. One of these areas was the Cheviots area of the Scottish Borders. The case for and description of the proposed Cheviots National Park was set out in "Unfinished Business" as follows:</p> <p>"The Scotland/England border runs along the ridge of the Cheviot Hills, so the southern flanks of the Cheviot Hills in England are included in the Northumberland National Park, yet the northern flanks in Scotland have only limited protection through Area of Great Landscape Value (AGLV)</p>		
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		<p>designation. However, the landscape quality of the northern side is as great as, if not greater than, that to the south, so there would be a great deal of sense in extending the Northumberland National Park into Scotland. This would be the first cross-border National Park in the British Isles, although this would not be particularly unusual, as there are several examples of cross-border National Parks elsewhere in the world. The Cheviot Hills feature extensive grassy moorlands with frequent rocky outcrops. The largely treeless valleys which cut into the uplands often allow open views to layered ridges of hills, giving visual depth to views into and within the area. Strong contrasts prevail between the remote, wild summits and the quieter, less dramatic valleys." This description sets out the underlying rationale for the initial SCNP/APRS Cheviots National Park proposal being based around the core area of the northern Cheviots adjoining the Northumberland National Park, rather than around other high-quality Borders landscapes such as for example upper Tweeddale or the Berwickshire coast.</p> <p>SUBSEQUENT DEVELOPMENTS</p> <p>A number of developments related to this argument have occurred subsequent to the publication of "Unfinished Business". The most significant of these has been the emergence of the Campaign for a Scottish Borders National Park and the preparation of the comprehensive and professional Feasibility Study which it published in September 2017. We were fully involved in and contributed to the preparation of the Feasibility Study. The Cheviots AGLV has been replaced by the Cheviot Foothills Special Landscape Area (SLA), following a review of local landscape designations by Scottish Borders</p>		
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		<p>Council. We now realise that a National Park in the Borders would not in fact involve “extending the Northumberland National Park into Scotland” nor would it be a “cross-border National Park”, as it would in fact be a separate National Park designated under the National Parks (Scotland) Act 2000. However, if a Cheviots National Park were to be established, it would be likely that it would wish to co-operate closely with the neighbouring Northumberland National Park, for example through seeking close integration between the National Park Plans for the two adjoining areas.</p> <p>AREA THE NATIONAL PARK SHOULD COVER The boundaries of the proposed NP are statutorily required to be determined according to the conditions set out in the National Parks (Scotland) Act 2000:</p> <p>"(a) that the area is of outstanding national importance because of its natural heritage or the combination of its natural and cultural heritage, (b) that the area has a distinctive character and a coherent identity, and (c) that designating the area as a National Park would meet the special needs of the area and would be the best means of ensuring that the National Park aims are collectively achieved in relation to the area in a co-ordinated way."</p> <p>Although the initial SCNP/APRS proposal in Unfinished Business was for a National Park centred on the northern Cheviots, several other high-quality landscapes lie nearby, including the Teviot Valleys SLA, the Tweed Lowlands SLA and the Eildon and Leaderfoot National Scenic Area (NSA). The 2017 Feasibility Study discusses possible boundaries in some detail, and makes a convincing case for the National Park to extend</p>		
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		<p>out from its Cheviots core towards the Tweed valley to include the areas around Jedburgh, Kelso and Melrose, and possibly also south into upper Teviotdale and upper Liddesdale. As a result of this the local campaign is understandably referring to "Scottish Borders National Park" as a working title rather than "Cheviots National Park".</p> <p>TOWN AND COUNTRY PLANNING</p> <p>All the experience gleaned by NPs throughout Scotland and the rest of the UK indicates that they are best placed to deliver effective services to local communities and to the landscapes in their care if they have both development planning and development management powers under the town and country planning system. All 15 NPs in the UK have development planning powers; the Cairngorms NP is one of only two which does not have development management powers. This split of planning responsibilities has proved to be unnecessarily complex and confusing for all concerned, including local communities, developers, local authorities and non-governmental organisations, to the extent that even the Cairngorms National Park Authority (NPA) itself is now calling for development management powers to be transferred to it. We therefore recommend that the Borders NPA should have both development planning and management powers.</p> <p>RESOURCES</p> <p>Scottish NPs are 100% funded by the Scottish Government, so the creation of a Borders NP would bring substantial additional resources into the area, although these would be made available to the NPA rather than to the Council. International evidence demonstrates however that NPs invariably generate considerably more</p>		
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	<p>income for the areas they cover than is spent on their relatively modest running costs. (208)</p> <p>We strongly support the designation of a National Park. We believe that the area of the former county of Roxburgh, more or less, would readily meet the criteria for national parks, as well as providing a proven means of boosting economic development in a part of the Borders which has suffered economically for many years. We suggest that there is a coherent, layered cultural heritage and history stretching from the Cheviot Hills, down through glens, woods and farmland to the Tweed, from ancient history (the Southern Borders has more hill-top forts than any other part of the UK); through medieval times when the four abbeys built their fortunes on international trade in wool from their huge flocks of sheep grazing pastures from the Merse right up to the foothills of the Cheviots; and through the Borders reivers who rivalled each other in their exploits and made much of the land ungovernable for a period. Not only is the landscape rich in history, that history is visible today in the built heritage and landforms, and celebrated by all age groups in the Borders to an extent seldom seen elsewhere in the UK, for instance through the common ridings and similar festivals. It is a widely acknowledged effect of national park designation across the world that the towns and service providers just outside the boundary of a national park benefit economically as much if not more from that designation as do the settlements and businesses within the boundaries, through what is known as the 'halo effect'. Hence a 'Scottish Borders National Park' based on Roxburghshire would be highly likely to benefit all of the Scottish Borders. We suggest</p>		
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		<p>that the question of whether towns close to the edge of the eventual National Park area should be inside or outside the NP boundary should be left for those towns themselves to decide, eg through the relevant community councils and SBC councillors. For instance, if Roxburghshire were settled upon, the towns of Hawick, Melrose and Kelso should be allowed to determine whether they are located inside or outside the boundary. Whatever the case, each of these towns, and also Galashiels because of its situation on one of the main roads and the rail route heading towards the proposed Park area from the north, would inevitably become 'Gateway Towns' benefitting from the halo effect. It is equally likely that Earlston, even if not within the Park area, would benefit from southbound traffic towards the Park, just as Coldstream could benefit from traffic heading from the east. We also suggest that the Main Issues Report consultation should not be the only means by which the Council assesses the NP proposal. Since a principle driver would be economic regeneration it will be necessary for the Council to consider how to adequately assess the economic benefits predicted, as well as any other economic impact. (218)</p> <p>We support the preferred option but our organisation is opposed to commercial wind farms in the Pentland Hills and surrounding countryside. The thought of wind turbines over 200m in height is appalling. They will be visible for miles around. (169)</p> <p>Support a National Park. Suggested on area which extends and includes Melrose, Kelso, Kirk Yetholm, up to Norhumberland Council boundary,</p>		
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		<p>Newcastleton, land east of Hawick and Selkirk. (171)</p> <p>We support this initiative. It could provide an ideal way forward in combining conservation and enhancement of the Scottish Borders' landscape, history, heritage and culture with genuinely sustainable support for small businesses and growth of the economy. The general area it should cover would be perhaps the approximate area of the previous Roxburghshire. (173)</p> <p>The Tweed Valley Forest Park would be a good start and give more control on rampant development. (183)</p> <p>Support a National park. Glentress would be an ideal spot. (185, 194)</p> <p>Support a National park which includes Upper Tweeddale, Yarrow and Ettrick Valleys with a wedge extending as far east as the Eildon Hills. (187)</p> <p>Support proposals in the manor valley hills around Traquair and Minch Moor. (189)</p> <p>Support a national park from Liddesdale up to Hawick. (190)</p> <p>Support. Should potentially include some of Tweeddale. (191)</p> <p>Support two. One to the east and one to the west so coastal and hill country. (197)</p> <p>We support the designation of a National Park in</p>		
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		<p>the Scottish Borders. We do not have a preference for where this should be located, but this should sit in an area where there is great potential for nature conservation. Of course a national park approach should not mean that the landscape out-with this area should not be managed with environmental considerations in mind, taking a landscape scale approach and aiming to preserve and enhance important features of the land such as ancient woodland and ancient and veteran trees. (199)</p> <p>We support the designation of a National Park within the Scottish Borders but find it difficult to reconcile this concept with the proposals to proceed with large scale developments in the countryside such as those proposed under MESH1001 and MESH1002. (201)</p> <p>Support a National Park in the area that covers the Tweed between Drumelzier and Walkerburn, Manor Valley and the Meldons. (204)</p> <p>Support. Jedburgh at the centre. Jedburgh has so much history and visitors would love to see all that is available in Jedburgh and surrounding area. Jedburgh doesn't have great big signs on the roads to encourage people to come and see what we have to offer. Other towns with less seem to be pushed more than Jedburgh. We have a fantastic Abbey, Castle, Mary Queen of Scots House, Ferniehirst Castle, Harestanes and a Brewery as well as swimming pool with fitness centre, sports centre, golfing, rugby, football, cycling and great walks with beautiful scenery. (211)</p>		
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		<p>Excellent idea, A Long and narrow Park, taking rivers and landmarks into account, but not restricting development which might encourage tourists into the area. e.g. upmarket chalets , and outdoor activities, as found in other national Parks. (212)</p> <p>Support. Agree with suggestion to also include land adjoining St Mary's Loch along A708. (215)</p> <p>Support if it would help tourism. (216)</p> <p>Support a National Park in the Upper Tweed valley. (222)</p> <p>The whole of the Scottish Borders should be designated a National park. (223)</p> <p>Support a National Park but it would require a widely advertised consultation. (225)</p> <p>Support in Eshiels / Tweed Valley/ Peebles / Glentress Forest and all the surrounding Areas. (227)</p> <p>I support a National Park in the Borders. It should cover most of the Cheviots including Jedburgh and west to Newcastleton. (230)</p> <p>Support. Mainly the western Borders but a finger of land stretching east to capture the Eildon Hills and surrounding area should be considered to. (231)</p> <p>Support. I think it would make sense to locate the Scottish Borders national park so it adjoins the Northumberland national park, and provide clear</p>		
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		<p>walking/cycling/horse riding routes that cross boundaries between each park to encourage cross pollination on visitors to both. (232)</p> <p>I support National Parks in the Scottish Borders and i feel the Tweed Valley should become a National Park or even to be awarded a National Scenic Area for future generations to enjoy. (233)</p> <p>Yes, I do support the designation of a National Park in the Scottish Borders. It seems to be a very simple and cheap way to raise the pitifully low profile of the Borders as a recreational and tourism destination. The Borders landscapes are of exceptionally high quality, the cultural distinctiveness of the Common Ridings surely equal events like the Palio in Siena, yet it seems the Borders is content to slumber quietly without drawing attention to any of its amazing riches. It would not take much to develop the brand. Last summer I was driving in France and passed a sign by the side of the road; 'You are entering the Regional Park of the Dordogne'. I don't know how much it cost to make the sign and put it up, maybe less than €1,000, but I was instantly aware that I was suddenly in a special, better quality landscape. National Park designation would undoubtedly give a massive boost to the Borders economy by attracting interest, increasing visitor-spend and creating jobs. The infrastructure already exists and would benefit from further development. There is huge potential. My question is how else could you possibly achieve this at such low cost and with so little effort? (234)</p> <p>Yes, absolutely, lets protect the Tweed Valley and further improve the tourist draw of the area!</p>		
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		<p>Specifically, there is interest both nationally and globally in Dark Skies (i.e. a lack of light pollution from streetlights. Places like Glentress Forest could benefit from this in the same way as the areas in Northumberland to the West of Alnwick have. (239)</p> <p>Yes - but I don't have enough information to make suggestions about location. (244)</p> <p>Yes, I support the designation of National Park within the Scottish Borders. To gain maximum benefit, I think this should include all of the areas proposed in the, feasibility study ie Newcastleton, Jedburgh, Kelso, Melrose, Newtown St Boswells and St Boswells. It should exclude Hawick, Selkirk and Galashiels. (See feasibility report Appendix 3 p121). (253)</p> <p>I support the designation of a National Park within the Scottish Borders. I broadly agree with the proposal shown on the Campaign for a National Park in the Scottish Borders website EXCEPT I would prefer that the western boundary ran the length of the A7 from Langholm to Galashiels. (262)</p> <p>Yes, it should cover the Eildon / Dryburgh areas around the river Tweed. (272)</p> <p>I think it is an excellent idea and would go far to delivering growth and investment while protecting and enhancing the Borders' unique and overlooked landscape and heritage. Any of the areas suggested in the Flexibility Study would be suitable. (274)</p>		
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		<p>I do support a National Park. The feasibility study seems to focus on the South Eastern borders which seems to miss the particular beauties of the Western Borders and the Upper Tweeddale National Scenic Area. (277)</p> <p>I am simply responding as a citizen of Edinburgh to say that the creation of a Borders National Park would help highlight the Borders as a stunningly beautiful place to visit. (278)</p> <p>Support. It should cover heritage town sites such as Lauder and scenic and recreation areas. (279)</p> <p>I strongly support the designation of a National Park within Scottish Borders. It would make a major contribution to the sustainable socioeconomic development of SB, and would protect the grossly undervalued landscape and cultural heritage assets which we have here. I think it should cover the approximate area of the old Roxburghshire. It should involve modest setup costs and within a year far more than pay for its running costs through job creation and visitor spend. Note that SB would not incur any of these costs. (280)</p> <p>I think this is an excellent idea which would be a huge asset for the future development of the Scottish Borders as a tourist and leisure destination. The network of Drove roads would be perfect for development into superb cycling and pony trekking routes. It is essential we do not ruin these assets with infra-structure such as wind turbines. A Scottish Borders National Park should, I think, include as much of the wild, uplands and scenic landscapes as possible such as the</p>		
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		<p>Cheviot hills, the hills surrounding Hawick and the Teviot valley, extending north to include the Tweedsmuir Hills. (284)</p> <p>Yes I support it. It should include the Lammermuir Hills. (286)</p> <p>Yes I support it. It should be the old Roxburgh area. (287)</p> <p>Yes, we fully support it. Generally to the south of the Tweed, and including all of the hill areas at the headwaters. (290)</p> <p>Selkirk and its surrounding area offers many opportunities to support National Park status. (291)</p> <p>Absolutely. A National Park will provide the biggest marketing and brand boost the borders could wish for. Its a simple and very effective message that will draw in investment and creativity, helping the borders to thrive in the 21st century. (295)</p> <p>Yes, Bonchester Bridge area. (296)</p> <p>A reasonable idea, but looks like as usual the edges of the borders are not included as usual. They are out of the 'golden circle'. (297)</p> <p>Yes .This is supported by Southdean CC. The designation of a National Park would give reasons for people to come to the Scottish Borders. With improved connectivity there is a fear that direction of travel would be away from the Borders. A National Park would bring a sense of focus and</p>		
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		<p>allow local tourism businesses to thrive. Southdean CC would support the area proposed in the study which is effectively Roxburghshire, with a number of the major towns being Gateways. Southdean CC would be included within the broader scheme suggested, and we support the broader area suggested. (299)</p> <p>Yes, Tweeddale. (300)</p> <p>We agree that Borders National Park can bring benefits to the region and would propose that the park should extend through Ettrick to include upper Tweeddale. All of these areas have much in common, a shared cultural heritage, e.g. our common ridings, areas of outstanding natural beauty and a developing tourist industry as well as sharing many other common features. (318)</p>		
Designation of National Park within Scottish Borders: Question 14	Object to National Park within Scottish Borders	<p>No more National Parks, these are turned into sports centres. ie Mountain Bikes which ruins natural habitat. (27)</p> <p>If there is no obvious area (which I don't think there is), then there is no need for a NP within the Scottish Borders. There must be UK or Scottish Government criteria against which to score areas suitable for a NP in a GIS type study. The fact that you haven't suggested any areas, and I can't think of any suggests a NP in the Borders is not required. (155)</p> <p>At a meeting we had in Denholm we were told that it would cost several million to set up and run. It appeared that the main objective was to encourage tourism; if this is so the money would be better spent supporting existing bodies which are already promoting tourism. I believe it would</p>	<p>This response is a general response in relation to all the summaries within this section which object to a National Park within the Scottish Borders.</p> <p>The Main Issues Report was considered a suitable vehicle for seeking public opinion on 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</p>	<p>It is recommended that the Council notes the representations to the Main Issues Report and considers taking further action with a view to making a definitive decision as to whether or not to give its support to a National Park within the Scottish Borders and where this should be.</p>

		<p>put another layer of bureaucracy on to what is already a well regulated area adding additional cost for no gain. The beauty of the Borders is its peaceful countryside. Putting too much emphasis on tourism could end up destroying what we already have now. For those reasons I object to a Borders National Park. I believe this would be the view of most farmers. (161)</p> <p>NFU Scotland does not support the designation of a National Park within the Scottish Borders. This decision was not taken lightly and is based on extensive consultation with our membership in the Borders. No members have come forward in support of the proposals, however many have demonstrated a strong opposition. Funding is considered an issue. Further restrictions on how farms operate would be an issue. The campaign is recognized locally as another method of reducing the chance of onshore wind energy production on a blanket basis. Without putting any additional money into the agricultural industry, and questionable amounts into the wider economy, we cannot support these proposals. We previously held a panel night for NFU Scotland members with speakers including the main campaigners plus a farmer from each of Loch Lomond and the Trossachs and Cairngorms National Park, one of which had positive experience and the other negative. An exit poll revealed that no farmer was in favour of the proposals and, given the comments received from members since asking for responses to this consultation that has not changed. The future prosperity of agriculture in Scotland as a whole is under threat from a wide range of issues. If financial support for the rural economy is to move to a more environmental bias</p>	<p>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.</p> <p>Feedback on this subject can enable the Council to better gauge the level of public support and opposition to 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.</p> <p>The Main Issues Report consultation has confirmed from the representations received that there is more support for a National Park</p>	
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		<p>post-Brexit and additional income can be gained by farmers by being in a National Park, then we could look at the proposal more positively. But not at this time. (165)</p> <p>The Roxburghe Estates does not support the proposal for a National Park within the Scottish Borders. Those campaigning for a Scottish Borders National Park claim that evidence from other NPs demonstrates that a NP will create business opportunities by encouraging more visitors. The experience of those operating land based businesses within the Cairngorms NP does not support this claim. The aims of the NP which are defined in legislation tend to diminish economic and social development in favour of landscape and environmental interests. Sustainable development should be at the core of local government policy and the Roxburghe Estates considers that NP status is not the best means of delivering this. The level of spending shows that only a very small proportion of spending is directed towards tourism. Most money is spent on planning and administrative activities. The high proportion of expenditure on planning issues is believed to impact significantly on land management operations. Existing planning designations and policies in the Scottish Borders are sufficient to protect the region's unique landscape and designation of NP status to part of the Scottish Borders is not required. Farming, sporting and tourism are key sectors of economic activity which could be disadvantaged by the additional regulation and restrictions imposed by a NPA. The Roxburghe Estates fully supports the Borderlands initiative in encouraging enterprise and commercial activity and this is considered a</p>	<p>than those against. A wide range of reasons have been stated in support of such a designation and a number of possible locations for it have been suggested across the Scottish Borders including suggestions that it should cover the whole area. A number of reasons for opposing the designation have been submitted and it is noted that one of the objections has been submitted by National Farmers Union in discussion with members.</p> <p>It is considered the Council should take note of all the responses made regarding the possibility of designating a National Park within the Scottish Borders and have further debate on this matter in order to form a collective opinion on whether or not to support such a designation and, if so, where the designation should be. Clearly there remain number of uncertainties and differing opinions on this matter including where it should be, governance matters, the role of the Council, how costs will be split, discussions with land owners, etc Should the Council wish to pursue this proposal further engagement would require to be carried out before formal support and approval from the Council would be sought for the designation.</p>	
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		<p>more effective means of delivering sustainable economic development across the Region than a National Park with its principal aims focused on planning and conservation. (174)</p> <p>From the ecological and nature conservation perspective (eg, presence of significant wildlife species or populations of species, habitats or ecological processes) the creation of a national park in the Borders could not be justified. There are other parts of Scotland where such a designation would be significantly more valuable and warranted in terms of biodiversity interest and nature conservation. (182)</p> <p>The proposal doesn't seem justified. (209)</p> <p>I have read the feasibility study commissioned by supporters of the idea of a National Park. Using the figures therein of 1million to set up and 2million annually to run, I cannot support the proposal without evidence of real benefit to the Borders as a whole. The fact that there appears to be no consensus within the NP supporters as to the boundaries of the NP makes the proposal difficult to assess. I note at Appendix 4 of the feasibility study, page122, that there are apparently no SSI or NSA within SBC area. That is clearly wrong and perhaps demonstrates a lack of research by the authors, or perhaps is intended to mislead the reader. I live in an NSA! I do not believe a National Park designation is either necessary or beneficial to the Scottish Borders. Additional costs aside, there will inevitably be added bureaucracy and conflict will arise between the interests of the NP and the interests of the rest of the Region. I do not accept the argument that</p>	<p>Should this matter be taken forward, the process to designate would take several years, therefore although this is an ongoing issue, it is expected that it would become more of a consideration for a future LDP. 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.</p>	
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		<p>the whole region will reap benefit from a proportion being designated a National Park. (210)</p> <p>Don't support as proposed. Difficult to draw a boundary owing to quality within most of Scottish Borders. (236)</p> <p>Don't support - it is another level of bureaucracy and cost for limited, if any, benefit. (240)</p> <p>No, totally unnecessary. The borders has little or no real wild land and it does not need this title. It will only limit development. (251)</p> <p>No, broadly speaking based on the current proposals and interaction the national park if proposed should focus on the towns only. The proposals so far are too broad brush and have not integrated with the more rural communities across the borders to address the issues that would be exacerbated there, particularly where internet connections are poor. (260)</p> <p>I think a National park could limit, not enhance, economic activity. (261)</p> <p>Don't support. (90, 276, 283, 292)</p> <p>Don't support – waste of time and money. (281)</p> <p>No ...if houses are being built everywhere .where is there going to be any green spaces left to make national park? (285)</p> <p>No - with the information currently available to us we are not convinced that Kelso should be</p>		
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		<p>included within a National Park. However, Kelso Community Council looks forward to being kept up to date with developments regarding the creation of a Scottish Borders National Park. (288)</p> <p>A National Park linking up with the Northumberland National Park may bring benefits in tourism and inward development, but the proposal raises more threats than opportunities and unless these threats are dealt with the concept should not be supported. The Scottish Borders countryside is a working and naturally evolving landscape which has been looked after successfully by farmers and land managers to date without the need for special designation. This landscape must not be preserved as in a museum but allowed to grow and change as it has done in the past. Extra bureaucracy, planning and restrictions on development would be counter productive and should not be allowed. Running and park management should involve local people and control should not be centralised. (315)</p> <p>NDCC have commented previously via various meetings and Cllrs about concerns and note that none of these have been addressed in the recently shared Economic Impact Assessment: <i>Risk Assessment/SWOT analysis</i> No details on risk assessment or a SWOT have been included in the EIA giving a very biased impression that all outputs will be positive. NDCC do not believe this to be the case particularly given our knowledge of local issues and challenges which already impact on our small rural and isolated community and are previously highlighted. Among the benefits highlighted in the EIA are Tourism, Halo effects, Attraction for</p>		
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	<p>businesses and Housing. We take the opportunity to comment on each of these in the context of our community:</p> <p><i>Tourism</i> – there are no detailed statistics to back up any claims, nor any quantitative data to support the argument that tourism numbers will swell by the amounts they claim. The sector pays one of the lowest wages in Scotland and it is a stated objective of SoSEP that this needs to be addressed as part of the new remit covering the south of Scotland, creating a national park linked to tourism will not help deliver that aim.</p> <p>Newcastleton wishes to retain its young people ensuring we continue to grow and develop with thriving local amenities. Whilst investment in new assets will be for the wider community, any assets must also enhance our tourism proposition helping to attract more markets throughout the year. This approach, led successfully by The Newcastleton Business Forum and Newcastleton Community Development Trust, has done much to ensure assets are developed to meet this aim.</p> <p>Constraining or inhibiting this strategy in any way imposing barriers to investment, development or slowing major capital infrastructure projects like R100 (digital broadband) and transport networks, will impact on the community development plan and ultimately our fragile economy.</p> <p>Newcastleton’s micro economy is hugely dependant on tourism, if we believed that being part of a national park would deliver monetary returns, we would support it. We believe that by investing in our own tourism assets and marketing them successfully we will grow our local economy faster and without constraint. We want NO BARRIERS to obstruct us in our ambitions.</p> <p>VisitScotland will confirm that the marketing model</p>		
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	<p>to attract visitors has changed hugely to what went before social media and new technologies. One size does not fit all and having a 'brand' or an umbrella under which we all belong will do nothing for attracting new markets. Visitors come for an 'experience' and then talk about it, via social media. This makes it affordable for individual business to market themselves and for communities like ours to build a brand that fits our place NOT have to work to fit a regional or national strategy that has no significance to us. Having a National Park will not enhance our marketing message, if anything, it puts everything on the same page; 'Newcastleton, part of the Scottish Borders National Park' has no point of differentiation to any other place within the national park, where is the value in that? Since 2004, following the Foot & Mouth outbreak that 'closed the countryside', Newcastleton has successfully created a tourism market based on the significant investment from European funding that enabled the 7stanes mountain bike project to become a reality. Local investment in new assets continues to build on that. We firmly believe that budgets would be better invested in new assets like extending dark sky status, which would have a wide-reaching benefit to many, rather than geographically ringfencing a large swathe of landmass and marketing it under one brand, limiting investment and stifling opportunity.</p> <p><i>Halo Effects</i> – Newcastleton has stated that it does not wish to be included within the proposed geographic boundary of the park however, we would benefit from the claimed halo effects if they materialise, but we suspect they won't.</p> <p><i>Attraction for Businesses</i> – those already trading within the proposed boundary may be happy to</p>		
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		<p>accept the park and its constraints, even though the planning function is to remain with the local authority, but presumably the national park will become a statutory consultee? It will still have the right to impose a view on any major development projects. This can only constrain likely investment not encourage it.</p> <p><i>Housing issues</i> – the report highlights a growth in the value of property by some 20%+ on current housing values as a positive. The complete lack of impact from this on local wages and home ownership is breath taking in its arrogance and assumption that this is a benefit to all. Our community, along with many other rural remote communities in the Scottish Borders, is struggling to keep our young people. Imposing barriers to home ownership – which is one of the attractions to make them stay currently – cannot be countenanced. Bringing R100 to every home is estimated to add 10/15% in terms of monetary value (although this will diminish when everybody has digital connections), and likely to have far bigger economic impact than the national park to the Scottish Borders. Budget needs to be directed to address this issue so that new enterprises can be encouraged and remote rural locations like Newcastleton can attract new ‘home business’ markets which will add real benefit to our local economy. Increasing the cost of entry to owning a house locally by 20% only benefits the current homeowner, it takes no account of the next generation of homeowners which we are striving hard to retain. Newcastleton does not wish to be included in any park boundary which has the potential to constrain us and stop us delivering our ambitions for the community. We firmly believe that the park will slow investment and</p>		
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		<p>development and we cannot afford for either to be a factor in our future. As a community we fully endorse the community empowerment act legislated in 2015 and are actively seeking ways we can plan a sustainable future to protect the lifestyle we all choose to live. We want nothing to stop us achieving that and believe the National Park will stop us, even if it borders our boundary. In conclusion NDCC continues to object to the proposed National Park in the very strongest terms. <i>Scottish Govt comment</i> - NDCC is reassured that the Scot Gov has no heart to support any change from the current status quo. An article published recently in the NFU newsletter Michelle Ballantyne, Conservative MSP for South Scotland, asked what its position is on the creation of a national park in the Scottish Borders. Answered by Mairi Gougeon MSP, Minister for Rural Affairs and the Natural Environment (30/08/2018): We will continue our work to protect and enhance the natural beauty of the Scottish Borders, while promoting sustainable and inclusive economic growth. The region is already home to several designated areas, including a National Nature Reserve, several Sites of Special Scientific Interest and Special Areas of Conservation. There are no current plans to designate new national parks in Scotland. This would have major cost implications and present several complex administrative challenges for local and central government, as well as the communities the national parks would serve. (307)</p>		
Designation of National Park within Scottish Borders: Question 14	General comments	<p>SBC says that support for this is unlikely to be material to the Scot Govt. BUT...what do we think? (93)</p> <p>SLE takes a pragmatic view to the creation of new</p>	<p>This response is a general response in relation to all the summaries within this section</p> <p>The Main Issues Report was</p>	<p>It is recommended that the Council notes the representations to</p>

		<p>National Parks and is neither opposed to, nor an advocate for them. We have a broad membership that includes some members that would be very keen to see new National Parks, some that would be opposed and others that remain unsure. This spread of opinion is perhaps to be expected given the range of land-based activities members are involved with. Below we highlight the five main areas SLE members have commented on in relation to a proposed National Park in the Scottish Borders.</p> <p>Planning: It is understood that the Scottish Borders Campaign for a National Park (SBNP) are promoting an administrable 'lite' planning model, one which would leave planning with the Scottish Borders Council and would see the National Park acting as a statutory consultee in planning matters. Uncertainty around what the actual planning model could be remains, with unease that a National Park could bring an increased level of planning regulation and/or restrict development and/or make the process of obtaining planning permission more arduous.</p> <p>Land Management Activities: There is uncertainty about how a National Park could affect land management activities, forestry expansion in particular was raised as an area of concern. There is some apprehension that a National Park could restrict commercial planting in favour of small scale native woodland planting.</p> <p>Housing: Affordable housing is recognised by members as being important to the Scottish Borders and is seen as crucial in terms of being able to retain and attract young people to an ageing population. Affordable housing in both the Cairngorms National Park and Loch Lomond and the Trossachs National Park is currently seen by</p>	<p>considered a suitable vehicle for seeking public opinion on 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.</p> <p>Feedback on this subject can enable the Council to better gauge the level of public support and opposition to 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</p>	<p>the Main Issues Report and considers taking further action with a view to making a definitive decision as to whether or not to give its support to a National Park within the Scottish Borders and where this should be.</p>
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	<p>those communities as a big issue. For both these National Parks there are examples where the time and cost of obtaining planning permission has been disproportionate to development, resulting in the supply of affordable housing failing to meet the demands of local people, while elsewhere the establishment of National Parks has seen house prices rise as demands for holiday homes make housing too expensive for local people. There are concerns that the above issues could be replicated in the Scottish Borders if the area was to become designated a National Park.</p> <p>Tourism: The tourism opportunities a National Park in the Borders could bring in terms of ‘putting the Borders on the map’, branding of local produce, attracting tourists and wider local economic performance that could be generated for the region are well recognised. While some members note the potential for enhanced business opportunities and diversification, other members feel the Scottish Borders already offers plenty of tourism attractions and opportunities which could be improved with better advertising, signage and road infrastructure; while others remain unconvinced about the added value a park would bring – with previous businesses having been established and then failed. For some the question remains ‘why would a Scottish Borders national park make people stop, stay and spend money’. There are of course strong and diverse views across the membership on how beneficial tourism would be in generating additional opportunities and how these could take place without impacting or conflicting with existing land management activities. Unlike existing National Parks in Scotland and indeed Northumberland National Park, the Scottish Borders is intensively</p>	<p>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.</p> <p>The Main Issues Report consultation has confirmed from the representations received that there is more support for a National Park than those against. A wide range of reasons have been stated in support of such a designation and a number of possible locations for it have been suggested across the Scottish Borders including suggestions that it should cover the whole area. A number of reasons for opposing the designation have been submitted and it is noted that one of the objections has been submitted by National Farmers Union in discussion with members.</p> <p>It is considered the Council should take note of all the responses made regarding the possibility of designating a National Park within the Scottish Borders and have further debate on this matter in order to form a collective opinion on whether or not to support such a designation and, if so, where the designation should be. Clearly</p>	
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		<p>farmed. As such there is concern that in some areas tourism and intensively farmed areas could be in direct conflict with one another, with the assumption being that a National Park would bring increased footfall and is likely to magnify existing issues around irresponsible access and livestock worrying.</p> <p>Board Representation It is understood National Park Board Authorities are made up of appointments by Scottish Ministers, Local Authority members, and people who live in the area elected by the community, with legislation placing an upper limit on the size of the Board. Whilst it is acknowledged that Scottish Land & Estates members would be entitled to stand for appointment, concern was expressed at the possibility that 40% of the National Park Authority Board could be comprised of people outwith the area who are not knowledgeable about the Scottish Borders local culture and economic drivers.</p> <p>National Park Boundary It is felt that the section contained within the feasibility study on proposed park boundaries and the rationale behind these is unclear and confusing, with the proposed four options difficult to understand – a point also acknowledged by SBNP. SLE suggests greater effort is needed to fully engage with stakeholders to better explain these options. With regards to the proposed boundary prepared by the SBNP and contained within Appendix 3 of the Feasibility Study several comments were raised by SLE members about the omission of areas of great scenic and historic importance from the boundary. These included areas such as the Ettrick and Yarrow Valleys, Tweed Valley and the Berwickshire coastline (St</p>	<p>there remain number of uncertainties and differing opinions on this matter including where it should be, governance matters, the role of the Council, how costs will be split, discussions with land owners, etc Should the Council wish to pursue this proposal further engagement would require to be carried out before formal support and approval from the Council would be sought for the designation. Should this matter be taken forward, the process to designate would take several years, therefore although this is an ongoing issue, it is expected that it would become more of a consideration for a future LDP. 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.</p>	
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		<p>Abbs Head, Eyemouth).(195)</p> <p>This is a conflict, you cannot have a national park with loads of new housing on it. What is the councils vision. (203)</p> <p>National Parks in Scotland are intended to protect the environment. for example a primary driver behind the Loch Lomond & Trossachs Nat Park was to cope with the influx of visitors - day-trippers - coming into the area from the adjacent conurbations. The supporters of a Borders National Park are advocating more tourism - which is a laudable objective. But that is a development and not a protection objective. It is not clear to me what the proponents of a National Park in the Borders are trying or might be to protect. A dilemma then pivots around the area for a National Park.... its area if there is a legitimate need for and role for a Park to develop tourism, would be different for that objective from the area of a Park that was designated to afford protection to all or some of the environment or natural habitats. The supporters of a National Park may be confused about their (differing) objectives and hence confused about the area such a body might cover. (206)</p> <p>SNH Policy Statement Scotland's National Parks (Policy Statement No 02/04) sets out our position on this issue. At this time, our priority and focus remains the operation of Scotland's first two National Parks. We recognise that the evolution of other Parks may involve different models to those employed in Loch Lomond & the Trossachs or the Cairngorms, for example embracing sea as well as land, or resting in a single local authority area.</p>		
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		<p>Our view is that proposals for additional National Parks should emerge from a broad consensus involving local community stakeholders and from Government and other national interests, as well as fulfilling clear aims for the management needs of an area and its outstanding natural heritage. Should proposals emerge for a National Park within the Scottish Borders, we would engage as part of these wider discussions. (213)</p> <p>The designation of a national park would be interesting however would this mean that those outside it would have less consideration as to the visual impacts of developments? There are small unique areas that may not be covered here. (243)</p> <p>Unsure about this. Would need more information. (250)</p> <p>Support only if it does not disadvantage the residents by strangling development. (258)</p> <p>Difficult question to answer, not sure what the specific attributes of the Borders are to be classed as a National Park when compared to existing National Parks and also not clear enough as to what potential benefits would ensue, financial support, economic benefits, tourism? (289)</p> <p>CEN CC welcomes the inclusion of the National Park proposal within the Main Issues Report, but from our perspective, it is too early at present for us to comment. So that all members may be become more familiar with all the issues and implications, we have invited a key speaker from the campaign to address our Community Council to facilitate us in formulating our response. (312)</p>		
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		<p>Regrettably, the MIR lacks any balanced view as to the benefits or otherwise of such a designation. Selkirk CC notes that ultimately, this will be a Government decision but the consultation document merely asks for a 'Yes' or 'No' response without giving consultees an opportunity to gauge the pros and cons. Selkirk CC considers that the designation of a 'select' partial area could be potentially very divisive for those communities either within or outwith (and feeling excluded) – with consequent disparities in property prices and 'benefits' likely. The CC does not support the designation of a National Park within the Borders but suggests that it would perhaps better to promote the whole of the Borders area as a National Park where a concerted effort for environmental protection and tourism can be promoted – or not at all. (305)</p>		
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QUESTION 15

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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?

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Main Issue	Sub Issue	Summary of Main Issues Raised	Proposed Response to Main Issues Raised	Recommendation
Regeneration: Question 15	Agree with preferred option	The contributor agrees with the proposed redevelopment sites to be allocated within the Local Development Plan. (23, 151, 152, 155, 171, 172, 181, 185, 192, 201, 206, 207, 209, 218, 229, 230, 239, 241, 259, 274, 283, 289, 290, 292, 296)	Support noted.	It is recommended to take the preferred option from the Main Issues Report forward into the Proposed Local Development Plan. However, it is recommended that the redevelopment sites at Parkside Primary School (RJEDB004) and the Former Tennis Court/ Ski Slope (RJEDB005) be excluded from the Proposed Local Development Plan.
Regeneration: Question 15	Disagree with preferred option	The contributor does not agree with the proposed redevelopment sites to be allocated within the Local Development Plan. (27, 43, 95, 194, 285)	Comments noted.	No changes recommended.
Regeneration: Question 15	All proposed redevelopment allocations	The contributor states that as the redevelopment sites involve existing buildings that would either be redeveloped or demolished for redevelopment of the site, the potential for the sites to host roosting bats should be considered in all cases. If allocated, each site should include a requirement for bat survey in	Comments noted. It is considered appropriate to add the following site requirement to new identified redevelopment sites.	It is recommended that the new redevelopment allocations added to the Proposed Plan will include the

		the site requirements. (213)	<ul style="list-style-type: none"> Protected species may be present within the site and further assessment on nature conservation will be required. 	site requirement shown in relation to protected species.
Regeneration: Question 15	All proposed redevelopment allocations	The contributor generally agrees with the proposed redevelopment sites to be allocated within the Local Development Plan. There are many towns and settlements within the SBC area which are in need of regeneration and redevelopment - for example parts of Hawick, Galashiels and Walkerburn where there are redundant buildings which could be redeveloped before they deteriorate to an extent that they should be demolished. There appear to be brownfield sites which should be earmarked for development before greenfield sites are used. As a result of the obvious success of the Borders railway, the rail corridor should be an absolute priority for mutually supportive industrial, commercial and residential development. (166)	Comments noted. The adopted Local Development Plan 2016 allocated redevelopment opportunities across the Borders, although these allocations are not exhaustive. Policy ED5 – Regeneration of the Local Development Plan refers to the development of non-allocated brownfield sites in addition to the identified redevelopment allocations. It is intended to carry this policy forward into the Proposed Local Development Plan to allow for regeneration throughout the Scottish Borders.	No changes recommended.
Regeneration: Question 15	All proposed redevelopment allocations	The contributor agrees with most of the proposed redevelopment sites to be allocated within the Local Development Plan. (168)	Support noted.	No changes recommended.
Regeneration: Question 15	All proposed redevelopment allocations	The contributor states they do not know enough about these sites but the principle outlined seems sound. (197)	Comments noted.	No changes recommended.
Regeneration: Question 15	Eyemouth – REYEM007, Former Town Hall	The contributor advises that they require a Flood Risk Assessment, which assesses the risk from coastal water as well as overtopping processes and any interactions with the Eye Water. Redevelopment to a similar or less sensitive use would be supported by the contributor. An increase in vulnerability would only be supported if a detailed Flood Risk Assessment can demonstrate the site is free from flood risk and there is safe access/egress available.	<p>Comments noted.</p> <p>The Proposed Local Development Plan includes a site requirement for a Flood Risk Assessment to be undertaken.</p> <p>Foul water disposal will be dealt with by relevant authorities at the</p>	<p>It is recommended that Former Town Hall, Eyemouth (REYEM007) is included within the Proposed Local Development Plan.</p> <p>Therefore it is</p>

		Sewer flooding will also require consideration. The contributor states the site may be constrained due to flood risk and advises that the site has a potential surface water hazard and water environment considerations. The contributor also states any foul drainage must be connected to the foul sewer. (119)	planning application stage.	recommended that the site requirements within the Proposed Plan for REYEM007 are updated to include the requirement for a Flood Risk Assessment.
Regeneration: Question 15	<p>Eyemouth – REYEM007, Former Town Hall</p> <p>Jedburgh – RJEDB005, Former Tennis Court/ Ski Slope</p> <p>Hawick – RHAWI017, Former Peter Scott Building RHAWI018, Buccleuch Mill</p>	The contributor states that the redevelopment of these sites has potential for positive or negative effects on their statutory interests, dependant on detailed proposals in each case. In general, the contributor is supportive of regeneration proposals which seek to protect and enhance the special characteristics of historic environment assets, and to secure a sustainable use for them, and would be content with the allocation of the preferred sites on this basis. (164)	Support noted, although site RJEDB005 should not been included within the plan.	Sites REYEM007, RHAWI017 and RHAWI018 are included within the Proposed Plan.
Regeneration: Question 15	Hawick – RHAWI017, Former Peter Scott Building	The contributor requires a Flood Risk Assessment which assesses the risk from the River Teviot and Slitrig Water. Redevelopment to a similar or less sensitive use would be supported by SEPA. An increase in vulnerability would only be supported if a detailed Flood Risk Assessment can demonstrate the site is free from flood risk and there is safe access/egress available. Review of the surface water 1 in 200 year flood map indicates that there	<p>Comments noted. The site requirement within the Proposed LDP already make reference to the requirement for a FRA and investigation into any contamination.</p> <p>The following site requirements have been added:</p>	It is recommended that Former Peter Scott Building, Hawick (RHAWI017) is included within the Proposed Local Development Plan.

		<p>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 likely be constrained due to flood risk. SEPA advises that there is potential for land contamination and for lades/culverts to be present within the site given its previous use. SEPA also advises that the site has a potential surface water hazard and water environment considerations. SEPA requests that foul drainage must be connected to the foul sewer and SUDs must be provided for surface water. Depending on the use of the site there may be a requirement for permissions to be sought for certain activities from SEPA. (119)</p> <p>The contributor states the site's existing use appears to offer few opportunities to make connections between Howiegate and Buccleuch Street. Subject to the extent of change of existing buildings, redevelopment of the site may offer an opportunity to establish more direct links for walking and cycling between these streets. (213)</p>	<ul style="list-style-type: none"> • The need for a Sustainable Urban Drainage System within the site to deal with surface water <p>As part of the Development Management process consultations will be carried out with SEPA and the Flood Prevention officer. The opportunities for direct links for walking and cycling will be addressed at the planning application stage between Howiegate and Buccleuch Street.</p> <p>Foul water disposal will be dealt with by relevant authorities at the planning application stage.</p>	<p>The following site requirements have been added:</p> <ul style="list-style-type: none"> • The need for a Sustainable Urban Drainage System within the site to deal with surface water
Regeneration: Question 15	Hawick – RHAWI018, Buccleuch Mill	<p>The contributor requires a Flood Risk Assessment which assesses the risk from the River Teviot. Redevelopment to a similar or less sensitive use would be supported by SEPA. An increase in vulnerability would only be supported if a detailed Flood Risk Assessment can demonstrate the site is free from flood risk and there is safe access/egress available. 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. SEPA states the site will likely be constrained due to flood risk. Foul drainage must be connected to the foul sewer and SUDs to be provided for surface water. Depending</p>	<p>Comments noted. The site requirement within the Proposed LDP already make reference to the requirement for a FRA and investigation into any contamination.</p> <p>The following site requirements have been added:</p> <ul style="list-style-type: none"> • The need for a Sustainable Urban Drainage System within the site to deal with surface water 	<p>It is recommended that Buccleuch Mill, Hawick (RHAWI018) is included within the Proposed Local Development Plan.</p> <p>The following site requirements have been added:</p> <ul style="list-style-type: none"> • The need for a Sustainable Urban Drainage

		on the use of the site there may be a requirement for permissions to be sought for certain activities from SEPA. SEPA advises that there is potential for land contamination and for lades/culverts to be present within the site given its previous use. SEPA also advises that the site has a potential surface water hazard and water environment considerations. (119)	As part of the Development Management process consultations will be carried out with SEPA and the Flood Prevention officer. Foul water disposal will be dealt with by relevant authorities at the planning application stage.	System within the site to deal with surface water
Regeneration: Question 15	Hobkirk – RHOBK001, Former Hobkirk Primary School	The contributors suggest the former Hobkirk Primary School be included within the Local Development Plan as a redevelopment site. (152, 218)	Following the Main Issues Report consultation process, the former Hobkirk Primary School has been assessed as a potential redevelopment site. The outcome of the site assessment states: <i>'Whilst the principle of the redevelopment of this site is considered to be acceptable, it is not considered appropriate to allocate a rural site of this nature, which is detached from any settlement and services. Issues relating to flooding and biodiversity would require to be investigated. The acceptability or otherwise of the site for redevelopment would be better explored through the process of a planning application'</i> .	It is recommended that the Former Hobkirk Primary School, Hobkirk (RHOBK001) is not included within the Proposed Local Development Plan.
Regeneration: Question 15	Jedburgh – RJEDB003, Howdenburn Primary School	The contributor has reviewed historic maps and cannot find any evidence of a small watercourse. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues in this area. This should be investigated further and it is recommended that contact is made with the flood	Comments noted. The site requirements within the Proposed Plan make reference to the requirements for both water and drainage impact	It is recommended that Howdenburn Primary School, Jedburgh (RJEDB003) is included within the

		<p>prevention officer. The foul water must connect to the existing SW foul network however it is not clear whether this is a proposal for housing or other type of development. The contributor also advises that the site has a potential surface water hazard and water environment considerations. (119)</p> <p>The contributor states the proposals should maintain and enhance existing access routes through the site, including at Grieve Avenue where there appears to be an opportunity to establish or formalise a connection from adjacent open space through the site to Howdenburn Drive. (213)</p> <p>The contributor states that the site appears to include an area of playing fields. It is not clear if this falls within the definition of an 'outdoor sports facility' as set out in the Development Management Regulations. If so, in later drafts of the Plan the contributor requests that reference be made to the existence of an outdoor sports facility at this site, and the need to take account of this in any development, with reference to SPP. In the event that the contributor has failed to identify any other such site, the consultation requirements of the Development Management Regulations will still apply and, where they are consulted, they will consider proposals against the provisions of SPP (specifically paragraph 226). (254)</p>	<p>assessments. The Flood Prevention officer and SEPA will be consulted on any planning application for the development of the site and surface water and water environmental considerations will be dealt with as part of the consultation process with relevant bodies at the planning application stage.</p> <p>In relation to the comments on playing fields, the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 (Schedule 5) define 'outdoor sports facilities' as land used as:</p> <ul style="list-style-type: none"> • an outdoor playing field extending to not less than 0.2 hectares used for any sport played on a pitch • an outdoor athletics track • a golf course • an outdoor tennis court, other than those within a private dwelling, hotel or other tourist accommodation • an outdoor bowling green <p>The playing fields within the Howdenburn Primary School site (RJEDB003) have a total area of 1.1ha. Therefore a site requirement will be added to the</p>	<p>Proposed Local Development Plan.</p> <p>The site requirements have been updated to include reference to ensuring account has been taken with regards to the existing on-site sports facility</p>
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			Proposed Local Development Plan which makes reference to the existence of an outdoor sports facility at this site, and the need to take account of this in any development, with reference to Scottish Planning Policy.	
Regeneration: Question 15	Jedburgh – RJEDB004, Parkside Primary School	<p>The contributor has reviewed historic maps and cannot find any evidence of a small watercourse. The site is sufficiently elevated above the Jed Water. 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. Foul water must connect to the existing SW foul network. It is not clear whether this is a proposal for housing or other type of development. The contributor also advises that the site has a potential surface water hazard and water environment considerations. (119)</p> <p>The contributor states the Council should integrate the site with existing footpath network along the southern boundary. (213)</p>	Comments noted. Following the Main Issues Report consultation process it has been decided to not take forward the proposed redevelopment opportunity at Parkside Primary School, Jedburgh (RJEDB004). It is intended that the site will be used to provide access and a parking area for the new intergenerational campus as per planning application 17/01363/FUL.	It is recommended that the Parkside Primary School, Jedburgh (RJEDB004) is not included within the Proposed Local Development Plan.
Regeneration: Question 15	Jedburgh – RJEDB005, Former Tennis Court/ Ski Slope	The contributor states the site adjoins the Jed Water on the northern edge. Opportunities should be taken to protect and enhance the Jed Water as part of any development. The contributor notes the site is proposed for redevelopment. The contributor would not support development where there is an increase in vulnerability at this site. For other uses, we require a Flood Risk Assessment which assesses the flood risk from the Jed Water, Skiprunning Burn, and small watercourses which flow through/ adjacent to the site. The flood risk is very complex at this location. Consideration should be given to any upstream and downstream structures and culverts which may	Comments noted. It is acknowledged that the site is heavily constrained due to flood risk and the contributor considers the most sustainable solution would be to revert this area to open space. Although it is felt there may be opportunities for a variety of uses on the site. However, rather than formally allocate the site within the Proposed Plan it is considered more appropriate for	It is recommended that the Former Tennis Court/ Ski Slope, Jedburgh (RJEDB005) is not included within the Proposed Local Development Plan.

		<p>exacerbate flood risk. It is important to consider sensitivity of use in line with our land use vulnerability guidance. Site will be heavily constrained due to flood risk. 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. Given clear risk to site, the most sustainable solution here would be to revert this area to open space. Any foul water must connect to the existing SW foul network. It is not clear whether this is a proposal for housing or other type of development. The contributor also advises that the site has a potential surface water hazard and water environment considerations. (119)</p> <p>The contributor states the eastern site boundary is contiguous with the River Tweed Special Area of Conservation. The site should be included in the Habitats Regulations Appraisal of the LDP and a requirement for assessment should be included in site requirements. Existing woodland along the site boundaries should be retained and integrated into development. (213)</p>	<p>redevelopment of the site to be explored through the development management process and the site to be assessed as an infill opportunity.</p> <p>It should be noted that if this site was to be included in the Proposed Plan it would also be included in the associated Habitats Regulations Appraisal (HRA) and an appropriately site requirement would be included within the Plan.</p> <p>In conclusion, following the Main Issues Report consultation process it has been decided to not take forward the redevelopment opportunity at the Former Tennis Court/ Ski Slope, Jedburgh (RJEDB005).</p>	
Regeneration: Question 15	Jedburgh – RJEDB006, Jedburgh Grammar School	<p>The contributor states that it appears that Meikle Cleugh may be culverted through this development site. Opportunities should be taken to de-culvert this as part of any development. The contributor notes the site is proposed for redevelopment. The contributor requires a Flood Risk Assessment which assesses the flood risk from the Jed Water, Skiprunning Burn, and small watercourses which flow through/ adjacent to the site. The flood risk is complex at this location. Consideration should be given to any upstream and downstream structures and culverts which may exacerbate flood risk. It is</p>	<p>Comments noted.</p> <p>Site requirements have been added to site RJEDB006 and it is considered they cover the points identified by SEPA. All matters will be discussed and considered in greater detail as part of the planning consultation with SEPA. There is also reference to the pedestrian link between High Street and Friarsgate, via the</p>	<p>It is recommended that Jedburgh Grammar School, Jedburgh (RJEDB006) is included within the Proposed Local Development Plan.</p>

		<p>important to consider sensitivity of use in line with our land use vulnerability guidance. Site will be constrained due to flood risk. 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. Any foul water must connect to the existing SW foul network. It is not clear whether this is a proposal for housing or other type of development. The contributor also advises that the site has a potential surface water hazard and water environment considerations. (119)</p> <p>The contributor states the site appears to host a pedestrian link between High Street and Friarsgate, via the school grounds. This link should be retained and enhanced when the site is redeveloped. Given the site's proximity to RJEDB005, a good outcome for redevelopment of both and placemaking in this part of Jedburgh may be to prepare a planning brief for this area. Such a brief should include issues highlighted for each individual site as well as their relationship to each other, for example links between and through and opportunities to connect existing green networks through this area. (213)</p>	<p>school grounds should be retained and enhanced</p> <p>As it is not intended that the Former Tennis Court/ Ski Slope (RJEDB005) be allocated within the Proposed Plan, it is not intended that a joint Planning Brief be produced for RJEDB005 and RJEDB006.</p>	
Regeneration: Question 15	Coldstream	<p>The contributor states that the town with significant heritage assets that needs attention and has not benefitted from a CARS scheme is Coldstream. (236)</p>	Comments noted.	No changes recommended.
Regeneration: Question 15	Galashiels	<p>Network Rail supports the aims and intentions of the Galashiels masterplan which is seeking to facilitate the redevelopment and regeneration of opportunity sites within the existing town of Galashiels in a comprehensive and coherent fashion. Such an approach to development makes full use of the opportunities offered by the Borders Railway both in</p>	Comments noted.	Elements of the Galashiels Masterplan will be developed and investigated further.

		terms of triggering residential and commercial development opportunities with sustainable travel choices, both into and out of the settlement. These detailed proposals which consider good design and improvements to the public realm are supported as a means of achieving the Council's vision, economic development and housing objectives as commented upon above. The concept of 'the green line' and the creation of new public and civic spaces is actively supported, and detailed discussion with the Council concerning land owned by Network Rail alongside the railway and Gala Water to feed into this is invited. (294)		
Regeneration: Question 15	Galashiels	The contributor states that Galashiels Town Centre desperately needs enhancement, particularly at street level; shopfronts, signage, street furniture and all paved surfaces. The contributor thinks the market square has potential to be greatly enhanced and even enlarged. The contributor also notes that the industrial heritage of the wool industry needs to be preserved with a significant attraction based upon this at one of the remaining mill sites. The contributor also mentions two mill buildings in Galashiels which may be suitable for redevelopment. (24)	Comments noted. The Council is currently running a shopfront improvement scheme in five Borders towns which includes Galashiels. This grant is available to help improve exterior shop frontages and thereby enhancing the appearance of the town centre. Elements of the Galashiels Masterplan will be developed and investigated further. The two mill buildings submitted by the contributor were not within the ownership of the contributor but could potentially be developed through the development management process by submission of a planning application.	Elements of the Galashiels Masterplan will be developed and investigated further.
Regeneration: Question 15	Galashiels	The contributor states that Galashiels has had a huge amount of investment for a new Railway	Comments noted. The existing Local Development Plan includes	Elements of the Galashiels

		<p>Station, but the town itself feels like a ghost town. The contributor also states that Galashiels has millions of pounds of public money invested in it and development should take place along the new train route into Galashiels, and rejuvenate the town. (227)</p> <p>The contributor notes that other sites should be included within Galashiels although no sites are identified. (276)</p>	<p>eight redevelopment allocations within Galashiels all of which will be carried forward into the next Local Development Plan.</p> <p>Elements of the Galashiels Masterplan will be developed and investigated further.</p> <p>It should also be noted that the redevelopment of brownfield sites is already included within Policy ED5: Regeneration of the Local Development Plan. This policy supports the development of allocated and non-allocated brownfield sites where specific criteria are met.</p>	<p>Masterplan will be developed and investigated further.</p>
Regeneration: Question 15	Galashiels and Hawick	<p>The contributor states that Galashiels, Hawick and Penicuik all need regeneration (43)</p>	<p>Comments noted. The Local Development Plan includes a number of redevelopment allocations within Galashiels and Hawick which will be carried forward into the next Local Development Plan. Penicuik does not fall within the Scottish Borders Council area.</p>	<p>Although the Council will continue to consider opportunities for regenerating Galashiels and Hawick.</p>
Regeneration: Question 15	Innerleithen	<p>The contributor does not support any redevelopment in Innerleithen. (162)</p>	<p>Comments noted. The existing redevelopment allocation at the High Street Gap Site (zRO9) has been developed and will be removed from the Plan. Therefore there are no redevelopment sites identified in Innerleithen.</p>	<p>No changes recommended.</p>
Regeneration: Question 15	Jedburgh	<p>The contributor agrees with the preferred site allocation for redevelopment, with respect to the Cheviot Locality. (312)</p>	<p>Comments noted.</p>	<p>No changes recommended.</p>

Regeneration: Question 15	Newcastleton	The contributor states that Newcastleton should be included as a rural development site to make best use of the opening of the Carlisle airport for commercial traffic. (287)	The Council will investigate ways in which the Carlisle Airport can benefit Newcastleton. SOSEP/Borderlands may be able to develop opportunities. New build opportunities are limited due to flood risk.	The Council will investigate ways in which the Carlisle Airport can benefit Newcastleton
Regeneration: Question 15	Peebles	The contributor states that March Street Mill, Peebles should be redeveloped for the community. (273)	Comments noted. The site at March Street Mills, Peebles was allocated as a mixed use site within the Housing Supplementary Guidance. One of the site requirements for the site states ' <i>the site must provide a mix of uses including housing, employment and potentially commercial and community use</i> '.	No changes recommended.
Regeneration: Question 15	Selkirk	The contributor states that Selkirk has been fortunate recently to be part of the CARS programme and is now beginning to reap the benefits. However, it is also vital that the benefits of this investment are not lost or diminished by a lack of further commitment. It is therefore essential to identify future phases of work to remove remaining blight and create further opportunities for regeneration. The contributor wishes further consideration of: <ul style="list-style-type: none"> • The impact of the A7T through the centre of the town and support for the establishment of a by-pass; • Public safety/ air and noise pollution/ structural damage/ disruption caused by heavy multi axle vehicles negotiating the A7T; • Lack of available parking and lack of parking management control; • Haphazard parking causing damage to footways 	Comments noted. Reference to the potential Selkirk by-pass will continue to be included within the Proposed Local Development Plan. The other issues identified by the contributor are more local issues which do not fall within the remit of the Local Development Plan. These issues should be raised with the relevant teams within the Council who will be able to address any specific concerns.	No changes recommended.

		<p>and blocking pedestrian/ disabled access; and</p> <ul style="list-style-type: none"> Combining and making better use of the ground at the local police station, the small adjacent public car park and also at the adjoining 'vacant' church. (305) 		
Regeneration: Question 15	General	The contributor states the sites should all be moved further down the Borders. There are far too many proposed plans for Peebles and hardly any in the other Borders towns. (184)	It is disagreed that there are too many proposals compared to other towns. There are no new redevelopment sites identified within Peebles. The existing Local Development Plan includes three redevelopment allocations within Peebles which will be carried forward into the next Local Development Plan.	No changes recommended.
Regeneration: Question 15	General	The contributor agrees with the proposed redevelopment sites to be allocated within the Local Development Plan but not at the expense of other good regeneration opportunities that may be presented in due course. (272)	Support noted. Although the Local Development Plan allocates redevelopment opportunities these sites are not exhaustive. Local Development Plan Policy ED5 - Regeneration supports development of non-allocated brownfield land if the specific criteria set out within the policy are met. This would allow suitable regeneration opportunities to be developed in the future.	No changes recommended.
Regeneration: Question 15	General	The contributor states it is essential for the future of the towns mentioned that redevelopment takes place. However, development of business units should be promoted and given precedence in areas where rejuvenation is in more need e.g. unemployment high, future growth plans lacking. (207)	Comments noted. In addition to the identified redevelopment sites there are a number of business and industrial and mixed use sites allocated throughout the Scottish Borders to help promote business growth and employment where a need has been recognised.	No changes recommended.
Regeneration:	General	The contributor considers redevelopment of the	Comments noted. In addition to	No changes

Question 15		<p>identified sites as essential for the future of the towns mentioned. It is vital that these towns are re-energised. The contributor states that Scottish Borders Council needs to help these towns where unemployment is high and vision for future growth is lacking. Development of business units here should be promoted strongly and given precedence over other applications in areas such as Peebles which is already full, with a creaking infrastructure. (155, 172)</p> <p>The contributor states that ongoing regeneration of Borders towns is essential. The Council should continue to help those towns where unemployment is high and where a vision for future growth is lacking. The contributor also states that the new development of business units may have to be supply-led, but clearly more rural locations in the Borders must be supported. Areas which are already fully developed, such as Peebles, should not be overloaded with further development. (216)</p>	<p>the identified redevelopment sites there are a number of business and industrial and mixed use sites allocated throughout the Scottish Borders to help promote business growth and employment where a need is recognised. Peebles has a shortage of readily available business land and premises.</p> <p>It is felt that where appropriate redevelopment sites have been identified throughout the Scottish Borders and are not concentrated within Peebles.</p>	recommended.
Regeneration: Question 15	General	<p>The contributor states that brownfield sites, when suitably restored and managed, can be of more value to the public as open space in urban areas. As such, they can provide a setting for community enjoyment and a “breathing space”, rather than developments that might have limited benefit and seriously detract from the ambience and social value of an urban area. Consider, for example, how much more valuable to the general community are, for example, the town-centre public gardens in Galashiels or Wilton Lodge Park in Hawick, as open space than if they were built upon. (182)</p>	<p>Comments noted. It is acknowledged that the redevelopment sites within the Proposed Local Development Plan are suitable for a variety of uses which may include open space. Clearly there can be significant costs in carrying out this work e.g. demolition costs, potential contamination, implementing the open space and maintenance costs.</p> <p>It should be noted that the Proposed Local Development Plan also identifies key greenspaces within towns and</p>	

			villages throughout the Borders. These green spaces are protected due to their community and amenity value.	
Regeneration: Question 15	General	The contributor states these towns need investment to increase the quality of life for existing and future inhabitants. Investment in business units would also help generate employment to sustain each ecosystem. (185)	Comments noted.	No changes recommended.
Regeneration: Question 15	General	The contributor requests that there is more focus on Liddesdale and Hermitage. (190)	Comments noted. Policy ED5-Regeneration supports development of brownfield sites even those that are not specifically identified by allocation.	No changes recommended.
Regeneration: Question 15	General	The contributors support the regeneration of previously proud Borders towns in need of a lift, ahead of the development and possible scarring of successful and bustling towns. The contributor is surprised that Galashiels is not included as it should be the undisputed main town of the Borders and yet remains downbeat, and unwelcoming to visitors. There is nothing the contributors would like more than to see Galashiels be regenerated into a town of which every Borderer should be proud. Peebles residents should want to visit and shop in Galashiels not Edinburgh but that is not going to happen whilst it lacks the energy and drive that further investment might provide. (201)	Comments noted. The existing Local Development Plan includes eight redevelopment allocations within Galashiels all of which will be carried forward into the next Local Development Plan. These existing allocations will be carried forward into the Proposed Plan. It should also be noted that these sites are not exhaustive. Local Development Plan Policy ED5 - Regeneration supports development of non-allocated brownfield land if the specific criteria set out within the policy are met.	
Regeneration: Question 15	General	The contributor states that any sites that can be redeveloped should be used before green field sites. (203)	Comments noted. The Local Development Plan allocated redevelopment opportunities across the Borders, although	No changes recommended.

			these allocations are not exhaustive. Policy ED5 – Regeneration of the Local Development Plan refers to the development of non-allocated brownfield sites in addition to redevelopment allocations. It is intended to carry this policy forward into the Proposed Local Development Plan.	
Regeneration: Question 15	General	The contributor considers there are areas of the Borders in desperate need of regeneration and investment. There is huge opportunity for planners to drive a win-win agreement with developers and other investors by appropriately channelling the land available for development. (239)	Comments noted. Although the Local Development Plan allocates redevelopment opportunities these sites are not exhaustive. Local Development Plan Policy ED5 - Regeneration supports development of non-allocated brownfield land if the specific criteria set out within the policy are met.	No changes recommended.
Regeneration: Question 15	General	The contributor does agree with regeneration development in older brownfield sites. (243)	Comments noted.	No changes recommended.
Regeneration: Question 15	General	The contributor states that any undeveloped sites within towns should be given a time-limited ultimatum to develop or be compulsorily purchased at below market price by Local Authorities. (258)	Comments noted. The reality is the Council would not have the man power or finance to implement the respondent's suggestion for the many sites across the region this would involve.	No changes recommended.
Regeneration: Question 15	General	The contributor states the proposed sites look ok but it looks as though more work should be done to find redevelopment sites across a wider area of the Borders. (277)	Comments noted. The Local Development Plan has allocated redevelopment opportunities across the Borders, although these allocations are not exhaustive. Policy ED5 – Regeneration of the Local	No changes recommended.

			Development Plan refers to the development of non-allocated brownfield sites in addition to redevelopment allocations. It is intended to carry this policy forward into the Proposed Local Development Plan.	
Regeneration: Question 15	General	The contributor suggests that all brownfield sites be included within the plan unless there are specific reasons not to include. (289)	Comments noted. The redevelopment of brownfield sites are already included within Local Development Plan Policy ED5: Regeneration. This policy supports the development of allocated and non-allocated brownfield sites where specific criteria are met as stated within the policy. It is not feasible to formally allocate every single brownfield within the Scottish Borders for regeneration purposes as policy ED5 would test proposals on these sites.	No changes recommended.
Regeneration: Question 15	General	The contributor states that redevelopment of these sites is essential to the future prosperity of the towns mentioned. These towns need major reinvestment and better resources. Providing small industrial units to encourage small businesses could create jobs for Border people particularly young people. (292)	Comments noted. The allocation of redevelopment sites within the Proposed Local Development Plan may allow a variety of uses to be developed on the site. In addition to the identified redevelopment sites there are a number of business and industrial and mixed use sites allocated throughout the Scottish Borders to help promote business growth and employment.	No changes recommended.
Regeneration: Question 15	General	The contributor notes that the Council seeks to <i>"promote the regeneration of town centres to make</i>	Support and comments noted. There are a number of	No changes recommended.

		<p><i>them vibrant and viable focal points within our communities” and they are fully supportive of such aspirations for town centres across the Borders. However the retention of listed buildings can make the regeneration of sites which include them very difficult and often completely financially unviable. The contributor requests that the Council are mindful and open to allowing flexibility in respect of identified regeneration sites across the Scottish Borders which contain listed buildings and work with developers to allow these sites to be redeveloped in a way which work both financially and also seeks not to detract from the character of the wider area. (10)</i></p>	<p>redevelopment sites within the Local Development Plan that include listed buildings. The Council are willing to work with landowners and developers to support redevelopment of these sites in a sympathetic and appropriate way. However, there remains a statutory duty for the Council to safeguard and enhance the build heritage, although in extreme instances the demolition of listed structures can be considered with the agreement of HES where required.</p>	
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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?

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Main Issue	Sub Issue	Summary of Main Issues Raised	Proposed Response to Main Issues Raised	Recommendation
Settlement Maps: Question 16	Agree with proposal	The contributor supports the principal of Oxnam becoming a recognised settlement within the LDP, and agrees with the proposed settlement plan and its boundaries. (168, 171, 181, 197, 222, 230, 243, 259, 274, 289, 290, 296, 299)	Support noted.	It is recommended that the Council agree to include a new development boundary and settlement statement for Oxnam within the Proposed Local Development Plan.
Settlement Maps: Question 16	Disagree with proposal	The contributor does not support the principal of Oxnam becoming a recognised settlement within the LDP. (95, 179, 248, 285, 291)	Comments noted.	No changes recommended.
Settlement Maps: Question 16	General	The contributor states the proposed settlement boundary within the MIR has been drawn to respect the dispersed radial pattern of the village and to allow (if necessary) for small scale infill development to accommodate possible future growth. It incorporates a wide strip of field frontage (extending to approximately 1.01 acres/0.41 hectare) to the north of the road continuing from Oxnam Green towards Oxnam Neuk Farm Cottages. This area has been included following consultations with Oxnam Water Community Council, and at the suggestion of, a local major landowner, and is one of three areas where this landowner feels "development may take place at some point although ... it is likely to be many years before development in these areas may be considered". (124)	Comments noted.	No changes recommended.
Settlement Maps:	General	The contributor notes that the proposed settlement	Comments noted. The	It is recommended

Question 16		boundary is contiguous with the boundary of the River Tweed Special Area of Conservation in places. While the European site would be a consideration whether Oxnam was designated as a settlement in the LDP or not, we recommend that the settlement statement includes clear reference to it and sets a general requirement for Habitats Regulations Appraisal of any forthcoming proposal(s). (213)	settlement statement for Oxnam will include a reference to the settlement boundary being contiguous with the boundary of the River Tweed Special Area of Conservation and will include a general requirement for Habitats Regulations Appraisal of any forthcoming proposal(s).	that the Council agree to include a reference to the River Tweed Special Area of Conservation and the general requirement for Habitats Regulations Appraisal of any forthcoming proposal(s) within the Oxnam settlement statement.
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QUESTION 17

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

QUESTION 17

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

Main Issue	Sub Issue	Summary of Main Issues Raised	Proposed Response to Main Issues Raised	Recommendation
Settlement Map: Question 17	Newcastleton Core Frontage Designation - General	<p>Contributor 195 considers its members are best placed to answer this specific question.</p> <p>Contributor 215 states that a more reasoned response may be sought from those in the vicinity.</p> <p>Contributor 231 states that they are unsure about the removal of the Core Frontage designation within Newcastleton Conservation Area.</p> <p>Contributor 243 states that they are unsure about the removal of the Core Frontage designation within Newcastleton and would wish to defer to views of the local residents.</p> <p>Contributor 312 states that the views of the residents and Community Council of Newcastleton should have priority in this area. (195, 215, 231, 243, 312)</p>	Comments noted.	No further action required.
Settlement Map: Question 17	Newcastleton Core Frontage Designation - Agree with proposal	<p>The contributors states that they support the removal of the Core Frontage designation within the Newcastleton Conservation Area.</p> <p>In addition to the above support comment, contributor 289 also states that they consider that existing planning decisions need to be more consistent and also need to reflect that window replacements with UPVC can now be a suitable alternative to wood given that the same styles can be delivered in both finishes.</p>	<p>Support and comments noted.</p> <p>Following consultation on the Main Issues Report, it is considered appropriate that the Newcastleton Prime Frontage/Core Area designation as contained within the Supplementary Planning Guidance on Replacement Windows and Doors be removed. As a result of this, all applications in relation to</p>	It is recommended that the Council agree to remove the Newcastleton Prime Frontage/Core Area designation as contained within the Supplementary Planning Guidance on Replacement

		<p>Contributor 307 states that they are pleased to see that the local issue regarding potential changes to the Conservation status of the Newcastleton Conservation Area to allow a more lenient approach could be adopted has been included within the Main Issues Report consultation. This will enable homes to be upgraded and to capitalise on modern standards for windows, doors and renewable roof arrays if required or desired. The contributor stated that they sought clarity on the timetable for formal decision which is likely to be in 2/3 years. As this was a local matter with huge support it was felt that there was benefit in writing to SBC to seek leniency for applications between now and then. The view of officers was that this was not guaranteed and unlikely to be granted. (171, 181, 190, 192, 206, 230, 274, 276, 289, 290, 291, 292, 296, 307)</p>	<p>replacement windows and doors within the Newcastleton Conservation Area would be assessed against the “Elsewhere in Conservation Areas” element of the policy contained within the Supplementary Planning Guidance on Replacement Windows and Doors.</p>	<p>Windows and Doors.</p>
<p>Settlement Map: Question 17</p>	<p>Newcastleton Core Frontage Designation - General</p>	<p>The contributor states that they would support the proposal to remove the Core Frontage designation within Newcastleton only if this is in the longer term interest of Newcastleton and provided the local community (via the Community Council) supports the proposal. (305)</p>	<p>Support and comments noted.</p> <p>Following consultation on the Main Issues Report, it is considered appropriate that the Newcastleton Prime Frontage/Core Area designation as contained within the Supplementary Planning Guidance on Replacement Windows and Doors be removed. As a result of this, all applications in relation to replacement windows and doors within the Newcastleton Conservation Area would be assessed against the “Elsewhere in Conservation Areas” element of the policy contained within the</p>	<p>It is recommended that the Council agree to remove the Newcastleton Prime Frontage/Core Area designation as contained within the Supplementary Planning Guidance on Replacement Windows and Doors.</p>

			Supplementary Planning Guidance on Replacement Windows and Doors.	
Settlement Map: Question 17	Newcastleton Core Frontage Designation - Disagree with proposal	<p>Contributor 209 states that the Council failed to regulate window replacement within the Core Frontage area in the past, so now it is proposed to remove the Core Frontage area designation. This is a daft idea.</p> <p>Contributor 252 disagrees with the removal of the Core Frontage designation within the Newcastleton Conservation Area.</p> <p>Contributor 277 states that they disagree with the removal of the Core Frontage designation within the Newcastleton Conservation Area. Inappropriate development in the past is not an excuse for relaxing at a later date. This approach just undermines planning control in particular to Conservation Areas.</p> <p>Contributor 280 states that they do not support the removal of the Core Frontage designation from the Newcastleton Conservation Area. The people of Newcastleton do not appreciate the importance of the appearance of the frontage to the village's tourism economy, which is probably the only source of growth in jobs and incomes in the village. It also enhances the value of the houses and makes them more saleable. SB's Planning Dept should take the time to explain to the villagers how they individually and collectively benefit from conservation status of the village and from preserving its attractive appearance. This cannot be done through the Community Council alone. It needs to be done through direct, face to face communication with villagers, and</p>	<p>Comments noted.</p> <p>However, following consultation on the Main Issues Report, it is considered appropriate that the Newcastleton Prime Frontage/Core Area designation as contained within the Supplementary Planning Guidance on Replacement Windows and Doors be removed. As a result of this, all applications in relation to replacement windows and doors within the Newcastleton Conservation Area would be assessed against the "Elsewhere in Conservation Areas" element of the policy contained within the Supplementary Planning Guidance on Replacement Windows and Doors.</p> <p>In respect to comments regarding the removal of the Newcastleton Prime Frontage/Core Area designation from the Supplementary Planning Guidance on Replacement Windows and Doors; it should be noted that it is considered that the unique character of Newcastleton Conservation Area is established by its formal street layout with a central square and two secondary squares. It is considered to be the best example of a late 18th century</p>	It is recommended that the Council agree to remove the Newcastleton Prime Frontage/Core Area designation as contained within the Supplementary Planning Guidance on Replacement Windows and Doors.

		<p>imaginative presentation which can be effectively understood by a remote rural community. (209, 252, 277, 280)</p>	<p>planned village in the Borders and the majority of the settlement is designated as a Conservation Area. Newcastleton has a distinct grid iron layout and displays distinct building styles and architectural details. It is therefore not considered that the removal of the Prime Frontage/Core Area designation will impact negatively on this aforementioned formal street layout.</p>	
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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?

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?

Main Issue	Sub Issue	Summary of Main Issues Raised	Proposed Response to Main Issues Raised	Recommendation
Appendix 3	All policies	The contributor agrees with the suggested policy amendments identified in Appendix 3. (171, 192, 206, 230, 259, 274, 283, 288, 296, 312)	Support noted	Policy amendments implemented within proposed LDP
Appendix 3	All policies	The contributor generally agrees with the suggested policy amendments identified in Appendix 3. (215)	Comments noted	Policy amendments implemented within proposed LDP
Appendix 3	All policies	The contributor agrees with the suggested policy amendments identified in Appendix 3 as long as decisions are taken on merit and not made in an arbitrary way and that priority is given to sustainability and well-being of people. (272)	Comments noted	Policy amendments implemented within proposed LDP
Appendix 3	All policies	The contributor is of the view that all planning seems to be too heavily weighted towards accommodating the needs of developers resulting in a poorer service to existing residents. (222)	Disagree. It is considered all planning decisions give full weighting to all material considerations	Policy amendments implemented within proposed LDP
Appendix 3	All policies	The contributor states that they do not agree with the suggested policy amendments identified in Appendix 3. (311)	Comments noted	Policy amendments implemented within proposed LDP
Appendix 3	All policies	The contributor states that they firmly support the preferred option to continue with the policies and proposals outlined in the LDP. (323)	Comments noted	Policy amendments implemented within proposed LDP
Appendix 3	All policies (except Policy HD2: Housing in the Countryside)	The contributor supports the approach taken by the Council, with the exception of Policy HD2, have no further comment. (101)	Comments noted	Policy amendments implemented within proposed LDP
Appendix 3	All policies	Although the contributor does not consider herself qualified to judge – she hopes that the principles of fairness and equality and	Comments noted. It is considered all planning decisions give full weighting to all material	Policy amendments implemented within proposed LDP

		consideration of impact both positive and negative and what is actually best for current residents are driving the decision making for the need for domestic and industrial development and not the other way round. The process should not be the driving force, people and the environment should. (197)	considerations	
Place Making and Design	Policy PMD1 Sustainability	<p>The contributor welcomes and supports the continuation and updating of this policy. The contributor welcomes that the comments they have previously made have been taken into account, and consider that policies PMD1 and PMD2 alongside Policy EP12 Green Network are important to the major of the policies in the plan. (119)</p> <p>The contributor welcomes the acknowledgement that the planning system should be better integrated with the Land Use Strategy. The contributor is aware that the Council had a Land Use Strategy pilot and wonder about the future plans for this initiative. (199)</p>	<p>Support and comments noted.</p> <p>Comments noted. It is considered more appropriate that a reference to the Land Use Strategy (LUS) be included within the introductory text of Volume 1 of the Plan. It is felt that this is more appropriate as the LUS is relevant to many aspects of the Local Development Plan rather than solely this specific policy.</p>	It is recommended that Policy PMD1: Sustainability is substantially retained. Minor updates have been made to the Sustainability and Accessibility sections of the policy to reflect the Council's corporate approach to Sustainability.
Place Making and Design	Policy PMD2 Quality Standards	<p>The contributor welcomes and supports the continuation and updating of this policy. The contributor welcomes that the comments they have previously made have been taken into account, and consider that policies PMD1 and PMD2 alongside Policy EP12 Green Network are important to the major of the policies in the plan. (119)</p> <p>The contributor continues to support the inclusion in Sustainability subsection a) of the standards that require developers to</p>	<p>Support and comments noted.</p> <p>Comments noted. It is acknowledged the contributor is happy to continue working with the</p>	It is recommended that Policy PMD1: Sustainability is substantially retained. Minor updates have been made to the Sustainability and Accessibility sections of the policy to reflect the Council's corporate

		<p>demonstrate appropriate measures have been taken to maximise the efficient use of energy and resources, including the use of renewable energy and resources such as District Heating Schemes. The contributor is happy to continue working with Scottish Borders Council in the drafting of policy wording which reflects the ambitions of the Council and this policy. (119)</p> <p>The contributor also welcomes the reference to Green Infrastructure within section c of the policy. This compliments the policy wording on Green Networks and we note that this policy is considered relevant to most other policies within the Plan. (119)</p> <p>The contributor notes and welcomes the reference to the production of SG on waste and would welcome the opportunity to assist in the production of this. (119)</p> <p>The contributor understands that this policy requires some update in respect of criteria on energy supply and digital connectivity. In reference to our response to Question 13, the contributor suggests that the policy should include the role of green infrastructure as means of safeguarding access to pipe and cable runs. A policy cross-reference to Policy EP12 may be useful. (213)</p>	<p>Council in the drafting of policy wording which reflects the ambitions of the Council and this policy.</p> <p>Comments noted.</p> <p>Comments noted. The Waste Management Supplementary Guidance has been produced and is an approved document however the contributor will be encouraged to assist when the document is updated.</p> <p>Comments noted. It is not felt that a specific cross-reference to Policy EP12 is required as the policy currently states '<i>This policy is relevant to most policies within the Plan.</i>'</p>	<p>approach to Sustainability.</p> <p>It is also recommended that the introductory text of Policy PMD1 will be updated to reflect changes in Building Standards Technical Standards.</p>
Place Making and Design	Policy PMD3 Land Use Allocations	The contributor supports the retention of this policy. (119)	Support noted.	It is recommended the policy is substantially retained.

Place Making and Design	Policy PMD4 Development Outwith Development Boundaries	<p>The contributor requests that Policy PMD4 is amended to remove any reference to SBC's Housing Land Audit. The contributor contends that consideration of any housing land shortfall should be assessed separately, at the time of determination, with the most up to date evidence base. (111, 114)</p> <p>The contributor supports the retention of this policy. (119)</p> <p>The contributor states that the problem is trying to squeeze modern developments, both domestic and industrial, into historic town layouts while balancing this against the need to maintain the individual historic character of each settlement. The existing policy has reached its limits since the developments proposed impose an unacceptable burden on the infrastructure of settlements that served the purposes of past times. (153)</p> <p>The contributor states that consideration must be given to existing availability for development within the Development Boundary and if none exist then sympathetic development could be permitted. Any such development should have zero to minimal negative impact on neighbours; low noise, screening, economic importance to the local community and support from the local community should all be considered when deciding if a development is permitted. (214)</p>	<p>Comments noted. It is considered that the reference to the Housing Land Audit (HLA) within the policy should be retained. HLAs are the established means for monitoring housing land supply. The HLA is undertaken annually and uses the most up to date information available.</p> <p>Support noted.</p> <p>Comments noted. All allocations within the Local Development Plan are thoroughly assessed to ensure they are appropriate for the proposed location. This site assessment process includes consultation with various stakeholders including Scottish Water, NHS and Education which ensures the correct infrastructure is available or planned to support the development.</p> <p>Comments noted. As part of the Local Development Plan process sites within and outwith development boundaries are assessed however it is often necessary to extend development boundaries to allocate new sites. When allocating sites various factors are considered including consideration of the responses received during the public</p>	It is recommended the policy is substantially retained.
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Place Making and Design	Policy PMD5 Infill Development	<p>The contributor supports the retention of this policy. (119)</p> <p>The contributor believes that policy PMD5 is insufficiently restrictive and infill development over time changes and undermines the nature of a whole area unless sufficiently controlled. Currently there is very little effective control. (277)</p>	<p>Support noted.</p> <p>It is considered that the policy contained within the LDP works well in practice and provides careful control of infill development within the Scottish Borders.</p>	It is recommended the policy is substantially retained.

Economic Development	Policy ED1 Protection of Business and Industrial Land	<p>SEPA support the retention and modification of this policy. The proposed modifications are detailed within the Question 2 responses table. (119)</p> <p>Not only should this land be protected, encouragement should be given to develop land to support the local economy. The Council is encouraged to create a Business and Industrial Land register to monitor requests to purchase or develop this to ensure it is not being retained for other uses. (214)</p>	Support noted. The Council's Economic Development Section record and monitor business land enquiries.	No action required.
Economic Development	Policy ED1 Protection of Business and Industrial Land	Selkirk and District Community Council draws attention to the unique development opportunities which will accrue when a Selkirk by-pass is identified and in operation. (305)	Comments noted. These would be explored further in the event of the delivery of a Selkirk by-pass.	No action required.
Economic Development	Policy ED4 Core Activity Areas in Town Centres	The contributor opposes reductions in developer contributions, and as far as Peebles is concerned the reduction of the core activity area. Any policy change should be carefully worded to ensure that any flexibility towards this policy should only be allowed on the basis of evidence provided by applicant and that this evidence must be capable of challenge by officers. (318)	Comments noted. Following consultation with the Development Management Team it was agreed there would be no fundamental change to the Core Activity Area for Peebles. Additional flexibility will be incorporated into the policy in line with the Town Centre Core Activity Area Pilot Study.	<p>It is recommended that Policy ED4 be updated to remove the Core Activity Areas from Hawick and Stow and reduce the Core Activity Area in Galashiels to exclude Channel Street and Douglas Bridge.</p> <p>It is also recommended that additional flexibility of uses is incorporated into Policy ED4 in line with the Town Centre Core</p>

				Activity Area Pilot Study. However, as the Core Activity Areas for Kelso, Melrose and Peebles continue to perform at a high level, there is a more limited flexibility of uses
Economic Development	Policy ED6 Digital Connectivity	This must be given the highest priority to encourage business to the area. (289)	Comments noted. The Local Development Plan will continue to promote high standards of digital connectivity.	No action required.
Economic Development	Policy ED6 Digital Connectivity	There is a general need and demand for substantial improvement to Wi-Fi – to promote and support modern business. (305)	Comments noted. The Local Development Plan will continue to promote high standards of digital connectivity.	No action required.
Economic Development	Policy ED7 Business, Tourism and Leisure Development in the Countryside	<p>SEPA (119) seek modification of policy to clarify balance against environmental considerations.</p> <p>Contributor 199 states that they agree that this policy should be cross referenced with the Woodland Strategy in order to encourage farm/business diversification, however, they do not agree with the overly economic focus proposed in the context of Brexit. It is unsustainable and against other policies discussed in this MIR to focus on economic gain at the expense of environmental concerns. Good land stewardship is about balancing the three pillars of sustainability. Indeed, they can take this further and say that the environment underpins social and environmental activity. It seems that the proposed changes to this policy do not take this fact into account. Rural businesses are in particular dependent on natural assets, for</p>	<p>Comments noted.</p> <p>In respect to balancing the economic and environmental considerations, paragraph 28 of Scottish Planning Policy states that the “<i>planning system should support economically, environmentally and socially sustainable places by enabling development that balance the costs and benefits of a proposal over the longer term. The aim is to achieve the right development in the right place; it is not to allow development at any cost</i>”. It is not considered that the policy will result in an overly economic focus, rather it will contribute to meeting the principle of “<i>giving due weight to net economic benefit</i>” as required by</p>	It is recommended that the policy is substantially retained. However, it is also recommended that Local Development Plan Policy ED10 Protection of Prime Quality Agricultural Land and Carbon Rich Soils is included in the list of those policies cross referenced; and that additional wording making reference to “ <i>other current strategies</i> ”

		<p>example: the tourism and food and drink sectors are dependent on high quality of air, land and water, and should therefore operate in a way which protects natural assets.</p> <p>Contributor 213 states that the reference to cross-referencing to the Woodland Strategy implies that one of the likely diversification measures envisaged would be woodland planting. The contributor states that they support Scottish Government's policy aims for woodland retention and expansion in Scotland. Nevertheless, they consider that careful consideration will be required for this policy topic. Important natural heritage resources such as carbon rich and peat soils would require careful consideration and they recommend that such issues are carefully considered in supporting text and through cross-referencing of relevant policies such as Policy ED10. It seems likely that further diversification and development is likely to be associated with tourism. An example of this can be seen in the emerging proposals for a mountain bike innovation centre in Innerleithen. As there are a number of potential cycling related proposals emerging from the Borderlands Growth Deal it may be useful to review part b) of Policy ED7 with a view to relevant documents such as the Scottish Borders Cycle Tourism Strategy 2016-2021.</p> <p>Contributor 305 states that they endorse the need to consider the implications upon the wider and local economy for whatever BREXIT deal may be approved following current UK/EU negotiations. (119, 199, 213, 305)</p>	<p>Scottish Planning Policy (refer to paragraph 29). It should be noted that section 'e' of the Policy in the current LDP stipulates that the proposed development "<i>meets all other siting, and design criteria in accordance with Policy PMD2</i>". Policy PMD2 Quality Standards includes reference to sustainability, placemaking and design, accessibility, and to green space, open space and biodiversity. In addition, Policy ED7 and all other policies contained within the Local Development Plan are required to be read against Policy PMD1 Sustainability.</p> <p>Support from contributor 199 in respect to the cross-referencing of the Woodland Strategy is noted.</p> <p>Comments from contributor 213 regarding the need for careful consideration to important natural heritage resources such as carbon rich and peat soils are noted, and it is recommended that the cross-reference to Policy ED10 Protection of Prime Quality Agricultural Land and Carbon Rich Soils is made. With regards to the suggested reference to the Scottish Borders Cycle Tourism Strategy 2016-2021, it should be noted that it is anticipated that the new Local Development Plan will be formally</p>	<p><i>or any others which are produced within the Plan period that are relevant will also apply</i>" to be inserted in the introductory text of the policy. Furthermore, it is also recommended that the policy confirms the requirement for the inclusion of business and marketing plans to be submitted in support of any relevant planning application.</p>
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			<p>adopted in 2021 and the suggested document may at that time have been superseded. However, it should be noted that additional wording making reference to “<i>other current strategies or any others which are produced within the Plan period that are relevant will also apply</i>” to be inserted in the introductory text of the policy. In addition, it should also be noted that the Tourism Strategy and Action Plan is all encompassing, in that it includes elements from other relevant strategies such as the Cycle Tourism Strategy. Furthermore it should be noted that the Scottish Borders Tourism Strategy is in the process of being reviewed.</p>	
Economic Development	Policy ED8 Caravan and Camping Sites	<p>Contributor 119 states that they support the principle of the policy and the update in wording.</p> <p>Contributor 213 states that they welcome the proposal that caravan and camping sites should be subject to “high standards of placemaking and design”.</p> <p>Contributor 214 states that they agree with the suggestion of changing the title of the Policy to “Holiday Accommodation in the Countryside”. Consideration should be given to include references to “Glamping Pods” in the Policy. Size of possible developments compared to the “host” community should be considered when assessing suitability for a development.</p>	<p>Support noted.</p> <p>Support noted.</p> <p>Comments noted. However, following further consideration it is not considered appropriate to retitle the policy, as caravan and camping sites adequately encompasses the types of development that would be considered against this policy. It should be noted that some types of caravans are often referred to as</p>	<p>It is recommended that the policy is substantially retained with emphasis on the need to ensure that any new caravan or camping site is of the highest quality and in keeping with their local environment; in addition it is proposed that a requirement for a Business Plan is required to support</p>

		<p>Contributor 305 states that they draw attention to the need for assessing the potential length of stay in caravans and chalets and to have a clear understanding/differentiation between short term holiday lets and longer almost permanent occupation which require different infrastructural and commercial support. (119, 213, 214, 305)</p>	<p>lodges/chalets but are still legally defined as a caravan under the Caravan Sites and Control of Development Act 1960, and supplemented by section 13 of the Caravan Sites Act 1968. In respect to the suggestion to include reference to Glamping Pods, it is considered that these are a form of camping and so are already covered by this policy.</p> <p>Comments noted. This is an issue that is dealt with by the Development Management section through the processing of any relevant planning application. It should be noted, that the applicant for any new caravan or camping site would be required to show that the application is for genuine tourism/holiday purposes only. To assist with this process, the Council will seek that new or extended caravan and camping sites are supported by a Business Plan. In addition, a planning condition would normally be imposed on any subsequent planning approval, thereby ensuring that the unit is not occupied throughout the year or used as a permanent residence.</p>	<p>any proposal for a new or extended caravan and camping site.</p>
Economic Development	Policy ED9 Renewable Energy Developments	Paragraph 159 of Scottish Planning Policy states that "Local development plans should identify where heat networks, heat storage and energy centres exist or would be appropriate and include policies to support their implementation."	The Council is aware of the requirement to identify heat networks, heat storage and energy centres and proposes further exploration and work on this matter	Policy EP12 Green Networks has been cross referenced within policy ED9. The Council will

		<p>As noted in response to MIR Question 13 and our comment on Policy PMD2, Scottish Planning Policy also emphasises the importance of safeguarding piperuns for later connection. As green infrastructure can play a role in such safeguard areas we recommend that update of Policy ED9 should include a cross-reference to Policy EP12 (213)</p> <p>Support for district heating schemes is to be welcomed (315)</p> <p>We believe that the LDP2 policies should also include, in light of the above Scottish Government position, a clear focus on the further development of renewable technologies, including onshore wind, with a focus on repowering, and any such associated proposal which achieves the optimisation of a renewable site, such as colocation of compatible technologies, the move towards the use of taller turbine technology, and include support for any other associated development which supports the reconfiguration of our energy system with view to achieving a low carbon future. Policy support for new and repowered onshore wind, in addition to solar and energy storage is essential if the Scottish Government’s low carbon economy objectives, and the targets set out in the Scottish Energy Strategy are to be realised (99)</p> <p>SEPA support the principle of the retention of the policy. We will require that further specific information is included in the text of Policy ED9 which supports the construction of low carbon energy distribution, district heating networks.</p>	<p>is carried out. Some work has been carried out on this to date but getting definitive guidance on how to conclude and implement this is a challenge at this point in time. Policy EP12 Green Networks has been cross referenced within policy ED9</p> <p>Support noted</p> <p>It is considered that the Council’s Supplementary Planning Guidance on Renewable Energy 2018 sufficiently references the matters referred to and how they should be addressed at the planning application stage</p> <p>The construction of low carbon distribution and district heating networks require further investigation by the Council. Some work has been done on this but it</p>	<p>continue to development work on heat networks, heat storage and energy centres.</p> <p>No action required</p> <p>No action required</p> <p>The Council will continue to development work on matters such as heat networks, heat</p>
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		<p>Alternatively it may be preferable to draft a new policy the forthcoming plan which specifically outlines the Council's support and information requirements for district heating proposals. We acknowledge that there is support for low carbon energy networks within the background text to the policy, however in order to anchor the policy commitment for such networks, support for such proposals needs to be covered in the text itself. We require this policy (as an insertion to Policy ED9 or new policy) to outline a requirement for substantial new development, such as a new town or sizeable development to connect to an existing or proposed district heating network, or provide a heat network within the site. We also require text within the policy format of LDP2 which identifies that new developments located adjacent to existing or proposed new heat networks or heat supplies should be designed to be capable of connecting to the heat supply. This could include incorporating space to be safeguarded for future pipework/piperuns within developments, incorporating grass/green corridors along footpaths or roads which could be excavated for installing heat network pipes without significant disturbance, and ensuring the new infrastructure does not obstruct the development of planned heat network and district heating systems. It is acknowledged that due to the scale, form and type of development within the Scottish Borders area, that developments of this scale which would be considered to be "substantial", may not occur regularly. Substantial developments may consist of new towns, urban extensions, large regeneration areas or large development sites subject to master planning. There is, however,</p>	<p>has not been concluded and finding definitive guidance on this subject and how it will be delivered is challenging. It is not considered a policy can categorically be stated as suggested by SEPA without absolute clarity and full understanding of how this can be delivered. In essence if it is not, then an application would be refused as SEPA seem to be suggesting, but in order to take that position the Council must be absolutely clear on how this can be done. One of the challenges for the Scottish Borders is that the relatively small scale nature of development proposals make profit margins and feasibility studies for the likes of district heating very challenging. It is noted SEPA suggest this should be a requirement for a new town or sizeable development. SEPA acknowledge such proposals may not occur regularly and the reality is which SEPA acknowledge is that developments of these scales will not happen within the Plan period. It is envisaged the Council's newly set up Sustainable Development Committee which seeks to ensure a corporate approach is taken to embedding development within its strategies, policies and service can help develop how the Council's promotes heat networks.</p>	<p>storage and energy centres.</p>
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		<p>an element of judgment that will need to be applied by the Council and it might be that some sites offer significant potential for heat networks due their location, support from the local authority and 'buy in' from developers. In order to meet the energy efficiency requirements and targets set by the Scottish Government, as outlined in paragraph 1.2, renewable energy generated needs to be used by new developments. Where substantial new developments are planned, the opportunity arises for providing a heat network within the site and for this to be required and designed in at the earliest stages. New developments have a role to play in not only establishing and creating these networks, but also in connecting to networks to make use of heat that is being captured. Furthermore, paragraph 154 of SPP states that the planning system should support the transformational change to a low carbon economy consistent with national objectives and targets including deriving 11 % of non-electrical heat demand from renewable sources by 2020. Paragraph 159 of SPP goes on to advocate that Local Development Plans should support the development of heat networks in as many locations as possible even where these may be initially reliant on carbon-based fuels if there is potential to convert them to low carbon fuels in the future. Maximising the use of existing waste heat sources should always be explored and heat mapping used to co-locate developments with a high heat demand with sources of heat supply (paragraph 158). Paragraph 159 of SPP also states that LDPs should specifically identify appropriate locations for the development of heat networks/storage/energy centres and</p>		
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		<p>include heat policies that support the implementation of this approach (119)</p> <p>We consider policy ED9 to be weak. The SPG refers almost entirely to large scale windfarm developments, and therefore has little to say about potential smaller scale projects which could make a significant impact on local generation and on community resilience. The policy should be promoting opportunities for range of smaller scale renewable energy generation projects (196)</p> <p>SSE requests that a clearer policy relating to the wind energy development – including repowering and extension - is established in the Proposed Plan and request that changes are made to the MIR to better support future investment in renewable wind energy developments. This can be achieved by:</p> <ul style="list-style-type: none"> - The provision of a greater emphasis on an evidence based and site specific approach to future wind farm development, instead of a reliance on capacity studies. -Specific reference to support for repowering existing windfarm locations such as the Toddleburn and Clyde Wind Farms. -Identifying existing windfarm locations on LDP proposals map. -Including reference to the acceptance of windfarm developments. -The provision for and policy support for offshore grid connections, including grid cabling, associated substations and ancillary equipment. 	<p>Policy ED9 makes clear reference to the support for a wide range of renewable energy types which is reflected in the Council's SPG on Renewable Energy 2018. However, there is no doubt the most challenged and contentious renewable energy type is wind farms and it is considered appropriate that planning policy should give considerable reference to this</p> <p>It is considered policy ED9 Renewable Energy Developments and the Council's SPG on Renewable Energy give correct and reference to the matters raised, including the support for renewable energy in appropriate locations. The Ironside Farrar study was part of the SPG and therefore forms part of the development plan. Whilst it is a very useful starting guidance point its role and value must not be diminished. Any Environmental Impact Assessment and supporting planning documentation will always be taken on board as part of any planning application proposals</p>	<p>No action required</p> <p>No action required</p>
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		<p>SSE welcome that the Council will continue to support proposals for major wind farms within appropriate locations. Paragraph 7 .4 states that SESPlan requires LDPs to identify opportunities for repowering of existing wind farm sites.</p> <p>SSE is firmly of the view that wind energy will continue to contribute significantly towards efforts to reduce carbon emissions and help tackle climate change. SSE does not consider it appropriate for the Council's SG on Renewable Energy and the Ironside Farrar Landscape Capacity Study and Cumulative Impact Study 2016 to be used as a policy basis in decision making for wind energy developments, and instead would prefer to see a focus throughout the emerging LDP on the acceptability of development based on the individual planning merits of the proposed development.</p> <p>Furthermore, an evidence based and site specific approach should be taken to further support wind energy developments rather than a reliance on Landscape Capacity Studies. Consideration should be given not just to Landscape Capacity Studies but also the information contained within an Environmental Impact Assessment Report and supporting planning documentation. (322)</p>		
Economic Development	Policy ED10 Protection of Agricultural Land and Carbon Rich Soils	<p>SEPA support the retention of this policy. We continue welcome the policy requirement for a soil (or peat) survey to demonstrate that the areas of highest quality soil or deepest peat have been avoided. We also welcome the requirement for the provision of a soil or peat management plan in order to demonstrate that any unnecessary disturbance, degradation or erosion has been minimised, which includes</p>	<p>Comments and support noted. The introductory text to policy ED10 has been amended in para 1.3 to incorporate the need to make ref to SEPA's Development Plan Guidance notes (Soils)</p>	<p>The introductory text to policy ED10 has been amended in para 1.3 to incorporate the need to make ref to SEPA's Development Plan Guidance notes</p>

		<p>proposed mitigation measures. This is particularly important for developments on peat, as bad management practices can disturb peat leading to oxidation and drying, and the unnecessary release of carbon dioxide. The Development Plan Guidance Notes (Soils) referenced at the beginning of the document also contains a number of references and guidance which we would recommend signposting to as part of the policy text to ensure it remains up to date as possible prior to publication and adoption (119)</p> <p>A general comment, the allocation of some sites in the Peebles area seems to fly in the face of this policy which is to be retained (318)</p>		<p>(Soils)</p> <p>No further action</p>
Economic Development	Policy ED11 Safeguarding of Mineral Deposits	SEPA support the retention of this policy (119)	Support noted	Policy ED11 to be retained
Economic Development	Policy ED12 Mineral and Coal Extraction	<p>SEPA support the retention of this policy (119)</p> <p>We welcome the proposal to amend the policy wording for sensitive receptors. As the policy does not currently include a peat specific criterion, we suggest that this forms part of the amendment, for example, "There will be a presumption against peat extraction and other development likely to have an adverse effect on peatland and/ or carbon rich soils within Class 1 and Class 2 peatland areas." (213)</p>	<p>Support noted</p> <p>Comments noted. Text can be added to Policy ED12 as requested by SEPA, to address this point. Please note that the matter is not logically included as a specific criterion within the list of situations in which minerals extraction will not be permitted. As such, the text would need to be a free-standing point, albeit within the policy itself, as SEPA is seeking.</p>	<p>No further action</p> <p>Text can be added to Policy ED12 stating: "There will be a presumption against peat extraction and other development likely to have an adverse effect on peatland and/ or carbon rich soils</p>

				within Class 1 and Class 2 peatland areas.”
Housing Development	Policy HD1 Affordable and Special Needs Housing	The contributor stresses the need to include affordable and special needs housing in the programme. However, it is essential that these are located ‘geographically’ in locations where local infrastructure such as public transport and access to community facilities are easily accessible. (305)	<p>Comments are noted.</p> <p>The Local Plan does not allocate housing specifically for affordable units. However the Council continues to support the delivery of both affordable housing and housing for particular needs throughout the Scottish Borders through the policies proposed within the Proposed LDP.</p> <p>As part of the Proposed LDP, it is proposed to update the title of Policy HD1 to relate solely to affordable housing delivery, with a new Policy HD6 specifically for housing for particular needs. Policy HD1 aims to ensure that new housing development provides an appropriate range and choice of ‘affordable’ units as well as mainstream market housing. The aim of Policy HD6 is to ensure the provision of housing for particular needs throughout the Scottish Borders.</p>	<p>It is recommended that the existing Policy HD1 is updated to relate solely to affordable housing delivery, with the policy itself substantially retained.</p> <p>It is recommended that a new Policy HD6 is included within the Proposed Plan, which covers housing for particular needs.</p>
Housing Development	Policy HD1 Affordable and Special Needs Housing	The contributor states that this policy requires review to make clear that there is an expectation that the contribution to affordable/special needs housing will amount to 25%. This will only be varied under exceptional circumstances where robust evidence to support any claim will be provided. Such evidence must be capable of	<p>Comments are noted.</p> <p>As part of the Proposed LDP, it is proposed to update the title of Policy HD1 to relate solely to affordable housing delivery, with a new Policy HD6 specifically on housing for</p>	It is recommended that the existing Policy HD1 is updated to relate solely to affordable housing delivery, with the policy itself

		verification and challenge by Officers. (318)	<p>particular needs. Policy HD1 aims to ensure that new housing development provides an appropriate range and choice of 'affordable' units as well as mainstream market housing. Policy HD1 requires the provision of a proportion of land for affordable housing, currently set at 25%, both on allocated and windfall sites.</p> <p>The aim of Policy HD6 is to ensure the provision of housing for particular needs throughout the Scottish Borders.</p> <p>It should be noted that decision making on affordable housing is guided by both Policy HD1 and the Council's Supplementary Planning Guidance on Affordable Housing.</p>	<p>substantially retained.</p> <p>It is recommended that a new Policy HD6 is included within the Proposed Plan, which covers housing for particular needs.</p>
Housing Development	Policy HD1 Affordable and Special Needs Housing & Policy HD2 Housing in the Countryside	The contributor raises concerns that these current policies do little to facilitate the construction of single units in small rural communities where there is local need. Such single unit development is considered to be too expensive, but the potential benefits of such units are significant. Policy should be to facilitate such development where possible. (196)	<p>Comments are noted.</p> <p>The Proposed Policy HD1: Affordable Housing Delivery, aims to ensure that new housing development provides an appropriate range and choice of 'affordable' units as well as mainstream market housing. It is proposed to update the title of Policy HD1 to relate solely to affordable housing delivery, with a new Policy HD6 specifically on housing for particular needs.</p> <p>Policy HD2: Housing in the</p>	<p>It is recommended that the existing Policy HD1 is updated to relate solely to affordable housing delivery, with the policy itself substantially retained.</p> <p>It is recommended that a new Policy HD6 is included within the Proposed Plan, which covers housing for</p>

			<p>Countryside, aims to encourage a sustainable pattern of development focused on defined settlements in accordance with the need to support existing services and facilities and to promote sustainable travel patterns. The policy supports appropriate housing which includes additions to existing building groups, conversions, restorations, replacement housing and housing with an economic justification. It is considered that Policy HD2 supports appropriate and sustainable housing within the Borders countryside, which comply with the criteria contained within the policy. Minor changes to Policy HD2 are included within the Proposed LDP. It should also be noted that a greater emphasis has been included within the policy, specifically to high quality design in all developments.</p> <p>Therefore, it is considered that Policy HD2 provides the opportunity for single houses within countryside locations, which comply with the specific criteria set out within the policy.</p>	<p>particular needs.</p> <p>It is recommended that Policy HD2 is updated to include the changes to sections d) and e), along with making reference to the importance of high quality design within the policy.</p>
Housing Development	Policy HD2 Housing in the Countryside	The contributor states that they do not agree with the preferred option outlined for the housing in the countryside policy. (195)	<p>Comments are noted. The response to Question 8 sets out the reasons for any changes to Policy HD2 within the Proposed LDP.</p>	<p>It is recommended that Policy HD2 is updated to include the changes to sections d) and e), along with making reference to the</p>
Housing Development	Policy HD2 Housing in the Countryside	The contributor does not support the preferred option for housing in the countryside but supports the alternative proposal. (315)		
Housing	Policy HD2	SEPA advise that they support the retention of		

Development	Housing in the Countryside	this policy. (119)		importance of high quality design within the policy.
Housing Development	Policy HD2 Housing in the Countryside	SNH advise that they have no settled view on this matter. They would be supportive of a policy which supports the delivery of well sited and appropriately designed rural housing. They would be happy to provide further advice on this matter. (213)		
Housing Development	Policy HD2 Housing in the Countryside	It is the contributor's view that Policy HD2 should continue to be considered on a case by case basis and that more clarity is required when considering proposals of this nature. (318)		
Housing Development	Policy HD3 Protection of Residential Amenity	<p>The contributor supports the expansion of this policy. (119)</p> <p>The contributor states that the MIR suggests that this policy will be amended to show that it refers to renewable energy developments; provided that these issues are <u>in addition</u> to the other criteria listed in para.1.1 of the policy, this is acceptable. If not, and these issues are exclusively related to this policy this is not acceptable. (318)</p>	Comments noted. The additional reference to renewable energy developments within the policy is in addition to the other criteria listed within the policy.	It is recommended that the policy is substantially retained. A reference stating that the policy also applies to applications for renewable energy developments will be included. A cross reference to Policy ED9 'Renewable Energy Development' will also be included at the end of the policy.
Housing Development	Policy HD4 Meeting the Housing Land Requirement/ Further Housing Land	The contributor states that the Report of Examination for SESplan 2 has recommended significant modifications that alter the policy framework of Proposed SESplan 2. The MIR is based on Proposed SESplan 2. Until such time as the SESplan 2 is approved by the Scottish	<p>Comments are noted from SEPA.</p> <p>The MIR was prepared based upon the housing land requirements set out within the SESPlan Proposed Plan, which was derived from the</p>	It is recommended that the policy is substantially retained, with minor updates to remove the Housing SG

	Safeguarding	<p>Ministers, the statutory policy framework for the LDP 2 is not known. (311)</p> <p>SEPA advise that they support the retention and minor amendments to this policy. (119)</p>	<p>HNDA 2015. This was in accordance with the SESPlan Housing Background Paper (October 2016), which set out the background, process and justification for the housing supply targets and housing land requirements.</p> <p>The comments regarding the status of SESPlan 2 are acknowledged. The current SDP was approved in June 2013. However, the proposed SDP which was intended to replace SDP 2013 was rejected by Scottish Ministers on the 16th May 2019. QC advice was that, whilst out of date, SDP 2013 remains the approved Strategic Plan and must therefore continue to be referred to. However advice also stated that whilst the proposed SDP was rejected there are elements of the supporting technical papers and documents which helped guide the proposed SDP and incorporate more up to date positions, which should be considered as material considerations. HNDA2 is at present the most up to date and therefore reliable assessment of housing need and demand in the SESPlan area.</p> <p>Appendix 2 of the Proposed Plan and the Housing Technical Note set out the housing land requirement</p>	reference.
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			and contributions towards the requirement for the Scottish Borders. The housing supply target and housing land requirement are informed by the HNDA2.	
Housing Development	Policy HD5 Care and Retirement Homes	<p>Contributor 119 states that they support the retention of this policy.</p> <p>Contributor 289 states that given the expected population changes and in particular age stratification there should be very clear policies in place to support controlled development and consideration of the most appropriate provision method i.e. public or private sector. (119, 289)</p>	<p>Support noted.</p> <p>It is considered that the policy contained within the LDP does provide a clear policy and can support controlled development of this type. The current introduction to the policy sets out that the aim of the policy is to ensure that applications for residential care and retirement homes take account of the identified local need for such facilities and the impact that such uses may have on support services and facilities. However, it is not considered appropriate that the LDP policy should set out the most appropriate method of provision for such facilities such as public or private sector, as it is not considered the LDP is the appropriate mechanism for such detail.</p>	It is recommended the policy is substantially retained.
Environmental Promotion and Protection	Policy EP3 Local Biodiversity	The contributor welcomes the inclusions in this policy and states that it makes perfect sense to use the Council's LBAP as Supplementary Guidance to this policy. Biodiversity net gain could be a welcome addition however, it depends on the policy provisions and how these would be implemented. The contributor has concerns in relation to biodiversity net gain and	<p>Comments are noted in respect of the Council's LBAP Supplementary Guidance.</p> <p>In respect of Biodiversity net gain, reference has been included within criteria c) of the Proposed Plan, to read as follows; '<i>Compensate to</i></p>	It is recommended that the policy is substantially retained and updated to include reference to both Local Biodiversity Sites and Local

		<p>ancient woodland protection for the following reasons: ancient woodland is irreplaceable and therefore removal of this habitat and like for like replacement cannot be applied in this case. Similarly, there are other irreplaceable habitats which should be excluded from net gain calculations, because if they are destroyed or damaged it cannot be claimed that the development has resulted in net gain. (199)</p>	<p><i>ensure no net loss of biodiversity through use of biodiversity offsets and ensure net gain as appropriate</i>.</p> <p>It should be noted that the Proposed Plan includes changing the title to Policy EP3: Local Biodiversity and Geodiversity. The purpose of Policy EP3 is to safeguard and enhance local biodiversity and local geodiversity. Both Local Biodiversity Sites (LBS) and Local Geodiversity Sites (LGS) are included within the Proposed Plan and are set out within the accompanying Technical Notes.</p>	Geodiversity Sites.
Environmental Promotion and Protection	Policy EP4 National Scenic Areas	<p>The contributor believes that NSA designations could be delivering much more for the Borders economy. Current policy appears to be to pretend they are not there. (196)</p>	<p>The aim of Policy EP4 is to protect and enhance the scenic qualities of the National Scenic Areas (NSA) within the Scottish Borders, by influencing the nature of development both within and outwith them where the development affects the setting and context of the NSA within the wider landscape.</p> <p>However, it is considered that the economic promotion of the NSA's is outwith the remit of this policy.</p>	It is recommended that the policy is substantially retained.
Environmental Promotion and Protection	Policy EP6 Countryside Around Towns	<p>The contributor reminds SBC that Selkirk Hill is an important Common good asset and should be formally recognised as being an integral part of the Selkirk community. (305)</p>	<p>Comments are noted.</p> <p>The aim of Policy EP6 is to ensure that the identified Countryside Around Towns (CAT) area and the high quality living environment it provides is protected and enhanced. The policy aims to prevent</p>	It is recommended that the policy is substantially retained.

			<p>piecemeal development that detracts from the area's outstanding biodiversity, landscape, historical and recreational context. The policy also helps prevent coalescence of individual towns and villages within the area, thereby retaining their individual identity.</p> <p>It should be noted that the Selkirk is located outwith the CAT policy area. Therefore, the area is outwith the remit of this policy.</p>	
Environmental Promotion and Protection	Policy EP7 Listed Buildings	Contributor 10 notes that whilst they support efforts to capitalise on the Listed Building assets, the Council should take into consideration that it is not always possible to maintain a listed building, restore it or redevelop it. Damage and other factors can create a situation whereby a listed building can create a situation whereby a listed building can make a site undevelopable and unviable. The contributor therefore seeks that the Policy EP7 is amended to take account of those rare occasions where demolition of a Listed Building is required in order to facilitate and ensure the future of an area. (10)	<p>Support noted.</p> <p>It should be noted that policy EP7 currently states: "<i>The demolition of a Listed Building will not be permitted unless there are overriding environmental, economic, social or practical reasons. It must be satisfactorily demonstrated that every effort has been made to continue the present use or to find a suitable new use</i>". It is therefore considered that the policy does allow for those rare occasions where demolition is required.</p> <p>It should also be noted that it is proposed to amend Policy EP7 Listed Buildings to incorporate additional text in relation to 'Enabling Development'. Enabling Development is supported by Scottish Planning Policy and is a way in which the 'conservation deficit', which exists when the existing value, plus the development</p>	It is recommended that the policy is substantially retained with increased emphasis on the use of Design Statements and reference to be made to enabling development as set out in the MIR.

			cost (e.g. restoration, conversion to an appropriate use and developer profit), exceeds the value of the listed building after development.	
Environmental Promotion and Protection	Policy EP9 Conservation Areas	Contributor 318 states that rather than increase the emphasis on the need for a design statement, the policy should instruct that a design statement is required when considering conservation areas. Further, it should be made very clear that with regard to sites that have a boundary contiguous with a conservation area, this policy applies. (318)	It should be noted that policy EP9 currently states: " <i>Design Statements will be required for all applications for alterations, extensions, or for demolition and replacement which should explain and illustrate the design principles and design concepts of the proposals</i> ". In addition, the policy also states: " <i>The Council will support development proposals within or adjacent to a Conservation Area which are located and designed to preserve or enhance the special architectural or historic character and appearance of the Conservation Area</i> ". Whilst it is intended that there will be an increased emphasis for the submission of a Design Statement, it is a requirement already set out in policy. Furthermore the Policy also sets out that it will apply to applications within or adjacent to Conservation Areas.	It is recommended that the policy is substantially retained with increased emphasis on the use of Design Statements.
Environmental Promotion and Protection	Policy EP10 Gardens and Designed Landscapes	Contributor 213 states that the policy reference to be made to the Peter McGowan Consultants study on Gardens and Designed Landscapes is unclear at this stage. They understand that it would not be firmed up until the Proposed Plan is drafted but suggest that reference to Annex 3 would be particularly useful in a policy context.	It should be noted that it is considered that the contributor has referred to Annex 3 of the Borders Designed Landscape Survey (i.e. the Peter McGowan study) in error as it is Annex 4 that provides a the policy context, and also provides	It is recommended that the policy is substantially retained with reference to the Borders Designed Landscape Survey

		Annex 3 provides guidance on management and restoration of these sites with part 4 of the Annex setting out design principles and common issues that they consider would provide essential direction for any planning application within or adjacent to a garden and designed landscape. The contributor also advise that clear differentiation should be provided in the policy between the relative importance of sites that are on the National Inventory of Designed Landscapes in Scotland and those identified by the Peter McGowan study. (213)	guidance on management and restoration of these sites. This suggestion is considered to be acceptable and it is therefore proposed to alter the policy introduction accordingly. The contributor also advises that the policy between the relative importance of sites that are on the National Inventory of Designed Landscapes in Scotland and those identified by the Peter McGowan study, this too is considered an appropriate insertion and the policy introduction will be amended accordingly.	included within the policy introduction, in addition it is also proposed to provide additional wording that differentiates the relative importance of the sites included in the National Inventory of Designed Landscapes in Scotland and those only identified within the Borders Designed Landscape Survey.
Environmental Promotion and Protection	Policy EP11 Protection of Greenspace	Contributor 254 states that they support the retention of policy EP11 Protection of Greenspace. This policy seeks to safeguard and improve green spaces including outdoor sports facilities as well as less formalised places that also provide opportunities to participate in sport and recreation. (254)	Support noted.	It is recommended the policy is substantially retained.
Environmental Promotion and Protection	Policy EP12 Green Networks	Contributor 119 states that they continue to support the inclusion of this policy, specifically welcoming that the water environment is included as part of green network. This will help to contribute to the delivery of the River Basin Management Plan (RBMP) and Flood Risk Management Plan (FRMP) objectives of the Council. They also state that they welcome that paragraph 1.4 refers to the improvement of the quality of the water environment. The contributor also welcomes the cross reference to policy PMD2 Quality Standards.	Support noted and comments noted.	It is recommended the policy is substantially retained.

		<p>Contributor 254 states that they support the retention of policy EP12 Green Networks. This policy seeks to safeguard and improve green spaces including outdoor sports facilities as well as less formalised places that also provide opportunities to participate in sport and recreation.</p> <p>Contributor 288 states that they request consideration is given to the development of the railway from St Boswells to Berwick upon Tweed. (119, 254, 288)</p>	<p>Support noted.</p> <p>It should be noted that LDP Policy EP12 aims to safeguard the Green Network which includes the routes of former railway lines. Chapter 2 para 2.13 makes reference to the potential reinstatement of St Boswells to Berwick line via Kelso</p>	
Environmental Promotion and Protection	Policy EP13 Trees, Woodlands and Hedgerows	The contributor requests the regular monitoring of air quality and pollution levels in Selkirk town centre - and in other towns where traffic levels are high. (305)	<p>Comments are noted.</p> <p>Policy EP3 aims to give protection to the woodland resource and in turn, to the character and amenity of settlements and the countryside, maintain habitats and provide an important recreational asset. The policy seeks to protect and enhance the whole resource, not only individual trees that might be protected by a Tree Preservation Order; safeguarded by a condition on a planning permission; or located within a Conservation Area.</p> <p>It should be noted that the monitoring of air quality and pollution is outwith the remit of this policy.</p>	It is recommended the policy is substantially retained.
Environmental	Policy EP13	The contributor would like to see the wording	Comments are noted.	It is recommended

Promotion and Protection	Trees, Woodlands and Hedgerows	<p>'Removal or damage to woodlands present on the Ancient Woodland Inventory, or woodland of high nature conservation value will not be permitted' included within this policy. They consider that any woodland included in SNH's Ancient Woodland Inventory, which is present on historical maps or which exhibits significant numbers of ancient woodland indicators can be considered as ancient and is therefore worthy of further study and is likely to pose a constraint on development. They believe that ancient woodland is amongst the most precious and bio-diverse habitats in the UK and is a finite resource which should be protected.</p> <p>The contributor is aware that in the Borders the AWI is not comprehensive and arguably it is the area with most gaps in the data. This is why in their site assessments they suggest that tree surveys should be undertaken for certain areas, where they see where is woodland on digital maps, but this is not present on the AWI. They would also like to see a provision for the buffering and extension of ancient woodland sites through targeted woodland and habitat creation, which have greatest potential to be placed on a sustainable footing, and would be best for wildlife. They welcome that this is listed as a site specific requirement in some instances, however, for future developments, and planning applications out-with the development plan, such a requirement should be listed in this policy as a material consideration. This policy should also contain wording on appropriate native tree planting, in instances where replacement planting is required, with trees sourced and grown in the UK to ensure lower biosecurity risk.</p>	<p>The contributor would like to see additional wording in respect of removal or damage to woodlands present on the Ancient Woodland Inventory, or woodland of high nature conservation value. The aim of the policy is to give protection to the woodland resource and in turn, to the character and amenity of settlements and the countryside, maintain habitats and provide an important recreational asset. The assessment criteria within the policy states that '<i>The Council will refuse development that would cause the loss of or serious damage to the woodland resource unless the public benefits of the development clearly outweigh the loss of landscape, ecological, recreational, historical or shelter value</i>'. Any development that may impact on the woodland resource must meet the criteria contained within the policy. It is considered that the current policy criteria provide adequate protection for the woodlands present on the Ancient Woodland Inventory or woodland of high nature conservation value.</p> <p>In response to the second point, regarding the buffering and extension of ancient woodland sites, this matter is outwith the remit of the policy. It should be noted that Policy</p>	the policy is substantially retained.
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		(199)	EP13 is applicable to all development, not just allocated sites. Likewise, the specific species/planting cannot be specified within the policy itself. This matter would be dealt with through the planning application process and in consultation with the Council's Landscape Officer.	
Environmental Promotion and Protection	Policy EP14 Coastline	The contributor states that in the future, Local Authorities and the Marine Planning Partnerships (MPP) should work together to ensure planning coherence across the land-sea interface. It is important that this extends beyond the jurisdictional overlap of the intertidal zone, as activities far inland can have implications for marine health and all human activities have a connection to and therefore an influence on land. Prior to the establishment of the Forth & Tay Marine Planning Partnership, Scottish Borders Council should work to ensure coherence with the National Marine Plan (NMP). The NMP is a statutory plan with policies relevant to all public authorities, including those whose responsibilities are primarily land-based. Policy GEN 15 of the NMP (Planning alignment A) is of particular relevance to local authorities. The contributor suggests that Policy EP14 should be reviewed and updated to ensure the required complementary policies and practices are in place. This would be in accordance with Circular 1/2015: The Relationship Between the Statutory Land Use Planning System and Marine Planning and Licensing. (213)	Comments noted. It is acknowledged that Scottish Borders Council should work to ensure coherence with the National Marine Plan (NMP). It is considered appropriate to update the policy to ensure the required complementary policies and practices are in place.	It is recommended the policy is substantially retained. A new paragraph is to be inserted into the introductory text to ensure the required complementary policies and practices are in place. The policy should also be updated to include a reference to Circular 1/2015: The Relationship Between the Statutory Land Use Planning System and Marine Planning and Licensing.
Environmental Promotion and Protection	Policy EP15 Development Affecting the	The contributor supports the inclusion of this policy. The contributor welcomes the retention of this policy as it provides good coverage of the	Support noted.	It is recommended the policy is substantially

	Water Environment	'protection and improvement' objective of Water Framework Directive (WFD). The first line of the policy stating that the Council will support development proposals which seek to bring an improvement to the quality of the water environment. (119)		retained.
Environmental Promotion and Protection	Policy EP16 Air Quality	<p>The contributor supports the inclusion of this policy. It should ensure that new developments do not have an adverse impact on air quality either through exacerbation of existing air quality problems or the introduction of new sources of pollution where they would impact on sensitive receptors. We welcome the requirement for Air Quality Assessments in cases where the Council considers that air quality may be affected by development proposals. The contributor also states the successful implication of this policy will be reliant on development management officers being able to identify when an air quality assessment is required. Relevant developments are likely to be those that involve emissions to air (e.g. biomass or EfW applications) or lead to increased traffic on specific routes. It is important to note that, when considered in isolation, a single development is unlikely to have a significant impact on local air quality and may not trigger the need for an Air Quality Assessment. However, when it is considered alongside other developments in and around the area that may also increase traffic, the cumulative impact on some routes is likely to be more significant and could result in a breach of an air quality standard. (119)</p> <p>The contributor considers it very odd that so little is said about encouraging renewable energy - and yet the potential negative impact of wood-</p>	<p>Support and comments noted. The existing policy text makes reference to the cumulative effect of development proposals and the impacts of this. It is considered appropriate to add the following paragraph to the introductory text to make reference to the cumulative impact of traffic:</p> <p><i>'The Council acknowledges that when considered in isolation, a single development is unlikely to have a significant impact on local air quality and may not trigger the need for an Air Quality Assessment. However, when it is considered alongside other developments in and around the area that may also increase traffic, the cumulative impact on some routes is likely to be more significant and could result in a breach of an air quality standard'.</i></p> <p>Comments noted. Policy guidance in relation to renewable energy is included within 'Policy ED9</p>	It is recommended that the introductory text of the policy is updated to make reference to specific legislation and strategies in relation to air quality. It is also recommended to add a reference to the cumulative impact of traffic associated with new developments.

		<p>burning stoves is flagged-up! The text must not, as suggested, blame "low carbon/renewables" as having a detrimental impact - the issue is the supply of damp logs. This could be addressed by licencing woodfuel suppliers to make sure only dry logs are supplied or by raising awareness of the problems caused by damp logs. (196)</p> <p>The contributor states there is mention of detrimental impact of Air quality in policy EP16 using low carbon fuels/renewables, which is difficult to avoid in rural setting - perhaps add also the air quality control surrounding animal and poultry operations i.e. slurry lagoons and spreading. (215)</p>	<p>Renewable Energy Development' and the Council's Renewable Energy Supplementary Guidance. It is not intended that the policy will state that low carbon/renewables have a detrimental impact</p> <p>Comments noted. It is not considered appropriate to detail each development where air quality control may be an issue within this policy. It is felt that this issue is sufficiently covered within the existing policy wording.</p>	
Infrastructure and Standards	Policy IS1 Public Infrastructure and Local Service Provision	<p>The contributor considers a serious review is required of infrastructure policy and the impact of new housing on schools, doctors and transport infrastructure. If it can be deemed this policy is adequate then clearly the Council is not following it. (147)</p> <p>SEPA support the retention of this policy. (119)</p>	<p>Through the process of the allocation of sites, the NHS, the Council's Education Department and Roads Sections (including Passenger Transport, Network Management and Roads Planning) as well as Transport Scotland are all involved in confirming the suitability of sites or otherwise. Policy IS1 – Public Infrastructure and Local Service Provision would be referred to, where applicable, during the process of planning applications.</p>	No action required.
Infrastructure and Standards	Policy IS2 Developer Contributions	<p>The contributor comments on the requirement for a vehicular link over the Eddleston Water between Rosetta Road and the A703 (The Dalatho Street Bridge). They state that there are no traffic impact reasons that justify the need for the Dalatho Street Bridge. All traffic surveys undertaken by highways engineers SWECO, from 2010 until today, have demonstrated that there is no significant impact from the enhanced</p>	<p>Comments noted.</p> <p>It should be noted that the Roads Planning section are of the view that improved traffic connectivity is required for the development of the allocated sites (MPEEB006) and (APEEB044).</p>	No further action required.

		<p>mixed use development that require the Dalatho Street Bridge to be delivered. A recent traffic survey, undertaken by SWECO, over a normal working/school week, further demonstrates that traffic in Peebles has not increased at the rate that was initially forecast. This further emphasises the fact that the Dalatho Street Bridge is not essential, either as a result of development at Rosetta or in terms of current traffic movements in Peebles generally. They state that the Dalatho Street Bridge is not required.</p> <p>Should SBC still consider this need, the contributor requests that the test of the current policy is updated to include a requirement for any new residential development within or adjacent to the Peebles boundary to contribute £1000 per dwelling for both the new River Tweed Bridge and the Dalatho Street Bridge. This will enable sharing of the cost with other developers/landowners to help improve the wider road infrastructure of Peebles for the long term. (126)</p>	<p>In addition, in respect to a new proposed site at Land South of Chapelhill Farm (APEEB056) the Roads Planning section have stated: <i>“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. ... 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”</i>.</p> <p>As a result of the above, a site requirement for site (APEEB056) is included within the Proposed Plan stating that the above improved connectivity will be required. This therefore, will allow for developers/landowners to work together and enable the sharing of costs in resolving the requirement of</p>	
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			improved connectivity.	
Infrastructure and Standards	Policy IS2 Developer Contributions	SEPA advise that they support the inclusion of this policy. They support the continuation of this policy and welcome that contributions could be sought for the protection/enhancement of environmental assets (which would include the water environment), foul and surface water drainage and the provision of facilities to collect, store and recycle waste. (119)	Comments are noted. It should be noted that an additional criteria h) has been included within the policy criteria to read; ' <i>Flood protection schemes, where the site would benefit from its implementation</i> '.	It is recommended that the policy is substantially retained with minor changes.
Infrastructure and Standards	Policy IS2 Developer Contributions and IS3 Developer Contributions Related to the Borders Railway	The contributor states that they support the approach taken by Policy IS3 of the adopted Local Development Plan and is pleased to see that it is proposed to be substantially retained in the Main Issues Report. Likewise, the contributor supports the continued usage of Policy IS2 which recognises at part c) that subsidy to public transport provides a valuable form of contribution. (294)	Comments are noted.	It is recommended that Policy IS2 & IS3 are substantially retained with minor changes.
Infrastructure and Standards	Policy IS4 Transport Development and Infrastructure	Selkirk and District Community Council draws attention to the need for a Selkirk by-pass and the local and wider support which has been given to the proposal – in particular via the A7 Action Group and local canvassing results. (305)	Comments noted. The Local Development Plan continues to safeguard the line of the proposed Selkirk bypass, however, there is currently no Scottish Government commitment and further studies would be required to identify the exact line and establish community and environmental impacts.	No action required.
Infrastructure and Standards	Policy IS4 Transport Development and Infrastructure	Network Rail note that the newly completed Border Railway (connecting Edinburgh with Stow, Galashiels and Tweedbank) has brought real and apparent benefits to the Scottish Borders area in terms of new development, regeneration, tourism and business opportunities within the area as recognised by both the Council (see paragraph 2.11 of the MIR) and within SESPlan (see paragraph 2.21 of MIR). It	Comments noted.	No action required.

		<p>is noted at paragraph 2.11 that the Council supports and is promoting a new station at Reston as well as the potential extension of the Borders Railway line to Hawick and possibly on to Carlisle beyond. The Scotland Route Study does not identify either of these projects as contenders for funding, however it should be noted that the route study specifically excluded the potential opening of new lines or new stations as it ...”would be inappropriate for a rail industry process to assume that the solution to a local transport need is either a new/re-opened railway station to a new/re-opened railway line.” The Scotland Route Study comments that there will be the opportunity for promoters and stakeholders to work with the Scottish Government and the rail industry to develop options. To this end, Network Rail has been working closely with Scottish Borders Council in respect of a new station at Reston and this will be progressed in line with Scottish Government aspirations in Control Period 6. Network Rail is not currently tasked to work on the extension of the railway beyond its current terminus in Tweedbank. (294)</p>		
Infrastructure and Standards	Policy IS8 Flooding	<p>The Flood and Coastal Erosion Risk Management Team of Northumberland County Council ask that particular attention is paid to those areas that are within the River Tweed catchment and note that they should be consulted on flood alleviation schemes and large development in areas close to the River Tweed and border towns. (100)</p> <p>SEPA welcomes the framework provided by this policy, and are pleased to note that the policy is</p>	<p>Comments noted. The Council will continue to consult with Northumberland County Council (NCC) of the Local Development Plan. Development Management and the Flood and Coastal Management team would determine the need to notify NCC on a case by case basis.</p> <p>The Council is content that Policy IS8 - Flooding within the current</p>	No action required.

		<p>strengthened by the inclusion of an overarching statement that promotes the avoidance of flood risk. This precautionary approach is supported by SPP and the Flood Risk Management (Scotland) Act 2009. SEPA had previously requested that Policy IS8 be modified to state clearly that development on the functional flood plain should be avoided and they acknowledge that the policy does state that development should be located away from them. SEPA is also pleased to note that the policy includes a statement about avoidance of flood risk as a first principle. They reiterate their recommendation that paragraph one is amended to clarify what is meant by <i>significant</i> flood risk (they note that the second paragraph highlights the 0.5% probability, but they consider that this should be explained in the first paragraph). In accordance with the risk framework in Scottish Planning Policy this should include flooding up to and including a 1 in 200 year flood event.</p> <p>The contributor also requires that the wording under Policy IS8 a) is modified from “essential civil infrastructure” to “civil infrastructure” and the development described such as hospitals, fire stations, schools and care homes, be separated from the development described as ground-based electrical and telecommunications equipment which is “essential infrastructure.” Essential infrastructure can be located in areas where the flood risk is greater than 0.5% annual probability, however civil infrastructure will never be acceptable in these locations. SEPA states that they are happy to discuss future wording for the policy to ensure that this is clear and they refer the Council to their Land Use Vulnerability</p>	<p>LDP 2016 and the Proposed LDP works in practice. The Council will continue to consult with SEPA during the process of planning applications and will determine each application on a case by case basis.</p> <p>The policy states ‘generally’ which is considered to be in line with SEPA guidance. As stated above, the Council will continue to consult with SEPA during the process of planning applications and will determine each application on a case by case basis.</p>	
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		<p>Guidance which sets out a framework to assist the assessment of vulnerability of different types of land use to the impact of flooding. This is based on the risk framework in SPP and classifies the relative vulnerability of land uses into five groups from most vulnerable uses to water compatible uses. This could be included to ensure that flood risk vulnerability of the proposed land use is appropriate for the location and degree of flood risk to the site. For example, in flood risk areas less vulnerable land uses such as commercial or industrial should be favoured over residential use (especially on the ground floor). This approach is supported by the Scottish Government and is a principle promoted in the Flood Risk Management Act 2009 in relation to reducing overall flood risk (duties placed on local authorities in Section 1 of the Act). SEPA requires that the policy identifies that a precautionary approach should be taken to proposed allocations in areas protected by a formal flood protection scheme. The categories of development allocation would generally be acceptable when protected by an existing or planned formal flood protection scheme within a built up area are outlined in their Development Plan Flood Risk Guidance. It is recommended that any allocated site protected by a formal scheme is built to a water resilient design and has adequate evacuation procedures in place that are appropriate to the level of risk and use. This is a matter for solely the Council. SEPA states that they are happy to discuss policy wording with the Council in advance of the Proposed Plan. They also recommend that the role of sustainable flood risk management should be recognised in the context of</p>		
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		<p>sustainable placemaking and blue/green infrastructure as part of the policy text. This includes the policy framework for sustainable placemaking and blue/ green infrastructure and the identification of existing and creation of new blue/green infrastructure in the spatial strategy.</p> <p>These comments should also be read in conjunction with their comments in Policy ED1 Protection of Business and Industrial Land with regard to the comments SEPA made regarding consideration of complementary uses. They would also add for awareness that SEPA will shortly be publishing updated guidance on “Climate Change allowances for flood risk assessment in land use planning”, which will supersede all current guidance on climate change and land use planning. They are currently processing outputs from UKCP18 to provide a table of regional sea level rise allowances up to 2100 and they expect to have this finished to be incorporated into the guidance in Spring 2019. Further work is required to translate the UKCP18 projections for rainfall and temperature into climate change allowances for river flows. Together with the Environment Agency they have commissioned CEH to produce new projections for flood flows for catchments larger than 100 km² using the UKCP18 projections. These will be available in mid-2019. Until then recommended climate change allowances for river flow will be based on the regional uplifts from the 2011 study by CEH, “An assessment of the vulnerability of Scotland’s river catchments and coasts to the impacts of climate change”, which is available from our website. The current outputs from UKCP18 do</p>	<p>The latest climate change guidance, which is continually evolving, will be taken into account at that time. The Council will continue to liaise with SEPA on developments.</p>	
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		<p>not provide projections for short duration heavy rainfall which can cause surface water flooding and flooding in flashy catchments. It is anticipated that these will be released by the UKCP18 project in mid-2019. Additional research is likely to be required to translate these into guidance. In the meantime, the most up-to-date projections for short duration high intensity rainfall are those from the 2017 UK Water Industry Research Project, "Rainfall Intensity for Sewer Design, Phase 2". (119)</p> <p>The contributor considers that no development should take place on flood plains or anywhere that would require the modification or realignment of water courses or the provision of flood defences, or involve the destruction of any wetland habitat or feature (e.g., marsh, bog, wet grassland). Historically, the Borders has seen extensive commercial and domestic development on riversides, a response to the need for water power for the mills. This has left a legacy of unsustainable and expensive measures required to keep these premises and properties protected from flooding. There is no justification for such an approach nowadays. Rather than continuing to build in flood-prone areas, and defending these at unacceptable financial and ecological cost, managed retreat of settlements and infrastructure should be embarked upon to address maladaptive development along watercourses. Such an approach will contribute hugely to flood management and remove the need for expensive flood-protection measures. If SEPA objects to developments (such as that at Eildon, Selkirk) there should be no attempt by the</p>	<p>The Council will continue to liaise with the Flood Risk and Coastal Management Team and SEPA on development proposals.</p>	
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		<p>Council to progress the proposal. Flood risk can be avoided in new developments by the simple expedient of not building in flood-prone areas. The presence of existing buildings in such areas, or flood prevention defences/structures, should not alter this approach. (182)</p>		
<p>Infrastructure and Standards</p>	<p>Policy IS9 Waste Water Treatment Standards and Sustainable Urban Drainage</p>	<p>The contributor states that they support the retention of this policy and the intention to expand it to include reference to the forthcoming Supplementary Planning Guidance on SUDS. They recommend that the policy background text is also expanded to acknowledge and support multiple benefits that are delivered as a result of improvements to the ground water environment through SUDS such as the development of green/blue infrastructure and contributions which can be made to sustainable placemaking. They also recommend that within the policy background text that reference is made to the requirement for Controlled Activities Regulations (CAR) construction site licences for the management of surface water run-off from a construction sites, including access tracks, which are,</p> <ul style="list-style-type: none"> • is more than 4 hectares, • is in excess of 5km, or • includes an area of more than 1 hectare or length of more than 500m on ground with a slope in excess of 25° <p>The contributor states that SEPA's Sector Specific Guidance: Construction Sites (WAT-SG-75) provide further specific details. They would also advise that site design can be affected by pollution prevention requirements and therefore they strongly encourage pre-CAR application</p>	<p>Support and comments noted. It is considered acceptable that the policy will include a reference to the Supplementary Planning Guidance on SUDS which is being produced by the Council. The policy will also make reference to the benefits associated with SUDS.</p> <p>It is not felt necessary to include a reference to the requirement for Controlled Activities Regulations (CAR) construction site licences for the management of surface water run-off from construction sites within the introductory text of the policy. It is felt that this details the procedures and requirements of SEPA and it is not felt that the Local Development Plan is the vehicle for this.</p>	<p>It is recommended the policy includes a reference to the Supplementary Planning Guidance on SUDS. The policy will also make reference to the benefits associated with SUDS.</p>

		engagement discussions with the SEPA regulatory teams. (119)		
Infrastructure and Standards	Policy IS10 Waste Management Facilities	<p>The contributor supports the retention of this policy. (119)</p> <p>The SBC recycling policy is woefully inadequate as most plastics are single use. This requires joined up work with manufacturers. (223)</p>	<p>Support noted.</p> <p>This would not be a matter for the Local Development Plan. The Waste Management team advises that the Council collects a range of plastics as part of its kerbside collection service (https://www.scotborders.gov.uk/info/20001/bins_rubbish_and_recycling/464/what_goes_in_each_bin_or_bag). The single use plastics issue is complex and spans many different sectors including; designers, manufacturers, retailers, consumers, national government, public and private sector waste organisations etc. The Council is near the end of this chain and has limited ability on its own to impact change. That said the Council has recently set up a Committee to consider Sustainability and there is no doubt that single use plastics will be one of many areas for consideration. The UK Government, in partnership with the Scottish and Welsh Governments, is reviewing the Extended Producer Responsibilities. A consultation was issued early in 2019 on the subject and the findings are currently being reviewed. The general idea is to require producers and</p>	No action required.

			manufacturers to use recycled materials in their products and make products easier to recycle through a taxation system. It was also considering requiring producers to fund local authorities to collect and recycle waste which is not the case at the moment. This has the potential to have a massive impact on single use plastics.	
Infrastructure and Standards	Policy IS11 Hazardous Developments	The contributor supports the retention of this policy. (119)	Support noted.	It is recommended the policy is substantially retained.
Infrastructure and Standards	Policy IS13 Contaminated Land	<p>The contributor notes that the reference to unstable land within this policy is under review as it is not considered relevant to contamination issues. Although the contributor would not dispute that the title of the policy refers specifically to contaminated land they do consider that it is important to ensure that issues of unstable land are addressed within the Local Plan. Within the existing Local Plan paragraph 1.6 of the supporting text for Policy IS13 states that 'the policy covers development on unstable land arising from mining activities which affects a part of the Borders'.</p> <p>The contributor recommends that reference to unstable land is retained within this policy in order to ensure that in those areas affected by past coal mining activity the risks posed to surface stability are clearly identified and remediated where necessary. The contributor suggests that the policy wording be amended as follows:</p>	<p>Comments noted. It is acknowledged that the main focus of Policy IS13 is contaminated land however, the policy does include reference to unstable land. It is therefore considered appropriate that the policy title be updated to reflect this as suggested by the contributor.</p> <p>Comments noted. The existing text within paragraph 1.1 makes reference as to when SNH should be consulted. It should be noted that there are additional key stakeholders that may need to be consulted depending on the proposal however this is not currently referred to. It is acknowledged that it would be helpful to provide developers with additional guidance however it is not considered appropriate to include a</p>	<p>It is recommended that the policy be renamed '<i>Policy IS13 Contaminated and Unstable Land</i>'.</p> <p>It is also recommended that the following text is added to paragraph 1.1 to make reference to other key consultees:</p> <p><i>'It should be noted, Scottish Natural Heritage (SNH) only require to be consulted by developers preparing their assessments</i></p>

		<p><u>Policy IS13: Contaminated and Unstable Land</u> Where development is proposed on land that is contaminated, suspected of contamination, or unstable the developer will be required to:</p> <p>a) carry out, in full consultation with, and to the satisfaction of Scottish Borders Council, appropriate phased site investigations and risk assessments; and</p> <p>b) where necessary, and to the satisfaction of Scottish Borders Council design, implement, and validate appropriate remedial or mitigation measures to render the site suitable for its proposed use. (79)</p> <p>The contributor is generally content with the current wording of the final sentence of paragraph 1.1. However, the contributor thinks it may be useful to provide a reference to their checklist on 'How and when to consult Scottish Natural Heritage' as the situations in which they would wish to be consulted do extend beyond designated sites in some instances. The contributor's checklist is available here: https://www.nature.scot/professional-advice/planning-and-development/consulting-snh-planning-and-development (213)</p>	<p>hyperlink within the policy as these often change or become outdated thereby rendering the hyperlink unusable. It is considered more appropriate to add the following text to the end of paragraph 1.1 to make reference to other key consultees. <i>'It should be noted, Scottish Natural Heritage (SNH) only require to be consulted by developers preparing their assessments where there are potential impacts on sites designated for their natural heritage value. Other appropriate public bodies may also be consulted and this will be determined on a case by case basis'</i>.</p>	<p><i>where there are potential impacts on sites designated for their natural heritage value. Other appropriate public bodies may also be consulted and this will be determined on a case by case basis'</i>.</p>
New Policies	Cemeteries	<p>Contributor 119 states that they support the replacement of cemetery allocations with a policy based approach, with the intentions of protecting existing cemetery sites and the application of criteria for new sites or expansions. The contributor states that they strongly recommend that the Council engages with SEPA with regard to the proposed wording, particularly with regard to the criteria to ensure that the proposed policy complies with current</p>	<p>Support and comments noted. It is considered acceptable for the Council to engage with SEPA with regards to the proposed wording of the new policy. It should be noted that it is intended that the new policy will make reference to relevant SEPA Guidance.</p>	<p>It is recommended to include a new policy on Cemetery Provision within the Plan. It is proposed that the new policy will include reference to SEPA guidance as well as a</p>

		<p>regulatory standards and future developments do not have any detrimental impacts on the water environment. They also recommend that the Council reviews SEPA's current Guidance on Assessing the Impacts of Cemeteries on Groundwater with regard to cemetery proposals to ensure the proposed policy draft is cognisant of the application requirements for such developments.</p> <p>Contributor 213 states that the introduction of a policy-based approach to cemeteries offers an opportunity to develop an approach that is place-based and which integrates these into the wider green network. While the primary role of cemeteries is commemoration of loved ones, the contributor welcomes a policy that acknowledges their wider role as important green spaces for towns and villages. The policy should also encourage proposals for new cemeteries or extensions to existing cemeteries to design in natural features that are beneficial to visitors for their aesthetic properties and to biodiversity for their role in wider green networks. (119, 213)</p>	<p>Support and comments noted. It is considered acceptable that the proposed new policy will allow for new or extended cemeteries to design in natural features that are beneficial to visitors for their aesthetic properties and to biodiversity for their role in wider green networks.</p>	<p>requirement to design in natural features that are beneficial to visitors for their aesthetic properties and to biodiversity for their role in wider green networks.</p>
New Policies	Dark Skies	<p>Lilliesleaf, Ashkirk and Midlem Community Council support this proposed policy. If necessary, lighting can be suitably directional which can result in minimal light pollution (for example, the Ravenswood roundabout at the A68/Melrose bypass). (93)</p> <p>Support the promotion of "Dark Skies" within the Scottish Borders and submit there is full justification for carrying out further investigation for the preparation, and adoption, of a "Dark Skies" policy (116)</p>	<p>The following comments relate to all the representations made within this section on the provision of a new dark sky policy.</p> <p>The Council is aware of the project to designate a considerably large part of the Region, the final area to be agreed, as a dark skies area. Once this is designated the Council will produce a Supplementary Guidance on this subject. It is not</p>	<p>If the dark skies area is designated the Council will produce a Supplementary Planning Guidance confirming the designated area and a planning policy for dealing with planning applications which</p>

		<p>There is a need for a new policy to maintain the best of all the historic town cores but to develop for the future outwith these restricted spaces (153)</p> <p>The potential for this initiative is endorsed and consideration of a wider (geographical) policy is encouraged – perhaps also including the area south of Selkirk, which is more central. Regrettably, the Scottish Borders has no official ‘Dark Skies’ location. This is without reason – and a great opportunity therefore exists! (305)</p> <p>Dark(er) skies are a reasonable idea, worthy of further investigation, but has been used as an excuse not to provide illumination in places (eg a ‘black hole’ in The Green at the centre of Peebles). A more sensible idea is to consider whether in residential areas lights could be dimmed after midnight. Dimmer switches are now cheap but an alternative is to have two smaller bulbs, one of which is switched off after midnight (96)</p> <p>There are a range of approaches to policy for protecting and promoting dark sky areas. One of these is the designation of a Dark Sky Park, as in Dumfries & Galloway at Galloway Forest Park which has also been given Dark Sky Park status. The other approach is to promote an area as a Dark Sky Discovery Site, which there are several of throughout Scotland. The proposal to adjoin the potential Dark Sky policy area to Kielder, which is already part of a Dark Sky Park, suggests that policy in LDP2 should seek to support existing approaches in policy for the</p>	<p>considered correct procedure to draw up a policy within this LDP without fully appreciating and understanding the controls and issues this must address as well as not knowing the geographical area it refers to. Whilst there appears general support for the project (significantly in Newcastleton CC area) it is correct procedure that the SPG on planning policy re dark skies is prepared as a draft document for public scrutiny and comment in order that all interested parties have the opportunity to fully understand what the designation means in practice from a planning policy point of view and what the requirements and any implications are for affected parties. The Council is not in a position to confirm the full implications of the project as yet and clearly much more work and clarity requires to be investigated regarding this matter. The efforts of Newcastleton CC to promote and designate a dark sky area is acknowledged</p>	<p>propose lighting within the designation</p>
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		<p>Dark Sky Park. We are aware that in other areas, such as Dumfries and Galloway, the policy in the LDP is relatively short, with detail on lighting requirements for development proposals set out in Supplementary Guidance. We support the principle of a dark skies policy and would be happy to provide further advice as the Proposed Plan is developed (213)</p> <p>There should be a Dark Skies planning policy which stipulates that lights placed for outside illumination, such as farm yards or horse paddocks or security lights, must be "Dark Skies friendly".(287)</p> <p>New policy provision will be included in the new development plan which is welcomed. This will relate to lighting for new builds within the designated zone once this is established. Initial thoughts for the catchment are the forest adjoining Kielder, which is already dark sky, and as much of the catchment spreading north, south and east as is practical; predominantly land used for forestry and farming. NDCC supports the Newcastleton Business Forum (NBF) and the Newcastleton community Development Trust (NDCT) in their ambitions to develop this to enhance local trade during the off season when the dark sky market peaks and believes Dark Sky status will have wider benefit to other local communities. Newcastleton & District Community Trust (membership 300) undertook a large community consultation during summer 2018 covering a wide range of issues to help devise the next phase of our community development plan; 63 attended focus groups, 80+ attended the feedback sessions and 216</p>		
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		<p>useable questionnaires representing 305 individuals were returned.</p> <p>This participation meant well over 1/3rd of the population participated in the study, a huge response. Amongst new project/development proposals they were asked to comment on Dark Sky</p> <ul style="list-style-type: none"> • We want to see more done to ensure that our community and surrounds are protected and awarded Dark Sky status. • This will give Newcastleton a competitive advantage and attract visitors to see our amazing skies at night, particularly during the traditional off-season from Nov-Mar, benefiting local businesses and securing jobs. • Experts will determine exactly where the boundary of Dark Sky would extend, based on current light values, and if necessary, implement a light pollution strategy to be adopted within a geographic boundary. This is likely to receive grant funding because of the economic benefits to our community and the wider area. <p>The survey concluded 98% of those who voted supported the Dark Sky status. (307)</p>		
General	Land Use Strategy	<p>There are markers for LUS but the contributor is still concerned about the ability to genuinely appraise quality of place and quality of life at a settlement level. (236)</p>	<p>Comments are noted.</p> <p>The Council has produced a Land Use Strategy (LUS). The aim of the framework was to test the principles of the National LUS at a local level to see how they can be realised in a practical way. This was based on an ecosystem approach that may guide decisions that help integrate land management that could make best use of the land.</p>	No action required.

			<p>It should be noted that the Council continue to promote the LUS and reference has been included within Policy EP3: Local Biodiversity and Geodiversity, to the Land Use Strategy.</p>	
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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.

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Main Issue	Sub Issue	Summary of Main Issues Raised	Proposed Response to Main Issues Raised	Recommendation
Any other comments: Question 19	Foreword	The Foreword to the document specifies that “Our overarching purpose is to encourage new growth and investment”; the document does not explain how this overarching purpose will be achieved, nor does it provide any targets for what that investment and growth could or should be. These critical elements need to be made available for review and discussion as part of the next steps in the LDP process. (73)	The reference is made to the Foreword within the Main Issues Report as opposed to the proposed Local Development Plan. It is considered that throughout the LDP policy references and allocations confirm the efforts to allow new growth and investment and support economic benefits, e.g. business / housing / mixed use / redevelopment allocations, funding opportunities via SOSEP / Borderlands, more flexibility to town centre policies, etc	No further action required
Any other comments: Question 19	MIR Procedure	With regard to section 1.10, questions and representations made as part of this consultation should be made available for public review along with answers and/or explanations as to how it is proposed that they be taken into account in formulating LDP2. An opportunity for the public to comment on the Council’s response to these questions and representations should be permitted <i>before</i> LDP2 is constructed. (73)	The Planning Process is an open and transparent process. Decisions regarding any new Local Development Plan (LDP) are taken at Council level. A summary of all responses received are presented to the Council along with any subsequent recommendations. Full copies of all the submissions are also available for members to view. Furthermore it should be noted that a redacted copy of all submissions were posted online at: https://www.scotborders.gov.uk/info/20051/plans_and_guidance/924/main_issues_report_-_consultation_responses	No further action required.

			<p>The Scottish Government sets out guidance on how the community can effectively engage in the planning process in Planning Advice Note 3/2010: Community Engagement. Early engagement is defined as being the LDP Main Issues Report (MIR) stage. However, proposals have been developed to extend engagement proposals beyond the PAN's minimum requirement. Scottish Borders Council has in the past extensively consulted throughout the Local Development Plan Process and intend to do this again within the Local Development Plan 2 process.</p> <p>The next opportunity for all interested parties to contribute to the Local Development Plan process is at the Deposit stage of the Proposed Local Development Plan.</p>	
Any other comments: Question 19	Statistical Analysis	Section 2.1 states that the population growth projection between 2017 and 2026 is 1,757 (1.5%). Using a ratio of 2 people per house (consistent with section 2.3 data) this would require that between 800 and 900 new houses be provided by the end of the period (not allowing for currently vacant properties). However, section 5.2 specifies that 3,841 houses are required between 2021/22 and 2030/31. How are these two numbers reconciled? (73)	Housing land supply allocations are calculated on matters on historical housing land take up and the existing housing land supply which includes parts of allocations which are currently constrained. Even if a settlement had no projected population increase this would not mean there would be no demand nor requirement for new housing. There are various reasons why for new build e.g. parties wishing to up size,	No action required

		<p>Table 2 in section 2.3 shows a 37%+ increase projected in the population over the age of 65. What is the projected cost of meeting the needs of this growing elderly population and how will it be met? (73)</p> <p>It appears from Section 2.3, Table 2, section 2.7 Table 5 and section 2.9 that the working age population is forecast to decline between now and 2026. Given that unemployment is already low, why do we require more industrial estate space? (73)</p> <p>The trends of outward migration of younger age groups and general increase of the elderly are worrying. Visionary and flexible physical planning is therefore required in order to encourage new</p>	<p>down size, desire a new house, the need for affordable units, demolitions reduce the land supply etc</p> <p>The projected cost for meeting the needs of the ageing population is outwith the remit and controls of the planning system. The LDP has put in place policies which can allow the support of elderly accommodation when planning applications are submitted</p> <p>Forecasting business / industrial development demand is difficult. Consideration for allocating such land is dependent on a no of factors including records of land take up and enquires to the Council. In Tweedbank for example there have been several applications recently for business developments which have taken up part of the land supply. Should interested parties contact the Council seeking land for business purposes the LDP must attempt to ensure adequate provision. It is considered the business / industrial land allocated within the LDP is sufficient over the LDP period.</p> <p>The planning system and the LDP can allocate land for such uses and supports a wide range of innovative uses. However, other factors</p>	<p>No action required</p> <p>No action required</p> <p>No action required</p>
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		technologies and businesses which can stimulate the community, attract new enterprise and maintain a stable/ vibrant population. (305)	outwith the LDP's remit can influence land take up. For example, seeking funding to ensure sites are fully serviced for us of any interested parties is often a challenge although it is envisaged, for example, SOSEP can help achieve this.	
Any other comments: Question 19	Rural Economy	Section 2.10 states "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." Please provide the facts and data which demonstrate the "consequential impact on the viability of the rural area" and provide evidence that the challenges in this sector are worse than those being faced by others. (73)	There is no doubt that rural businesses have faced continuing challenges and this is likely to be impacted further due to Brexit, particularly for farmers and landowners due to a reduction in subsidies. It is not suggested that rural business are suffering worse than other sectors.	No action required
Any other comments: Question 19	Relationship with National Policy Guidance	Sections 2.16 – 2.22, Compliance with National and Regional Policy. As part of its draft LDP2 to be made available to the public, SBC should provide compliance matrices which show, document by document, section by section, how each obligation is – or is to be - met. (73)	This is a substantial piece of work being requested which is not best use of staff time and of little practical benefit given that throughout the LDP reference is given where necessary to national planning requirements and how these are addressed	No action required
Any other comments: Question 19	Brownfield before countryside locations	The contributor states that brown field sites, such as March Street Mills in Peebles and Former Council Yard in Galashiels, should be developed before building in the countryside. (23) The LDP favours developing on greenfield and agricultural sites rather than brownfield. Brownfield should always be prioritised. (80)	It should be noted that the Council is required to have an effective five year housing land supply at all times. Often brownfield sites have constraints that prevent their development from taking place. Paragraph 119 of the Scottish Planning Policy (SPP) states "... <i>In allocating sites, planning authorities should be confident that land can be</i>	No further action required.

			<p><i>brought forward for development within the plan period and that the range of sites allocated will enable the housing supply target to be met</i>".</p> <p>Whilst it is noted that previously developed brownfield land in built-up areas must continue to play a vital role for a range of purposes including housing. It is important that all developments, be they on brownfield or greenfield, are in the right place, in the right scale, with the right infrastructure.</p> <p>The supporting text of LDP Policy ED5: Regeneration within paragraph 1.2 states "<i>The Local Development Plan allocates redevelopment opportunities across the Borders, although these allocations are not exhaustive</i>". The policy also clearly states it also relates to non-allocated brownfield sites. Opportunities within development boundaries not identified within the policy can still be considered against policy PMD5 Infill Development. The policy states development on non-allocated, infill or windfall sites including the re-use of buildings within Development Boundaries as shown on proposals maps will be approved where policy criteria are satisfied. Policy ED5 clearly states that development on allocated and non-allocated brownfield sites will be approved in</p>	
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			all cases where the policy criteria are satisfied. The regeneration policy identifies key areas and projects for redevelopment; the aim of the policy is to encourage redevelopment of brownfield sites within the Borders on appropriate allocated and non-allocated sites..	
Any other comments: Question 19	Premature publication of the MIR, before the adoption of SDP2	<p>The contributor raises concerns that the MIR was prepared, published and consulted on, prior to the approval of SDP2. The necessary amendments to the number of new homes that require to be delivered over the LDP plan period after the approval of SESplan 2 by Scottish Ministers in due course, will substantially change the plan's course.</p> <p>State that there is no indication as to how the Council will approach the process of updating the LDP in line with the approved SDP, whether there will be an updated MIR published or whether the Council intends to update the housing numbers and allocations as part of the preparation of the Proposed Plan.</p> <p>It is essential that the MIR deals with the HST and HLR for the new LDP and goes on to assess the preferred and alternative ways of delivering this housing requirement through housing allocations and this should not be carried out at the Proposed Plan stage.</p> <p>The contributor requests that the Council provide further detail to all stakeholders and members of the public on how it will provide appropriate opportunity for any interested party to provide representations on an amended MIR at such time</p>	<p>Comments are noted.</p> <p>The MIR was prepared based upon the housing land requirement set out within the SESPlan Proposed Plan, which was derived from the HNDA 2015. This was in accordance with the SESPlan Housing Background Paper (October 2016), which set out the background, process and justification for the housing supply targets and housing land requirements.</p> <p>The comments regarding the status of SESPlan 2 are acknowledged. The current SDP was approved in June 2013. However, the proposed SDP which was intended to replace SDP 2013 was rejected by Scottish Ministers on the 16th May 2019. QC advice was that, whilst out of date, SDP 2013 remains the approved Strategic Plan and must therefore continue to be referred to. However advice also stated that whilst the proposed SDP was rejected there are elements of the supporting technical papers and documents</p>	No action required.

		<p>as the SDP is approved and there is clarity on all aspects of detail within the SDP that the LDP is required, by statute, to be consistent with. (306)</p>	<p>which helped guide the proposed SDP and incorporate more up to date positions, which should be considered as material considerations. HNDA2 is at present the most up to date and therefore reliable assessment of housing need and demand in the SESPlan area.</p> <p>Appendix 2 of the Proposed Plan and the Housing Technical Note set out the housing land requirement and contributions towards the requirement for the Scottish Borders. The housing supply target and housing land requirement are informed by the HNDA2.</p> <p>It should be noted that the MIR will not be updated. The next stage in the process will be the public consultation on the Proposed LDP2. Details of the consultation process will be available on the Council's website.</p>	
Any other comments: Question 19	Plan Period (LDP and SDP)	<p><u>LDP</u> The contributor does not dispute the expected year of adoption or the 10 year period (2021/22 – 2030/31) set out within the Housing Technical Note, however would note that there may be significant delays to the plan making process as a result of the delays in the approval of SESPlan 2. Therefore, a review of the programme of approval of the Scottish Borders LDP may be required to ensure that timescales have not slipped such that the expected year of adoption has now been pushed to 2022/23 meaning the plan period for</p>	<p>Comments are noted in respect of potential delays as a result of SESPlan 2.</p> <p>The Development Plan Scheme (DPS) is updated annually which includes the Council's timescales for delivering the LDP. It should be noted that the intended year of adoption for the Proposed LDP2 remains 2021. However, it is acknowledged that for example the</p>	No action required.

		<p>the LDP would have to be amended to 2022/23-2031/32. (306)</p> <p><u>SDP</u> The contributor states that there are currently a number of different plan period in front of the Scottish Ministers who will be required to make a decision on which will be included within the approved SDP. The contributor outlines these within their submission. (306)</p>	<p>Examination process is outwith the control of the Local Authority.</p> <p>Comments are noted in respect of the SDP. The MIR was prepared based upon the housing land requirements set out within the SESPlan Proposed Plan, which was derived from the HNDA 2015. This was in accordance with the SESPlan Housing Background Paper (October 2016), which set out the background, process and justification for the housing supply targets and housing land requirements.</p> <p>The comments regarding the status of SESPlan 2 are acknowledged. The current SDP was approved in June 2013. However, the proposed SDP which was intended to replace SDP 2013 was rejected by Scottish Ministers on the 16th May 2019. QC advice was that, whilst out of date, SDP 2013 remains the approved Strategic Plan and must therefore continue to be referred to. However advice also stated that whilst the proposed SDP was rejected there are elements of the supporting technical papers and documents which helped guide the proposed SDP and incorporate more up to date positions, which should be considered as material considerations. HNDA2 is at present</p>	
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			<p>the most up to date and therefore reliable assessment of housing need and demand in the SESPlan area.</p> <p>Appendix 2 of the Proposed Plan and the Housing Technical Note set out the housing land requirement and contributions towards the requirement for the Scottish Borders. The housing supply target and housing land requirement are informed by the HNDA2.</p>	
Any other comments: Question 19	Conservation Area - Galashiels	Quite how some of the current area qualifies is unknown and, in any event, doesn't appear to be enforced. Should this be reviewed with Bank Street genuinely conserved? (22)	<p>The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 requires Local Authorities "<i>from time to time determine which parts of their district are areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance</i>", and to designate such areas. The Galashiels Conservation Area was only recently designated on 5 March 2012. This designation was undertaken in consultation with the local community.</p> <p>The town is focused around the Cornmill Square, the confluence of the three major approach roads. The square, including the Burgh Hall and War Memorial, the Scott and Burns monuments and the fountain itself forming the town centre-piece. The A7 forms the main street, running parallel with Gala Water and following the historic mill lade</p>	It is therefore recommended that the Galashiels Conservation Area is retained as is.

			<p>towards the Cornmill Fountain. The settlement centres on this main thoroughfare, with large public buildings, commercial outlets and retail facilities clustered along the streetline. The variety of building forms and architectural styles identify this urban core, with tall narrow buildings and an eclectic mix of designs, materials and colours. This high density is complemented by the Bank Street Gardens, forming a welcome respite from the vibrant city streets. However, the underlying topography is also evident, with the valley sides encroaching to the south creating a sense of natural intimacy which contrasts with the urban core. Victorian planned development characterises these outer areas, interspersed with large villas and standard tenement units. It is therefore considered that the town is defined by this interaction between the built environment and the natural setting. A number of distinctive landmarks and views define the character of the rural historic settlement.</p> <p>It is therefore considered that the Galashiels Conservation Area meets the criteria for Conservation Area status.</p>	
Any other comments: Question 19	Standalone Settlements - Scottish Borders	The contributor supports the statement in paragraph 5.9 of the MIR, regarding standalone settlements in high demand areas, while	<p>Comments are noted.</p> <p>The sites included within the</p>	No action required.

		<p>appreciating that any such proposals will have to be carefully considered. It follows that it may be useful to draft criteria in this respect for the LDP2. (152)</p>	<p>Proposed Plan 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. As a result of the complexity of the work involved in preparing the infrastructure and design of any new settlements and that the housing land requirements are satisfied, there are no new settlements included within the Proposed Plan and it is not considered there is any need for a new settlement at this point in time as the LDP has sufficient land for the LDP period. However, the Council is open to well thought through proposals of this kind put forward by developers or landowners so that early consideration can begin.</p>	
<p>Any other comments: Question 19</p>	<p>Hotels - Galashiels</p>	<p>It may be appropriate to have some policy relating to hotel development and where this may be encouraged. Mainly hotels need to be looked at on their own merits and should be encouraged in particular Galashiels where the railway has a principal nodal point with transport interchange. Whilst Galashiels might not be a prime tourist attraction, it could become a hub for tourists to the area, in particular those arriving without a car, i.e. by train and bus. (24)</p>	<p>Comments noted. A 'Borders Railway Corridor Hotel Market Assessment' was prepared in 2017 by Hotel Solutions for the Borders Railway Blueprint Leaders Group. This was undertaken to understand the potential for hotel development along the Borders Railway Corridor, and the role that this can play in the wider regeneration and inward investment strategy for the corridor which is seeking transformational change with the railway as its catalyst. The Hotel Assessment suggests that the immediate priority for a budget hotel should be</p>	<p>No action required.</p>

			Galashiels. There is a growing argument that the preferable location for a hotel is within Galashiels given the initiative of regenerating the town centre and the wide arrays of facilities that the town centre offers.	
Any other comments: Question 19	Entertainment Venue - Galashiels	The town could benefit from a major music/entertainment venue. It requires something such as this to create a destination town. (24)	Comments noted. This would be dictated by the market and developers.	No action required.
Any other comments: Question 19	Benefits the plan should bring	The contributor considers that the main issue for the Borders is not the number of houses but the dismally low value added per capita. Issues that are critical but are only referred to in general and without much detail include upgrading roads, better broadband, and 5G mobile networks although the contributor states that they rarely see 4G. (96)	Comments are noted. The Proposed LDP2 main aims include 'growing our economy'. The aim states that the LDP2 must provide opportunities for economic growth and job creation. Another aim is 'rural environment' which states that in remote rural locations improved transport modes and the need for first class digital connectivity must continue to be addressed.	No action required.
Any other comments: Question 19	Cycling Routes and Tourism	The contributor states that Heriot lacks any tourism attractions or businesses, but does see visitors admiring the Borders countryside, and walkers on the core path network. Cyclists regularly pass through the area, and the village lies on the 250 mile "Borderloop" and 79 mile "Borderloop4 Hawick" routes, as well as the route of the annual "Tour de Lauder" event. Further efforts need to be made to ensure that Cycling routes to the Edinburgh conurbation area are developed. (105)	Comments noted. The Aims of the Plan encourage and support the promotion and protection of new and existing access routes. It should also be noted that the Access and Transport section of the Council continually work at maintaining and enhancing this network. This work is undertaken in collaboration with neighbouring authorities when appropriate.	No further action required.
Any other comments: Question 19	Countryside Around Towns - Melrose/	Melrose and District Community Council consider that the green spaces between Melrose and Darnick must be strongly protected to ensure the	Comments are noted. Policy EP6: Countryside Around	No action required.

	Darnick	two communities do not become adjoined. (82)	Towns, aims to ensure that the identified Countryside Around Towns (CAT) area and the high quality living environment it provides is protected and enhanced. The policy will be substantially retained within the Proposed LDP2.	
Any other comments: Question 19	Transport - Borders Railway	Melrose and District Community Council state the need to support the Borders Railway which has been a great success. It is vital however that a much more reliable and better service is provided to encourage the use of the railway to grow. (82)	Comments noted. The reliability/service is a matter for ScotRail.	No action required.
Any other comments: Question 19	Public Transport & Maintenance - Heriot	The contributor states that the current X95 bus service now runs on an hourly basis and it is essential to Heriot that it is protected and encouraged. In addition, the future of the Heriot station area depends on proper maintenance of the Railway underpass. Winter maintenance is currently inadequate in severe weather. (105)	Comments noted. In respect to winter maintenance, further information can be found on the Council's website at: https://www.scotborders.gov.uk/info/20036/winter_weather/107/gritting_and_grit_bins In addition, winter maintenance can be contacted online at: https://www.scotborders.gov.uk/site/xfp/scripts/xfp_form.php?formID=51&language=en	No further action required.
Any other comments: Question 19	Transport	The contributor conveys their support in terms of: <ul style="list-style-type: none"> • the dualling of the A1 and local improvements to the A68 and A7 to improve journey times (section 2.21) • 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. (section 7.3) • reference to the Borders Railway being a success in giving improved connection to 	Comments and support noted.	No action required.

		Edinburgh and the reference to Northumberland County Council's intention to continue 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. (Section 2.11) (100)		
Any other comments: Question 19	Public Transport	The contributor states that the removal of the subsidy for the bus service beggars belief. (240)	Comments noted. This is not a matter which can be addressed through the Local Development Plan.	No action required.
Any other comments: Question 19	Car Parking	<p>Contributor 93 states there should be a time-limited parking (say 2 hours) in town centres to allow shoppers to visit a town and then depart. All-day free parking is disastrous because there is no parking available for those who want to shop and then leave.</p> <p>Contributor 288 states that the provision of additional car parking should be a planning consideration and areas for future public car parks should be identified within the LDP. Adequate car parking needs to be included in any proposed housing development. Additional public car parking convenient to the Core Activity Area is required.</p> <p>Contributor 289 states that in a bid to support town centre regeneration there should be a clear policy regarding both the provision and enforcement of car parking.</p>	<p>The control of parking times is outwith the remit of the LDP and is therefore not enforced by planning officers.</p> <p>The LDP sets out the required parking provision for new build development. The Council carries out and identifies new parking areas for the general public when considered necessary and justified. This can be done without there being a specific allocation for parking identified in the LDP</p> <p>The Council carries out and identifies new parking areas for the general public when considered necessary and justified. This can be done without there being a specific allocation for parking identified in the LDP. The LDP / planners have no control over the enforcement of car parking</p>	<p>No action required</p> <p>No action required</p> <p>No action required</p>

		Contributor 318 asks where will the additional cars from an increase in housing development park? Car parking in Peebles is already at capacity, with little likelihood of increasing that capacity the issue of parking is critical now. (93, 288, 289, 318)	The Council carries out and identifies new parking areas for the general public when considered necessary and justified. This can be done without there being a specific allocation for parking identified in the LDP.	No action required
Any other comments: Question 19	Development Impact - Scottish Borders	The contributor runs Ruberslaw Wild Woods camping and are well placed to convey the appreciative, concerned, worried views of their customers with regard to unspoilt countryside, wildlife etc. and development that would undermine the scenic, wildlife and similar assets that the Borders still has in parts. (146)	The LDP has policies in place to give protection to designated landscape areas and the rural countryside within the Scottish Borders. However, when dealing with planning applications the planning process must consider issues which often conflict e.g. the support of rural development verses protection of the landscape. It is considered the LDP gives appropriate guidance for dealing with such proposals which can involve a balance of policy weightings.	No action required
Any other comments: Question 19	Infrastructure - Scottish Borders	The contributor states that existing towns and communities within the region are struggling with poor and outdated infrastructure services. Existing infrastructure should be made fit for purpose before any plans for future growth are considered. (145)	Whilst the primary responsibility for operating the development planning system for the Scottish Borders lies with the Council, Circular 6/2013 Development Planning states that all interests should be engaged as early and as fully as possible. In addition that document also states “ <i>key agencies are under a specific duty to co-operate in the preparation of development plans</i> ”; this includes Scottish Natural Heritage, Scottish Environmental Protection Agency, Scottish Water and NHS (Health Board). The Council have consulted	No further action required.

			<p>with all key agencies throughout the Local Development Plan process and will continue to do so. This then allows key agencies to plan according to their needs and demands also. NHS Borders have stated that they will continue to engage with SBC colleagues to provide primary care and public health input to the wider planning process including the creation of the next Scottish Borders Council Local Development Plan early in its preparation cycle as part of a Health in All Policies approach.</p> <p>Scottish Planning Policy requires LDP's to allocate a range of sites which are effective or expected to become effective in the plan period to meet the housing land requirement of the strategic development plan up to year 10 from the expected year of adoption. They should provide for a minimum of 5 years effective land supply at all times. Failure to meet this requirement would result in a failure to provide a plan-led system. In the consideration of any site for inclusion in the LDP, a full site assessment is carried out and the views various internal and external consultees (such as Roads Planning, Economic Development, Landscape, Scottish Water, SEPA, and NHS) are incorporated into that</p>	
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			assessment. In doing this a rigorous site assessment process is used to identify the best sites possible. The site assessment also considers many issues in relation to transport and water/sewage infrastructure, and well as other environmental issues such as archaeology, biodiversity, flood risk and landscape.	
Any other comments: Question 19	Developer Interest - Peebles / Galashiels / Hawick	This report appears to be taking the easy route in that SBC are aware that potential developers are only attracted to Peebles as it will maximise their profits. Building in Hawick and Galashiels for instance will not provide such rich pickings. (149)	It should be noted that it is not intended that all of the sites identified within the Main Issues Report (MIR) for the Tweeddale Locality will be brought forward for development. In addition, it should also be noted that the Council are required to allocate sufficient land within each of the Strategic Development Areas. Scottish Planning Policy requires LDP's to allocate a range of sites which are effective or expected to become effective in the plan period to meet the housing land requirement of the strategic development plan up to year 10 from the expected year of adoption. They should provide for a minimum of 5 years effective land supply at all times. Failure to meet this requirement would result in a failure to provide a plan-led system. It is considered the LDP offers a range of site options across the region	No further action required.
Any other comments:	Land Use Strategy	The contributor states that excellent work has already been carried out in Scottish Borders, on	Comments are noted.	No action required.

Question 19		<p>the application of the Scottish Government's Land use Strategy. However, the momentum appears to have been lost. If anything is happening could we please hear more about it. If not, could we please see more action on this front. (280)</p>	<p>The Council has produced a Land Use Strategy (LUS). Policy EP3 makes reference to the Land Use Strategy within the introductory text, stating that, <i>'The Council will adopt an integrated ecosystems approach to ensure sustainable use of land, water and living resources, in accordance with good practice, the Land Use Strategy and Scottish Biodiversity Strategy'</i>.</p> <p>The Council continues to support the LUS and have included reference within Policy EP3: Local Biodiversity Sites and Local Geodiversity Sites.</p> <p>Any further work in relation to the LUS will be available and published on the Council's website.</p>	
Any other comments: Question 19	Forestry	<p>The contributor states that the Scottish Governments policy on Forestry should be applied in cross compliance with the Land Use Strategy. Blanket conifer planting is not in accord with the LUS. There is plenty of room in Scotland for forestry to be integrated with other land uses in accordance with the LUS. Instead, perverse incentives are being allowed to increase blanket forestry in the Southern Borders. This destroys local communities, damages the salmon rivers and exacerbates flooding. Where woodland and forestry are integrated with farming, tourism, flood management and other environmental protection, in accordance with the LUS, local communities and the wider economy benefit. Blanket forestry mainly benefits absentee landlords, often companies or non-residents. (280)</p>	<p>The Proposed LDP includes reference to these documents however is not responsible for the production of them. It should be noted that Policy EP3: Local Biodiversity Sites and Local Geodiversity Sites contained within the Proposed LDP, includes reference to the LUS. Furthermore, Policy EP13: Trees, Woodlands and Hedgerows includes reference to the Woodland Strategy.</p> <p>Any progress and development on the LUS and Woodland Strategy will be available on the Council's website.</p>	No action required.

Any other comments: Question 19	Settlement Boundary – Coldingham Sands	The contributor suggests that Coldingham Sands should be given the status of a village and they argue for the village development boundary drawn to include the land adjacent to Creel House. In general though. (327)	<p>Comments are noted.</p> <p>Given the rural character and nature of the Scottish Borders, there are a vast number of housing groups within countryside locations. This is characteristic of the Borders countryside.</p> <p>Policy HD2: Housing in the Countryside, as contained within the Proposed Plan, aims to encourage sustainable housing development in appropriate locations within the countryside. High quality design is a requirement for all rural development proposals. The policy sets out criteria for rural housing within the Borders countryside.</p> <p>It is considered that Policy HD2 is the most appropriate mechanism for assessing rural housing development, rather than creating development boundaries around them.</p>	No action required.
Any other comments: Question 19	Infrastructure - Reston	The contributor makes reference to infrastructure, specifically in the context of Reston. They state that the railway has such importance to the area, it is absolutely vital that all necessary infrastructure pre-planning is in place before it arrives. As well as roads infrastructure, roads and parking etc, no doubt involving engaging with Scottish Water on water supply, on main surface and foul sewers within the village, and on the capacity of waste water treatment works.	<p>The comments are noted.</p> <p>It is noted that the provision of a new station facility at Reston has been agreed by the Scottish Government and will be provided in the current control period (2019 – 2024).</p> <p>Any development must ensure compliance with the policies contained within the Proposed LDP,</p>	No further action required.

		They raise concerns regarding the primary school and the need to determine whether a site for a new one is required or reaching a solution which also involves Ayton and Coldingham schools. (144)	covering a range of matters including infrastructure. The comments are noted in respect of the primary school. It should be noted that any allocation for housing is subject to consultation with the Council's Education and Estates Department and they raised no objections to the existing and proposed allocation for housing within the Proposed LDP.	
Any other comments: Question 19	New railway station at Reston	The contributor states that they support the continued identification of the location of a new railway station at Reston within LDP2. Network Rail has been working closely with Scottish Borders Council in respect of the new station and this will be progressed in line with Scottish Government aspirations in Control Period 6 (2019-2024). (294)	Comments are noted.	No further action required.
Any other comments: Question 19	Main Issues Report	Contributor 274 states that the document is very good and comprehensive. Contributor 290 states that the consultation and planning to date has been comprehensive. Contributor 295 states that the document is a good start and states thank you for the consultation. (274, 290, 295)	Comments noted.	No further action required.
Any other comments: Question 19	Main Issues Report Document - Maps	Contributor 276 states that the scaling of maps is not universal, this is unhelpful and misrepresentative. Contributor 305 states that it is disappointing that	The Council considers the maps within the Main Issues Report are appropriate and is not aware of other parties being unable to understand them The Council considers the maps	No further action No further action

		<p>the settlement maps contained in the document are poor. They give virtually no context and no north point to assist orientation or proper understanding.</p> <p>(276, 305)</p>	<p>within the Main Issues Report are appropriate and is not aware of other parties being unable to understand them</p>	
<p>Any other comments: Question 19</p>	<p>Process - Consultation with NHS & Education on sites</p>	<p>Contributor 198 states that they would like to be advised what questions were asked by whom and what answers were received in relation to the sites identified within the MIR.</p> <p>Contributor 220 states that they are a GP and are well placed to appreciate the strains on health and social care services in the Borders. There is no meaningful knowledgeable interaction between SBC and health. The contributor states that they do not know who gives information from the Health side but they do not know the stresses and strains within the system. The contributor states that they were informed that there is adequate capacity at Haylodge, but how would they know, we have never been asked. There is a fundamental lack of knowledge of how GP services are commissioned and organised.</p> <p>Contributor 277 states that at the public consultation meeting they were assured that SBC had made enquiries of the relevant bodies regarding capacity for Health Care and School capacity. However a Doctor from Hay Lodge (present at the meeting) advised councillors that the two practices were very much at or beyond capacity as it stands and that the Health Authority were not in a position to know whether there was capacity because of the way Practices are structured. There is no provision to add capacity.</p> <p>Contributor 318 questions the consultation</p>	<p>Whilst the primary responsibility for operating the development planning system in the Scottish Borders lies with the Council, key agencies such as Health Boards and Scottish Water are under a specific duty to co-operate in the preparation of development plans. In advance of the publication of the MIR, key agencies and various departments of the Council (including Education and Roads Planning) were kept informed of the process and consulted on individual sites for consideration. In addition, key agencies were also consulted on the MIR during its formal public consultation period.</p> <p>The Development Planning Circular 2013 states in paragraph 155 that <i>"The intention is that, through this full and early engagement, plan-making authorities will have early access to much of the key information they need to produce effective plans. The plans themselves will therefore be realistic and deliverable and tie in with the strategic objectives of other agencies, with these agencies 'buying-in' to the strategy and</i></p>	<p>No further action required.</p>

		<p>process undertaken with NHS and Education. The contributor refers to the SBC school estate review dated 26 April 2018 which discusses capacity at various Borders secondary schools. This document makes it clear that there are no capacity issues for secondary schools in Galashiels, Selkirk or Hawick. The picture for Peebles is very different. This document states that Peebles High School in April 2018 was at 86% capacity. The following comments were also made, <i>“In Peebles, however, the school roll is currently the largest it has ever been over the past 20 years. Based on current primary school rolls within the cluster, occupancy is projected to sit between 90% and 95% in the next four years...these figures do not take into account any current or future house building in the cluster.”</i></p> <p>That the contents of this school estates review has not informed the construction of this MIR is of serious concern and raises issues regarding the way in which the MIR has been compiled. Indeed within the conclusions of the school estates review it is said that, <i>“ this work (of the review) will need to link into housing developments and the production of accurate medium and long term pupil roll projections.”</i> This apparent lacuna provides further illustration of the need for transparency. Also, the existence of this document with such important commentary begs questions of the various responses received from officers in Education and Planning. Were officers aware of this document? If they did know, then why was it not produced when requests were made for information?</p> <p>In relation to health, Council Officers say that they have had conversations with NHS staff who have said that there is sufficient health care in this</p>	<p><i>proposals of plans and assisting in their delivery”</i>. It is therefore, the responsibility of individual key agencies to organise and plan for their future requirements for the services that they provide.</p> <p>In relation to comments regarding schools and their capacity, it should be noted that occupancy levels at all schools are kept under review by the Council and it should also be noted that they can fluctuate over time. Furthermore it is considered that occupancy figures show only a snapshot in time.</p> <p>It is noted that the Council is progressing on the review of the school estate. In respect to that review, the Council at their meeting of 29 November 2018 agreed the indicative sequence and priority for investment as follows: Galashiels, Hawick, Selkirk and Peebles. That report noted that the property maintenance issues are not as significant for Selkirk or Peebles, however, both will still require expenditure; and due to potential role and capacity pressures particularly at Peebles the priority of strategic plans beyond Galashiels will continue to be re-assessed in a proactive manner. However, following the major fire at Peebles High School in November 2019, the</p>	
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Any other comments: Question 19	Process - Consultation	National Grid has no comments to make in response to this consultation. (3)	Comments noted.	No further action required.
Any other comments: Question 19	Process - Consultation	The contributor questions why can there not be consultation for the part of the Borders where people reside. People from Yetholm don't really care what happens in Peebles? (203)	The Local Development Plan for the area covers all of the Scottish Borders and includes over 80 recognised settlements. Contributors to the process, can home in on their areas of interest. It should be noted, that separate public consultations and documents for various parts of the Scottish Borders would increase the time taken and the cost in reviewing the Local Development Plan for the Scottish Borders.	No further action required.
Any other comments: Question 19	Process - Consultation	The contributor states the Citizen Space interactive consultation was easy to steer through, well done to whoever designed it. (206)	Comments noted.	No further action required.
Any other	Process -	The contributor suggests the form could be made	The Council welcomes any	No further action

comments: Question 19	Consultation	simpler for the general public to complete. (285)	suggestions as to how the completion of the form could be made easier, although there is no evidence that this is a major issue	required, although further ways of simplifying the form will be considered
Any other comments: Question 19	Process - Consultation	<p>Contributor 243 states there could have been more public consultation about these proposals. They also state that they received information from local residents who informed them of the opportunity to comment via the online survey.</p> <p>Contributor 298 states that the Council needs to better communicate future plans/consultations, especially ones like this that could have a massive impact on the existing population. They recognise that it's old fashioned but a letter drop would have had much more comprehensive reach that what was done. (243, 298)</p>	<p>The Scottish Government sets out guidance on how the community can effectively engage in the planning process in Planning Advice Note 3/2010: Community Engagement. Early engagement is defined as being the LDP Main Issues Report (MIR) stage. However, proposals have been developed to extend engagement proposals beyond the PAN's minimum requirement. Scottish Borders Council has in the past extensively consulted throughout the Local Development Plan Process and intend to do this again within the Local Development Plan 2 process.</p> <p>It should be noted that the Council undertake a range of techniques to inform all those interested in the publication of the Main Issues Report. These included: letters and emails were sent out to everyone on our contacts list. An events page was also created on the Council's website and the link was also included in Facebook and Twitter notifications. As part of the consultation period a series of drop-in sessions and workshops were organised across the Scottish Borders. A presentation was</p>	No further action required.

			<p>included in the evening workshop sessions outlining the main issues and proposals within that area. This provided a basis for further more in depth discussions and more focused questions after the presentation. The Council also published the Main Issues Report on Citizens Space, a software for managing public involvement activity and 172 responses were submitted in this format. In addition to Citizen Space, consultation responses were also submitted electronically via email and also in paper format. In excess of 300 responses were received in total, and all of these submissions will inform the production of the Proposed Local Development Plan 2.</p> <p>Whilst a letter drop to all Scottish Borders Council residents may appear a comprehensive approach to community engagement, it is also an extremely expensive option and in the current economic climate is not one that can be justified. However, it should be noted that neighbouring properties to development proposals will be notified at the Proposed Local Development Plan stage.</p>	
Any other comments: Question 19	Process - Consultation	Contributor 277 states that there is no indication that the public feedback will be consolidated and/or shared back with the public so we have a real feel of what people have said and think.	The Planning Process is an open and transparent process. Decisions regarding any new Local Development Plan are taken at	No further action required.

		<p>Whilst sharing anecdotes may be ok this should also be backed with analysis.</p> <p>Contributor 289 found the consultation response to be very time consuming and feels that this will not allow for a wide and representative response from all interested parties, accept that this is a wide and complex area but there feels to be a need to simplify the process and remove the focus for reliance on on-line responding. (277, 289)</p>	<p>Council level. A summary of all responses received are presented to the Council along with any subsequent recommendations. Whilst there is a preference by many to respond online, the process continues to allow the public and other respondents to submit their consultation responses in paper format as well.</p>	
Any other comments: Question 19	Process - Consultation	<p>The contributor considers that given that this consultation process is being carried out across the whole Borders region and affects so many communities, it is very surprising that the consultation process itself is not more transparent. Unlike the planning process where detailed plans can be found alongside other relevant comments and objections on the planning portal and open to scrutiny by all, this consultation process seems to be a private affair where officers receive the comments and then proceed to develop the next LDP. The public, as far as we are aware, has 27 that objections and other comments are accurately and properly taken into account. This is unacceptable and must be rectified. It is essential that the public can see what others have said and that their views have been properly considered when the LDP is completed. (318)</p>	<p>The Planning Process is an open and transparent process. Decisions regarding any new Local Development Plan (LDP) are taken at Council level. A summary of all responses received are presented to the Council along with any subsequent recommendations. Full copies of all the submissions are also available for member to view. Furthermore it should be noted that a redacted copy of all submissions were posted online at: https://www.scotborders.gov.uk/info/20051/plans_and_guidance/924/main_issues_report_-_consultation_responses</p> <p>It should be noted that the Planning Portal is designed for use by the Development Management service.</p> <p>The Scottish Government sets out guidance on how the community can effectively engage in the planning process in Planning Advice Note</p>	No further action required.

			3/2010: Community Engagement. Early engagement is defined as being the LDP Main Issues Report (MIR) stage. However, proposals have been developed to extend engagement proposals beyond the PAN's minimum requirement. Scottish Borders Council has in the past extensively consulted throughout the Local Development Plan Process and intend to do this again within the Local Development Plan 2 process.	
Any other comments: Question 19	Process - Consultation	Scottish Government no longer comments on Main Issues Reports (314)	Comments noted.	No further action required.
Any other comments: Question 19	Transport Links - Scottish Borders	The contributor is of the view that an upgrade of the east/west road link based on the A72 (305) and further east with particular reference to new road from the north side of the Yair Bridge east to the A7 where it crosses the Tweed is required. This would obviously offer a bypass to travelling through Galashiels from say the BGH. Extend the railway from Tweedbank to Hawick. (231)	Policy IS4 – Transport Development and Infrastructure proposes upgrades to the A72. Obviously there are many suggestions from the general public as to how and where the road network should be improved across the region. Prioritising and funding these works is always a challenge. The LDP continues to support and identify the extended railway link from Tweedbank to Carlisle via Hawick	No action required
Any other comments: Question 19	Transport Links - Scottish Borders	The contributor highlights transport links as a main issue. A major issue is the ever increasing congestion as commuters flood to Edinburgh on a daily basis from the Peebles area. This route must be improved in a major way if it is to take extra traffic. (283)	In comparison to some areas of the Scottish Borders the northern part of the SDA has reasonably good transport links with Edinburgh. However, noting that our road network is particularly important in terms of promoting and enhancing the economic vitality of our area, we	No further action required.

			would agree that the continuous improvement of the road network is required throughout our area. Particular projects that have recently been undertaken to assist in improving the local road network in the Northern Strategic Development Area are improvements undertaken on the A72 at the Leadburn Junction and also at Dirtpot Corner.	
Any other comments: Question 19	Transport Links - Scottish Borders	Selkirk and District Community Council supports the proposals to extend the Waverley Line from Tweedbank southwards and also encourages consideration of the potential for carrying freight (especially outwith conventional daytime use). (305)	Comments and support noted.	No action required.
Any other comments: Question 19	Key Greenspace - GSHER1001 Play Area - Heriot	The small playpark at Heriot Station area is already protected in the current LDP. However, it also is badly in need of renovation and also proper drainage. SBC assistance and advice are required for a successful renovation. (105)	Comments noted. Contact should be made with the Neighbourhood Services section of the Council at the following webpage: https://www.scotborders.gov.uk/site/xfp/scripts/xforms_form.php?formID=143&language=en	No further action required.
Any other comments: Question 19	Green Infrastructure	The planning and cross fertilisation of monies for green infrastructure needs stronger expression. If Eddleston and Eshiels become de facto remote suburbs of Peebles, the connecting links to encourage modal transfer needs to be put in before any more large allocations. At Duns, whilst safeguarding the Duns Scotus Way and the wetland are fine, given all the conterminous allocations there is a need for advance project planning in green infrastructure through an integrated SUDS to maximise biodiversity benefits. These are just two examples re green infrastructure. (236)	Comments noted. Green infrastructure and improved access to open space can help to build stronger, healthier communities. It is an essential part of our long-term environmental performance and climate resilience. Improving the quality of our places and spaces through integrated green infrastructure networks can also encourage investment and development. Opportunities for green infrastructure are considered	It is recommended that the Council continue to identify and support green networks within Proposed Local Development Plan 2. In addition it is recommended that the Council agree that opportunities for green infrastructure are

			and included within the Action Programme and within allocated site requirements where required.	considered and included within the Action Programme and within allocated site requirements where required.
Any other comments: Question 19	Recreation	There is a need for indoor family activities around the Borders such as soft play, especially in areas such as Tweedbank. (272) .	Comments noted. This would be dictated by the market and developers.	No action required.
Any other comments: Question 19	Target for mixed use / business and industrial / housing land	<p>Contributor 277 notes that the total of mixed use land (preferred) is 37.5 HA, with pure commercial land at 11.7HA and residential at 23.1HA. The issue is that there seems to be no target for the percentage split between commercial and residential on mixed use land. Developers will undoubtedly make more out of housing than industrial so will favour the former in the same way as they favour non-affordable housing over affordable housing even though there is a clear target for that. So the contributor believes a target should be included. On average the housing density derived from preferred housing sites is just under 13 per HA, for mixed use it is just under 10 - so there is an implied target of circa of apron 25% so why not set that as a target?</p> <p>Contributor 318 states that with regard to mixed use sites, there must be clarity as to what this term actually means. There are examples where mixed use sites are predominantly residential with an occasional shop or workshop included to satisfy the characteristics of a mixed use site. The contributor suggests that there should be a minimum, and a maximum percentage of housing developed on such sites. This would help to ensure that there is a mix of use and the retention</p>	<p>For mixed use sites, the Council's Economic Development Section has identified a portion of business and industrial land where considered necessary and possible</p> <p>Policy PMD3: Land Use Allocations confirms that sites allocated for mixed use may be developed for a variety of uses subject to other Local Development Plan policies. Where there is evidence of demand for specific uses or a specific mix of uses, these may be identified in a Planning Brief and the site requirements detailed within the Local Development Plan.</p>	No action required.

		of land for economic use. (277, 318)		
Any other comments: Question 19	Policy and Guidance	The contributor states that Scottish Borders Council should always apply both their own and guidance and that of the Scottish Government at all times. (25)	The Council agrees that Local Development Plans should take due account of national guidance laid down by Scottish Government. However, it is also important that in the production of the Local Development Plan, local context is also included.	No further action required.
Any other comments: Question 19	Infrastructure Provision	<p>Contributor 90 feels that the issue of ensuring that infrastructure matching development has not been dealt with enough, with too little, if any, analysis of what additional services and infrastructure is required in areas that are proposed for significant development.</p> <p>Contributor 270 states that they can understand the need for more housing but the local infrastructure of schools doctors, sewage etc need to be improved first. (270)</p> <p>Contributor 277 states that there is no real detail provided on infrastructure requirements where development is taking place (ie) what is the impact on existing infrastructure of a development, particularly on health, social care and education.</p> <p>Contributor 318 states that there is limited discussion in this MIR about vitally important subjects such as the need for significant investment in education, transportation and water and drainage. These are important issues raised by members of our communities and the MIR has very little content that addresses these in any detail. Contrary to what planning officers have</p>	Whilst the primary responsibility for operating the development planning system for the Scottish Borders lies with the Council, Circular 6/2013 Development Planning states that all interests should be engaged as early and as fully as possible. In addition that document also states “ <i>key agencies are under a specific duty to co-operate in the preparation of development plans</i> ”; this includes Scottish Natural Heritage, Scottish Environmental Protection Agency, Scottish Water and NHS (Health Board). The Council have consulted with all key agencies throughout the Local Development Plan process and will continue to do so. This then allows key agencies to plan according to their needs and demands also. NHS Borders have stated that they will continue to engage with SBC colleagues to provide primary care and public health input to the wider planning process including the creation of the next Scottish Borders Council Local	No further action required.

		<p>said at MIR consultation meetings, there is a great deal of anecdotal evidence, as well as evidence from medical practitioners which flatly contradicts the rather rosy view of officials that there is sufficient capacity within our GP facilities in particular. They also state that before further sites for development are considered there needs to be a root and branch review of the infrastructure. This review must examine the issues of:</p> <ul style="list-style-type: none"> • Schools capacity. • Health facilities, to include GP services and access to hospital services. • Social care. • Sewerage and drainage capacity. • Roads into and around the town, this must also include a full review of Tweed Bridge capacity and the ability of our streets to absorb more traffic. <p>It should be noted that concerns already exist (in relation to Peebles) with regard to all these aspects of infrastructure need; any additional development will only exacerbate an already difficult situation in this regard. (90, 270, 277, 318)</p>	<p>Development Plan early in its preparation cycle as part of a Health in All Policies approach.</p> <p>Scottish Planning Policy requires LDP's to allocate a range of sites which are effective or expected to become effective in the plan period to meet the housing land requirement of the strategic development plan up to year 10 from the expected year of adoption. They should provide for a minimum of 5 years effective land supply at all times. Failure to meet this requirement would result in a failure to provide a plan-led system. In the consideration of any site for inclusion in the LDP, a full site assessment is carried out and the views various internal and external consultees (such as Roads Planning, Economic Development, Landscape, Scottish Water, SEPA, and NHS) are incorporated into that assessment. In doing this a rigorous site assessment process is used to identify the best sites possible. The site assessment also considers many issues in relation to transport and water/sewage infrastructure, and well as other environmental issues such as archaeology, biodiversity, flood risk and landscape.</p> <p>In addition, in respect to the Peebles</p>	
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			<p>Bridge issue, the most recent traffic count on behalf of the Council for Tweed Bridge was undertaken in November 2018. It is the Council's opinion that Tweed Bridge does not have the capacity to serve any development other than small infill proposals, but that this would be at the cost of increased congestion on the north side of the River at peak commuter times, and that these developments would take the existing bridge close to capacity. At this point in time there is no definitive date as to when the new bridge may be constructed and a feasibility study must be prepared in advance.</p>	
<p>Any other comments: Question 19</p>	<p>Infrastructure Provision - Peebles - Sites for new facilities</p>	<p>The contributor states that it would have been helpful if sites were identified as possible locations for a new Peebles High School and Health Centre expansion so that a fuller picture could be envisaged. (181)</p>	<p>Comments noted. As part of the Local Development Plan (LDP) review, the Council consult with all relevant stakeholders as part of that process. It should be noted that neither the Education Department nor NHS have advised on the requirement for new sites. In addition, should such a requirement arise during the lifetime of the LDP, there are policies contained within the Plan which will allow for such facilities to be supported at an appropriate location.</p> <p>It is noted that the Council is progressing on the review of the school estate. In respect to that review, the Council at their meeting</p>	<p>No further action required</p>

			<p>of 29 November 2018 agreed the indicative sequence and priority for investment as follows: Galashiels, Hawick, Selkirk and Peebles. That report noted that the property maintenance issues are not as significant for Selkirk or Peebles, however, both will still require expenditure; and due to potential role and capacity pressures particularly at Peebles the priority of strategic plans beyond Galashiels will continue to be re-assessed in a proactive manner. However, following the major fire at Peebles High School in November 2019, the Council has had to revise its capital plans, to not only replace what was lost, but maximise the opportunities to enhance facilities on the site. This has been undertaken in parallel with the planned significant concurrent investment to deliver new Community Campuses in Galashiels and Hawick.</p> <p>It should also be noted that additional discussion has been carried out with the Education Officer who has stated that there is sufficient school capacity available to accommodate the new proposals contained within LDP2.</p>	
Any other comments: Question 19	Infrastructure Provision - Peebles Cemetery	The contributor states the current cemetery is nearing capacity, the Community Council has been raising this issue with elected Councilors for a considerable time; no response or plans are	Comments noted. It should be noted that the Neighbourhood Services section of the Council monitor available lairs in	No further action required.

		forthcoming. It is noted in the MIR that no provision has been made for cemeteries though there is mention in Appendix 3 that a new policy is required to address these issues. This situation in Peebles is becoming urgent, a solution needs to be found. Should the various sites in this MIR be adopted within LDP2 the situation will become critical. (318)	each of the cemeteries managed by the Council, and plan accordingly. Should the requirement for a new cemetery arise during the lifetime of the Local Development Plan then the new policy will be able to support an application for such a proposal at an appropriate site.	
Any other comments: Question 19	Lack of community engagement	The contributor states that the precise level of engagement with land owners is unknown by the community, although it is thought to have been very poor. They highlight that a fundamental aspect of site deliverability is landowner and developer willingness and sites should only be allocated where there is such willingness to engage in taking forward the development process. (91)	Comments noted. As part of the Local Development Plan (LDP) process, the Council undertook a 'Call for Sites' to assist in ensuring that any new sites identified through the new Local Development Plan would be effective. Landowners consequently submitted their sites for consideration. The MIR took steps to inform landowners of their site inclusions.	No further action required.
Any other comments: Question 19	Fairness and equality of what is best for residents	The contributor states that they hope that the principles of fairness and equality and consideration of impact both positive and negative and what is actually beset for current residents are driving the decision making for the need for domestic and industrial development and not the other way round. The process should not be the driving force, people and the environment should. (197)	It is considered the LDP gives sufficient weighting and consideration to all material considerations including the general public, health and well being.	No further action required
Any other comments: Question 19	Increased use of cars (as a result of development)	The contributor states that the proposed development sites and increased use of cars, specific transport studies, e.g. town sites, are more environmentally friendly whereas rural sites increase fossil fuels. Environmental damage caused by increase of vehicles, inadequate road systems and prejudice to highway safety. Question whether proper surveys have been	Whilst the LDP seeks to allocate sites within existing settlements there is also a duty to support the rural economy which is often raised by third parties who do not wish their communities to be ignored. It is also the case that due to a number of constraints it is not always easy nor	No action required

		undertaken. (197)	possible to identify new sites within existing towns.	
Any other comments: Question 19	Flooding issues	The contributor states that flooding issues are mentioned frequently and given climate change, need to be taken much more seriously and looking forward rather than just 5/10 years. (197)	The plan can only address matters during the period of the plan. Future plans will take account of any change in circumstance.	No action required.
Any other comments: Question 19	Development along the Railway Corridor	The contributor requests that the railway is looked at and possibly extended railway corridor as prime development for all sorts of good reasons. (197)	The Council continues to promote and support the extension of Border Rail from Tweedbank to Carlisle via Hawick. Other longer term opportunities will require consideration of priorities and costs.	No action required
Any other comments: Question 19	Community Empowerment Act 2015	Contributor 305 states that they support the principle of involving communities in regional decision making but encourages SBC to fully appreciate (and articulate) the nuts and bolts of how this can be carried out whereby local communities can feel involved and empowered. SBC should encourage and make it easier for representatives of local groups (other than CC's) to take part in the decision-making process. Contributor 307 states that they fully endorse the community empowerment act legislated in 2015 and are actively seeking ways we can plan a sustainable future to protect the lifestyle we all choose to live. We want nothing to stop us achieving that and believe the National Park will stop us, even if it borders our boundary. (305, 307)	Comments noted. Information regarding the Community Empowerment Act is available to access from the SBC website; http://www.scotborders.gov.uk/community_empowerment_act Any individual or community group are able to contact the council with any queries they may have about submitting a participation or asset transfer request to: communityengagement@scotborder.s.gov.uk or call the team on 01835 826626. Comments regarding the LDP are noted.	No further action required.
Any other comments: Question 19	Aggregated view of the Scottish Borders	The contributor states that the report does not provide an aggregated view of what it means for the Scottish Borders. Rather, it seems to be built bottom up. Choices should be driven not by developers but by the people that live and work in the Borders. (277)	It is considered the LDP is produced in a manner which allows and invites comments from a wide range of parties. All representations are given a full and fair hearing. It is not agreed that choices are driven by	No further action required

			developers.	
Any other comments: Question 19	Improvements to digital connectivity	The contributor states that improvements to digital connectivity must be given the highest priority to encourage business to the area. (289)	Comments noted. The LDP acknowledges and promotes digital connectivity improvements	No further action required
Any other comments: Question 19	Investment in the Eastern Borders	The contributor states that the eastern side of the Borders needs more investment and attention and the plan is very unbalanced in that respect. (291)	Comments are noted. The Proposed LDP covers a range of subjects including; growing our economy, planning for housing, town centres, rural environment, built and natural heritage and sustainable climate change. The Plan aims to ensure that there is an adequate supply and range of allocations throughout all of the Scottish Borders for housing, mixed use, business and industrial and redevelopment sites. It should be noted that the Proposed Plan supports economic investment and growth within all areas of the Borders.	No further action required.
Any other comments: Question 19	Borderlands	The contributor states that investigation into working with other authorities to bring the development of a 'Borderland' route along the line of the 'route 500' in the north of Scotland. This would help increase the profile of the whole area and drive revenue to towns and tourism business. (315)	Comments noted.	The Council will continue to liaise with neighbouring authorities with regards to considering a wide range of mutual opportunities
Any other comments: Question 19	Scottish Borders	The contributor is of the view that the Galashiels and Melrose areas get priority over others and that the Council needs to start thinking of the Borders as a whole. (297)	The Council would refute this comment. The Proposed Plan addresses Border-wide issues as well as local issues.	No action required.
Any other comments:	Transport - Selkirk By-pass	The Selkirk and District Community Council supports the proposed A7 by-pass to avoid the	Comments noted. As stated within the Selkirk settlement profile, the	No further action required

Question 19		town centre (whilst still providing access to the valleys). Selkirk CC still supports the need a by-pass – all the arguments have been well rehearsed and set out in writing – and to avoid damaging the benefits which have been gained through recent regeneration work. Already supported by the Selkirk community (via local survey poll) and seen as a priority by the A7 Action Group. Project also discussed at Holyrood with the tacit support of the (then) Transport Minister Humza Yousaf – noted that a by-pass is in keeping with the vision and aspirations of the National Transport Strategy/ National Planning Framework and current SESPlan which identifies the A7 route as part of the Midlothian East/ Borders regional corridor and includes in its objectives to improve connectivity and safety. Opportunity to zone specific residential and employment land to help meet future targets – land in this area would encourage/ promote better quality development. (305)	road capacity within the centre of Selkirk poses particular difficulties for traffic movement and parking. The line of the proposed Selkirk by-pass is protected by Policy IS4 – Transport Development and Infrastructure. This would provide the opportunity to further improve the town centre environment, enhance road linkages within the Central Borders and speed up journey times from Hawick northwards. Whilst the likely route of the bypass is safeguarded in the LDP, there is currently no Scottish Government commitment and further studies would be required to identify the exact line and establish community and environmental impacts.	
Any other comments: Question 19	Green / open space - Selkirk	Selkirk and District Community Council is of the view that SBC should ensure that Selkirk Hill is listed as part of Selkirk’s environmental assets, especially as its management is undertaken by a sub-group of Selkirk Community Council. (305)	It is noted that the Local Development Plan currently identifies the most important green spaces within settlements. Selkirk Hills currently sits outwith the Development Boundary. It should be noted though, that Selkirk and the Selkirk Hills fall within the Strategic Green Network identified within the Local Development Plan. The Plan also contains a policy that aims to protect, promote and enhance green networks within the Scottish Borders.	No further action required.
Any other comments:	Education - Selkirk	Selkirk and District Community Council is of the view that a Masterplan and vision is required for	The Forward Planning Team has not been made aware of proposals to	No further action required.

Question 19		the whole Selkirk High School site, including an assessment of present buildings (and capacity), the Argus site, playing fields and the context of the Pringle Park which is Common Good land. This should also include consideration/location of a replacement for Knowepark Primary School which could be incorporated in the overall planning context. This vision could be defined on the east by a defined line of Selkirk by-pass. (305)	redevelop these sites and has not therefore highlighted this as a redevelopment site or noted the intention to produce a masterplan.	
Any other comments: Question 19	Common Good Land	Selkirk and District Community Council is of the view that an opportunity appears to exist for an assessment to investigate the viability of certain areas of common good land to be used towards an investment which could provide a regular, more productive financial return for community benefit. For example, <ul style="list-style-type: none"> • land could be set aside for the implementation of solar panel field arrays which could bring in a regular income to the immediate local community • (subject to public consultation) any parcels of land which are not being currently used in an optimum or economically viable manner, might be considered for development and provide a capital receipt which could help fund projects to help the local community. (305) 	No sites have been submitted for consideration through the Local Development Plan process. Such proposals could, however, be considered through the Development Management process. It should be noted planning officers have met and discussed such issues with members of the Selkirk CC	No action required.
Any other comments: Question 19	Tweedbank Masterplan	Selkirk and District Community Council considers that this exercise was rather insular in its approach and concept – perhaps the result of an inadequate brief? Insufficient consideration given to the wider strategic / infrastructural implications and context of the surrounding roads network e.g. Bottle Bridge / Melrose Road corridor and how the expanding community will integrate with ‘through’ and local traffic. The CC regrets the decision to	This site was allocated with an indicative capacity of 300 units through the process of the Council’s Supplementary Guidance on Housing. This was approved by the Scottish Government. The allocation of this site for mixed use development has therefore been accepted and cannot now be	No action required.

		locate a relatively small hotel/retail development in this area which seems sadly misplaced, will weaken the existing Tweedbank centre and damage the local environment (with its geographic setting at the foot of the Eildons). (305)	questioned. The Council is in the process of preparing Supplementary Planning Guidance for the site which will guide and inform development at this location. Selkirk CC have been consulted on the SPG and can comment accordingly	
Any other comments: Question 19	Use of 'indicative' capacities	<p>The contributor states that policies need to be clear, the language used must be precise and capable of interpretation by readers of the policy. The contributor has been in communication with SBC regarding the use of the word 'indicative' when used to describe the capacity of various sites. The SBC interpretation of this word is wrong in their view; it does not mean infinitely flexible as suggested. The LDP allocates sites on the basis of assumed capacity and indicative numbers are used by SBC to meet Scottish Government targets for housing. The Scottish Government clearly think that these indicative capacities are relatively inflexible, for if they did not, the Government would demand more precise allocations. The LDP is developed after consideration of various issues associated with each site, including all aspects of infrastructure and transport. To then allow development which greatly exceeds the allocated capacities places greater strain on existing infrastructure. The issue of indicative capacity is not confined to Peebles; a recent application before the planning committee of SBC from another area raised concerns in this regard.</p> <p>Greater clarity is required and to this end policy should state very clearly that indicative capacity means that is what is expected to be the maximum that can be developed on the site. That</p>	<p>Comments are noted regarding the indicative site capacities contained within the Proposed LDP.</p> <p>All housing allocations and those mixed use and redevelopment allocations with housing potential have indicative site capacities. The introductory text for Volume 2 states that the indicative capacity figure suggests the number of housing units the site could accommodate. This broad figure takes account of matters such as the site area of the allocation and the densities of existing surrounding housing. However, planning applications can be submitted for schemes which, for example, may incorporate smaller flatted units which in turn can increase the number of units on the site. This in itself does not necessarily mean the proposal could not be supported as other key considerations remain to be addressed. For example, consideration must be given to the design quality of the proposal and ensuring infrastructure can accommodate any proposed extra</p>	No further action required.

		is not to say that the policy needs to be totally inflexible; there needs to be a minimal amount of flexibility provided to cater for unforeseen circumstances on each site, such flexibility should be limited to, say, 5% over the stated indicative capacity. (318)	units. Consequently, the site capacity stated is indicative only and should not be taken as a definitive maximum number of units a site could accommodate.	
Any other comments: Question 19	Consultation and working group output	The contributor states that the records of the consultations and working group discussions, as well as inputs made by third parties and as submissions regarding potential development sites, should have been made available on the SBC website for review and comment as part of the MIR consultation. Since these have been influential in determining the consultations reached this should now happen and an extension of the MIR consultation period beyond January 31 st be granted to allow comment by the public. (73) .	There have been a high number of meetings conversations, public events etc. which have all helped shape the MIR. The points raised have all fed into the MIR which in essence has been prepared taking account of all the feedback received. The MIR was put into the public domain for comment and it is considered that a 12 week period for allowing third party comments is a quite generous and substantial period to allow this. All responses to the MIR were available for viewing to the general public when the MIR was refereed back to elected members of the full Council.	No action required
Any other comments: Question 19	Scottish Borders - scenic quality	The contributor quotes paragraph 5.8 from the MIR regarding the Scottish Borders outstanding scenic qualities within its landscape and planning policy seeks to protect it. The contributor questions how planning policy has in fact protected our outstanding scenic qualities, for example through the actions taken in LDP1. (73)	Comments are noted. However, they are not specifically relating to the proposed policies contained within the Proposed Plan. There are a number of policies within the adopted LDP, which seek to protect the scenic qualities of the Scottish Borders. These policies will be carried forward for inclusion within the Proposed LDP2 and have been updated where necessary and appropriate.	No further action required.

			<p>The Scottish Borders is an attractive place to live and work and this puts a clear responsibility on the Council to maintain the intrinsic qualities of the area whilst seeking the balance of promoting the economic stability and growth essential to the future viability of the area. It is essential to ensure that the right development occurs in the right place, and conversely, that development does not take place in the wrong place.</p> <p>Policy EP4: National Scenic Areas aims to protect and enhance the scenic qualities of the two National Scenic Areas within the Scottish Borders, by influencing the nature of development both within the sites and outwith them, where the development affects the setting and context of the NSA.</p> <p>Policy EP5: Special Landscape Areas aims to ensure that the local areas of identified landscape quality, known as Special Landscape Areas, are afforded adequate protection against inappropriate development and that potential maintenance and enhancement of the SLA is provided for.</p> <p>Policy EP6: Countryside Around Towns, aims to ensure that the identified Countryside Around Towns (CAT) area and the high quality</p>	
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			<p>living environment it provides is protected. The policy aims to prevent piecemeal development, which would detract from the area's environment, and to avoid coalescence of settlements, thereby retaining their individual identity.</p> <p>It is considered that these policies will assist in protecting the scenic qualities of the Scottish Borders.</p>	
Any other comments: Question 19	Delivery of Infrastructure	<p>The contributor states that Scottish Borders Council's Roads Department comments on planning applications for industrial development but, to use the Charlesfield biofuel plant as an example, insufficient analysis seems to be made of the impact of frequent long/wide/heavy vehicle loads on our minor road network before planning approval is given. Surely, when SBC is under considerable financial constraints and can't be expected to fix every pothole as it appears, those behind the industrial development should be required to pay an additional fee, particularly as most of these developments only bring a handful of new jobs - if any- to the area, and not the 100s that the bigger Borders towns need. And/or constrain industrial development to land zoned and serviced for industrial use. (137)</p>	<p>Each planning application must be judged on its own merits. Developer Contributions will be sought in some cases where considered appropriate</p>	No action required.
Any other comments: Question 19	Digital Connectivity - Heriot	<p>Heriot has a flourishing community broadband service that already serves all residents, without exception, who wish to receive high speed broadband. Heriot set up this service in 2012 onwards, and has raised all the finance necessary. The service is now part of a much bigger provider, Borders Online, which covers much of the northern Borders and also parts of Midlothian. With Universal Service Obligation</p>	<p>It should be noted that the Council support proposals that lead to the expansion and improvement of the electronic communications network in the Borders, provided it can be achieved without any unacceptable detrimental impact on the natural and built environment. However, it is not considered that the issue raised</p>	No further action required.

		(USO) already being widely mooted, recognition of our broadband service is long overdue. This service requires recognition from the appropriate bodies in SBC and the Scottish Government. (105)	in this response is relevant to the Local Development Plan.	
Any other comments: Question 19	Wildlife and impact upon countryside	The contributor raises concerns regarding the despoliation of upland habitats, peatlands etc. and wild life habitat pockets expressed in relation to housing in the countryside are relevant here as well. The rarity of the so far unspoiled mountains, hills and moorlands south of the Teviot must be recognised and have proper value placed upon it in terms of future tourism and biodiversity. (146)	Comments are noted. It should be noted that there are a range of policies contained within the Proposed Plan which aim to protect habitats and species within the Scottish Borders. Policy EP1: International Nature Conservation Sites and Protected Species, aims to give designated or proposed Natura sites, Ramsar sites and sites where there is the likely presence of European Protected Species (EPS) protection from potentially adverse development. Policy EP2: National Nature Conservation Sites and Protected Species, aims to protect nationally important nature conservation sites and protected species. Policy EP3: Local Biodiversity Sites and Local Geodiversity Sites aims to safeguard and enhance local biodiversity.	No action required.
Any other comments: Question 19	Campaign for Borders Rail	The contributor states that when the current LDP was being prepared, the Campaign for Borders Rail argued that the LDP should give proper effect to the SDP policy and the Council's own policy of extending the Borders Railway to Hawick and	In relation to the future stages of the Borders Rail Project from Tweedbank through to Hawick and to Carlisle, the Proposed Plan contains an indicative safeguarded	No action required.

		<p>Carlisle, by including policies to prevent development which could undermine or run counter to that policy, for example by creating a physical obstruction to the route of the railway. In particular CBR argued that extension of the rail route should be highlighted in the settlement maps, in order that any prospective developer would be aware of the presumption against developments which might hinder the railway extension. These representations by CBR were not accepted, but they are reiterated again here for further consideration. In particular, and notwithstanding the fact that the eventual route of the railway extension has yet to be decided, it is submitted that the LDP2 and all settlement maps should stress that no development will be permitted which would obstruct or be located unduly close to the line of the former railway from Tweedbank to Carlisle, as in most cases it is probable that this route will be used for the railway extension. (45)</p>	<p>line within the Policy Maps and a clear statement within Policy IS4 which states in the accompanying text that in the long term, the Council has aspirations to see the reopening of the Borders Railway southwards to Carlisle. Therefore, with regards to Phase 2 beyond Tweedbank there is significant work to be done in identifying the precise route. Once that has been undertaken it would then be appropriate to put the detail into settlement maps within the LDP. It is also suggested that to include un-researched detail within the LDP at this stage could leave the Council open to potential blight representations.</p>	
<p>Any other comments: Question 19</p>	<p>LUS Study</p>	<p>The contributor states that there are markers for LUS but there are still concerned about the ability to genuinely appraise quality of place and quality of life at a settlement level. (236)</p>	<p>Comments are noted.</p> <p>The Council has produced a Land Use Strategy (LUS). The aim of the framework was to test the principles of the National LUS at a local level to see how they can be realised in a practical way. This was based on an ecosystem approach that may guide decisions that help integrate land management that could make best use of the land.</p> <p>It should be noted that the Council continue to promote the LUS and reference has been included within</p>	<p>No action required.</p>

			Policy EP3: Local Biodiversity Sites and Local Geodiversity Sites, to the Land Use Strategy.	
Any other comments: Question 19	LDP Contents	The contributor states that the LDP is 120 pages long, contains many technical issues and terms with references to many other policy documents. They understand the Council spend a significant amount of public money and resource in compiling and publicising the LDP, which is not in a format for the public to easily digest. While accepting the LDP is a Scottish Government compliance requirement, it really functions as an advertisement brochure for land owners to sell and developers to pick off sites for development, which does not fit with Councillor Tom Miers opening statement ' <i>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</i> '. (80)	It should be noted that Part 2 Development Plan, Section 17 of the Planning etc. (Scotland) Act 2006, requires Planning Authorities to compile a Main Issues Report (MIR). It should be noted that the MIR is not intended to be a draft version of the Plan. Rather it focuses on the key changes that have occurred since the previous plan and on the authority's ideas for future development. It is noted that the MIR is required to set out the preferred and any reasonable alternative where these are available.	No further action required.
Any other comments: Question 19	Edinburgh City Region Plan	Although the Borders are included in this, they do not seem to benefit from it at all, other than being forced to accommodate Edinburgh's overflow population, and bear the costs of so doing. Instead of retaining in Edinburgh all the important research and technology developments, the Edinburgh City Region Plan should be creating at least 2 Centres of Excellence and Technology in the southern Borders in towns such as Selkirk, Hawick and Jedburgh, to help these towns become vibrant and sustainable. The MIR in its current form does not serve the Borders population well. (108 2 of 2)	Comments are noted regarding the inclusion of the Scottish Borders within the SESPlan region. However, this matter is outwith the remit of the Proposed LDP. This is agreed at a strategic level and is not a matter for consideration as part of the Proposed Plan.	No action required.
Any other comments: Question 19	Sustainable Urban Drainage Systems (SUDS)	SEPA state that all new developments should manage surface water through the use of Sustainable Urban Drainage Systems (SUDS). They recommend that this requirement includes	Comments noted. Where the contributor has made site specific comments in relation to the management of surface water, these	It is recommended the following sentence be added to the introductory

		<p>the use of SUDS at the construction phase in order that the risk of pollution during construction to the water environment is minimised. (119)</p>	<p>have been included within the site requirements in Volume 2 of the Proposed Local Development Plan.</p> <p>The reference to the use of SUDS in the construction phase has also been included within Policy IS9: Waste Water Treatment Standards and Sustainable Urban Drainage.</p> <p>It should be noted that the Council has also produced Draft Supplementary Planning Guidance in relation to Sustainable Urban Drainage which is currently out for public consultation. This guidance sets out good practice for the design, maintenance, safety and adoption of SUDS.</p>	<p>text of Policy IS9: Waste Water Treatment Standards and Sustainable Urban Drainage:</p> <p><i>'It is recommended that the requirement for all new developments to manage surface water through the use of SUDS also includes the use of SUDS at the construction phase, this is to ensure the risk of pollution to the water environment during construction is minimised.'</i></p>
<p>Any other comments: Question 19</p>	<p>Lowood (MTWEE002)</p>	<p>SBC will be fully aware of the necessary environmental guidance and "requirements" set out for the specific allocation in the SG and these relate to a broad range of constraints related to: <u>Flood risk</u></p> <p>Including reference to the site being constrained due to flood risk: consideration needing to be given to bridge and culvert structures within the site, the likelihood of flooding issues within the site, the site not being currently within the sewered catchment, the site in part being shown to be at flood risk within the 1 in 200 year indicative flood map and the requirement for a flood risk assessment.</p>	<p>The Council is aware of constraints on the site, including flooding and the need for increased capacity at the Waste Water Treatment Works. These issues, along with others, were highlighted during the identification of the site through the process of the Housing Supplementary Guidance. Parts of</p>	<p>No action required.</p>

		<p>SPP advocates flood avoidance by safeguarding flood storage and conveying capacity and locating development away from functional flood plains. SPP advises that for planning purposes an area of land will be deemed to form part of a functional flood plain and thus remain free from development, save in exceptional circumstances, if it is shown that it will generally have a greater than 0.5% (1:200) probability of flooding in any year.</p> <p>SEPA's Technical Flood Risk Guidance for Stakeholders (Version 10 July 2018) at section 5.2, however, advises that for locations at or near to "hydraulic structures" (i.e. bridges and culverts) a sensitivity analysis has to be applied to the modelling to take account of the fact that such structures may be subject to blockage. At such locations SEPA's "long help position" is that the "0.5% 1:200 + blockage scenario" should be deemed to represent the extent of the functional floodplain.</p> <p>In terms of SEPA Planning Information Notice No. 4, in assessing whether a site is at high risk of flooding, no account can be taken of informal flood defences such as embankments.</p> <p>SPP advises planning authorities to promote flood avoidance: by safeguarding flood storage and conveying capacity, and locating development away from functional flood plains and medium to high risk areas.</p> <p>Against that policy framework the SG advises that a flood risk assessment (FRA) is required as the</p>	<p>the site are at flood risk from a 1:200 year flood event from fluvial and surface water flooding. Indeed, the site requirements for the site note that a Flood Risk Assessment would be required to assess flood risk from the River Tweed and the developer(s) would be required to demonstrate how the risk from surface water would be mitigated. Furthermore, consideration will need to be given to bridge and culvert structures within and adjacent to the site and the possibility of de-culverting should be investigated. These matters would require to be investigated through the process of any planning application. SEPA were consulted through the process of the Housing Supplementary Guidance and raised no objections to the allocation provided the aforesaid information was taken into account and addressed, where necessary.</p>	
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		<p>interest. Critically, in terms of its assessment of the effectiveness of the site, it has no information before it which would allow it to conclude that there would be no HRA obstacle to planning permission for housing development on the site being granted. Without information on whether the anticipated adverse impact can be properly mitigated, it follows in turn that the Council is currently unable to assess the cost involved in providing the appropriate level of mitigation and the impact which that additional cost may have on the overall viability of the site. This may include the payment of compensation.</p> <p><u>Landscape Assessment and Principles</u> The SG makes it clear that development in the “policies and parkland” characteristic is “severely constrained by the quality and integrity of the designed landscape associated with Lowood”. This important point has been further confirmed in the landscape review undertaken by landscape architects Horner & MacLennan for MPL and as set out in the JLL Report. This states that there are clear indications of a designed landscape and much of the woodland structure has a potential Tree Preservation Order (TPO) quality and there is a need to protect the secluded quality and setting of the River Tweed.</p> <p>Reference is also made to the exceptional quality of the parkland area and it is explicitly stated that any mundane development would constitute a wasted opportunity and would likely cause “environmental degradation”. Note this is the SBC position. This is a very important point as it is clear from even the non-redacted sections of the Ryden Report referred to above, that because of</p>	<p><i>sufficient mitigation for any potential minor effects on the SAC’. The HRA did not conclude that the development would have significant effect on the conservation objectives of the River Tweed SAC as stated by the contributor. The Housing SG was agreed by the Scottish Government. The Council is content that the requisite procedures have been followed in respect of the allocation of this site.</i></p> <p>The site layout and densities are being explored further through the preparation of Supplementary Planning Guidance relating to the site. The actual densities will only be formally established through the process of any future planning applications. The SPG will seek to ensure that any development does not have a detrimental impact upon the landscape characteristics and assets of the site.</p>	
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		<p>the severe commercial viability issues facing the Lowood site, the consultants seem to pointing to the need to pursue much more standard housing development types and higher densities which would cut across this important environmental objective and “requirements” as set out in the original SG for the Lowood allocation. This unacceptable proposition is set out explicitly in the Ryden report, which states at paragraph 2.14.20 that with regard to the current 300 unit allocation for Lowood “...it represents a low density position and one where we would expect the market to try and increase the number of units delivered in the medium to longer term”.</p> <p>The Report adds at paragraph 2.14.23 “we would have expected the market to strive for a higher density proposal going forwards, quite possibly closer to 25 to 30 units per hectare (10/12 units per acres)...this would suggest the potential for up to 375 to 450 residential units being delivered [at Lowood] in the long term”.</p> <p>Such an increase in housing numbers to improve the viability of the site’s development can only negatively impact on the site planning and environmental principles set out in the SG, increase infrastructure costs and environmental impact. This is not an acceptable approach and underlines the non-effectiveness of the site on the basis of what is proposed in the SG.</p> <p>Related to this type of approach, the Council’s aspiration for a form of boutique hotel at Lowood (using the existing country house) if surrounded by a high density volume housebuilder estate of up to 450 housing units would seem highly</p>		
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		<p>unrealistic.</p> <p><u>Planning Infrastructure</u> Opportunity and possible need to provide a new bridge across the Tweed to replace the existing bridge – and clearly if housing numbers are to increase which as noted above in our view would be environmentally unacceptable, this is going to drive the need for greater infrastructure provision.</p> <p><u>Education</u> Extension required to primary school provision.</p> <p><u>Waste Water Treatment Works</u> No gravity solution available. Any upgrade to the WWTW will need growth criteria, furthermore there may be local network issues that need to be addressed and funded by any developer to enable connections.</p> <p>Therefore, it is clear from the above that as set out in the SG, there are a wide range of specific sensitivities and considerable constraints identified by consultees that would need to be taken into account with regard to the development of the Lowood site. Whilst the Council points to further consideration of these matters in a Development Brief that is yet to be consulted upon, it is the contributor's considered view that the scale of the issues presented by the Lowood site combined with a very poorly performing housing market, clearly indicate that the scale and quality of development envisaged in the Masterplan report is undeliverable and the site in that regard is ineffective as this justifies de-</p>	<p>A replacement/supplement bridge crossing is not a direct requirement of the development of this site. It is not considered development of the Lowood site will prejudice a new bridge location when future options are considered at the appropriate time</p> <p>Noted and agreed.</p> <p>Noted and agreed. Liaison with Scottish Water and SEPA will be required in this respect.</p> <p>The Council is in the process of preparing Supplementary Planning Guidance which explores constraints and establishes development areas in closer detail. The respondent is welcome to submit any comments in respect of the draft SPG which is currently out for public consultation. However, it is re-iterated the site has recently been formally allocated and cannot be removed from the Plan</p>	
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		<p>allocation and the pursuance of much more suitable opportunities which can allow the Scottish Borders to provide deliverable and effective housing land opportunities. To fail to take that approach means a social and economic opportunity cost for the SBC area and will likely require much more substantive public-sector funding.</p> <p>In addition, from the contributor's review of the SBC Brief for the Tweedbank Masterplan – clear aims are set out for the Masterplan with regard to place making environmental considerations and principal aims require that:</p> <ul style="list-style-type: none">• Clear guidance is provided on the delivery mechanism for the development of the site;• A scale and mix of uses is proposed that are deliverable in the context of the prevailing and anticipated market conditions and that;• The Masterplan needs to be comprehensive and cohesive based on a place making approach that is viable, sustainable and deliverable. <p>From our review of the Masterplan (as set out in the JLL Report) we have been very clear in our conclusions that the process that has been followed and the outcome that is expressed in the overall Masterplan documentation contains inadequate information on these matters and what is demonstrated is that there are very considerable constraints present that will prevent these aims and objectives from being achieved. In addition, a fundamental point is that because the development as set out in the masterplan is commercially unviable, there will not be any</p>		
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		<p>private sector contributions to infrastructure provision and as such development, certainly at the scale envisaged in the SG, would need to be dependent upon very substantive public-sector grants and significant pump priming.</p> <p>Our overall conclusion remains, as set out in the JLL Report of March 2018, that the Council now has an opportunity to address this serious matter with regard to Lowood, by acknowledging at this stage that the site's proximity to sensitive national and European environmental designations, combined with the commercial viability and deliverability issues, all set against a very weak housing market dynamic, provide justification for not allocating. (92)</p>		
Any other comments: Question 19	Flood Plain	The contributor states that several flood plain sites are identified but why not go one further and do as happens on the continent stipulating that developers will only get approval if they design homes with garages/utility at ground level and all living space above? One new development in the middle of Gala close to the rail station features this design. (137)	This design approach can, in some cases, be appropriate. This requires input from the Scottish Environment Protection Agency and the Council's Flood Risk and Coastal Management Team. Policy IS8 relating to flooding discourages development from taking place in areas which are, or may become, subject to flood risk. Where some level of risk may be acceptable, it also provides for development to be designed such as to minimise it.	No action required.
Any other comments: Question 19	Investment and Flood Implications - Newcastleton	The contributor states that without a flood defence strategy investment, growth cannot be encouraged or expected from new business. This is stifling expansion for commercial operations and new housing and limits development at the south end of the village as well as across the Liddel. The contributor also states that they are hugely concerned that planting on private estates	In 2019, a flood study was completed within Newcastleton, assessing the village's flood risk and highlighting mitigation options that may be taken forward for the prioritisation phase, to potentially gain funding for a Flood Protection Scheme within the 2022-28 flood	No action required.

		is not included in flood assessment planning, is not published and extractions not managed in the same manner as public estates further down the line. This has huge potential impact for the longer term unless steps to manage this are included at the outset of any flood scheme. (307)	risk management cycle. These are matters which would require to be considered by Flood Risk and Coastal Management Team.	
Any other comments: Question 19	Objections to Planning Applications - Relationship with MIR	The proposal for further housing and expansion of the industrial estate at South Park fails to take into account the many objections raised concerning the current and smaller development proposal for this site – all of which apply <i>but even more so</i> to this proposal. Objections raised against development reference 18/01026/18 should all be read across and considered by this reference to be objections to the MIR's proposal for the further allocation of land for development in the South Park area, which should be withdrawn and not included in LDP2. (73)	The consultation process for planning applications through Development Management, and the consultation process for the Main Issues Report are two separate public consultations. In addition, the proposed detail of each are separate. All land allocations are subject to a wide range of consultations and public input and the LDP process has taken on board all matters submitted	No further action required.
Any other comments: Question 19	Local Housing Need - Newcastleton	Newcastleton and District Community Council (NDCC) advise that previous unsociable behaviours encountered as a result of urban families occupying social housing has meant that local families have not felt comfortable applying for family homes in the community, this is now not the case. Local families are actively encouraged to apply for these homes so that we do not continue to see migration of young families which impact on local services and amenities with concern for the primary school. Homeownership or long tenancies for young families MUST be more readily achievable or Newcastleton will become a village of pensioners. In addition, the local housing study undertaken in 2015 identified need as being ground floor 1 & 2 bed properties to home elderly who would downsize from larger properties needing	Comments noted. These are issues which would require to be considered by Registered Social Landlords (RSLs) when developing in Newcastleton. It should be noted that the Local Plan does not allocate housing sites specifically for affordable housing or particular needs housing. Therefore, the LDP cannot specify requirements for tenure within the site. This would be assessed as part of any future application, in consultation with the Housing Strategy team. However, it should be noted that Policy HD1: Affordable Housing Delivery contained within the Proposed LDP aims to ensure that new housing development provides an	No action required.

		<p>investment, freeing these for young families. This needs consideration within the local plan with sites allocated to encourage development and investment for ground floor builds – the estimated increase in the aging population for our village is alarming, planning locally needs to address that now. NDCC recognise that new modern housing cannot be provided without a flood scheme.</p> <p>There is desire locally to have modern, fit for purpose, family housing by private developers. Many young homeowners are frustrated with current housing stock which is old and needs modernising. With investment in flood defences this can become a reality. (307)</p>	<p>appropriate range and choice of 'affordable' units as well as mainstream market housing. The provision of affordable housing is a material consideration in the planning system, and the Development Plan is recognised as an appropriate vehicle through which it may be facilitated by Planning Authorities. Policy HD6: Housing for Particular Needs contained within the Proposed LDP aims to ensure that the provision for particular needs throughout the Scottish Borders. Therefore, it is considered that the Proposed LDP supports and promotes the delivery of affordable housing and housing for particular needs within the Scottish Borders.</p>	
Any other comments: Question 19	Digital Connectivity - Newcastleton	<p>Without robust communications business and community development is stifled; superfast is now available within the heart of Newcastleton but delivery to the outskirts and wider reaches is still very hit and miss. (307)</p>	<p>Comments noted. The Scottish Borders is benefiting from the Digital Scotland Superfast Broadband Rollout which was programmed to connect 94.9% of premises to Fibre to the Cabinet Broadband by the end of 2018. 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 Business and the wider community. Policy ED6 – Digital Connectivity of the Proposed</p>	No action required.

			Local Development Plan aims to encourage and improve digital connectivity in the Scottish Borders.	
Any other comments: Question 19	Transportation - Newcastleton	Newcastleton and District Community Council (NDCC) state that improved signage directing vehicles from the trunk roads needs to be considered to support services and amenities. The road network around Newcastleton continues to be hugely damaged by HGV's and timber wagons travelling where they shouldn't be. Timber Transport voluntary code of practise needs to be enforced and fines made to drivers/contractors who abuse the road network. Necessary resource needs to be found to enforce these guidelines. NDCC reiterate that the community is keen to work with SBC to explore the outcomes of the transport feasibility study which offers massive opportunity locally to give us better transport connections and consider rail beyond just passenger to include freight. (307)	Comments noted. The comments raised relating to HGV's and timber wagons are not addressable through the Local Development Plan process. These will, however, be passed to the relevant section of the Council. The comments relating to the transport feasibility study are noted. The Proposed Local Development Plan is supporting of the extension of the Borders Railway from Tweedbank through Hawick to Carlisle.	Comments to be passed on to relevant section of the Council in respect of HGV's/timber wagons.
Any other comments: Question 19	Connections - Newcastleton	R100 remains a challenge for the extremely remote and rural residents, new grid connections are an avenue open to use to extend the digital highway once wind farms are approved. We encourage SBC to ensure that all efforts are taken to ensure this can be exploited as part of the planning approval process for grid connections. (307)	The Council is well aware and supports and promotes the need to improve broadband particularly in remoter rural locations. Policy ED6 of the LDP supports proposals to help delivery of broadband	No action required
Any other comments: Question 19	Forestation/ planting - Newcastleton	This continues to encroach on open farmland, particularly the upland pastures. Planning for planting is devolved to FCS which again further removes the community's role in consultation and recourse in the event of problems. SBC will be aware of issues caused by felling and planting at Lauriston caused adjoining residents' problems because the planting plan was not adhered too. (307)	Comments noted. Unfortunately these are not matters which can be addressed through the Local Development Plan process.	No action required.

Any other comments: Question 19	Sightlines - Newcasteton	Newcastleton and District Community Council (NDCC) note that given the challenges of getting connectivity into the valleys and wider landscape it is imperative that treelines/heights are policed so that delivery of line of sight masts (should these be the solution for R100) be clear. Currently, it is NDCC's understanding that they are not, and the FCS are under no obligation to consider this. NDCC consider this should be a material planning consideration and be enforceable to ensure that connectivity can be delivered to the difficult to reach places. This needs to be in place to ensure that tree growth over time does not inhibit service delivery. (307)	Comments noted. Unfortunately these are not matters which can be addressed through the Local Development Plan process. This information has been passed onto the Policy Officer for the South of Scotland Alliance.	No action required.
Any other comments: Question 19	Private planting on estates governance - Newcastleton	Newcastleton and District Community Council (NDCC) note that communities are challenged by the rules governing private planting on estates v public planting and why one has consultation and the other doesn't? One is managed, the other not. Community feedback is welcomed in one and listened too with politeness and ignored on the other. (307)	Comments noted. These are not matters which can be addressed through the Local Development Plan process.	No action required.
Any other comments: Question 19	Right to join the public highway? - Newcastleton	Newcastleton and District Community Council (NDCC) request better protocols and consultation regarding wood extraction and new connections to the public highway. Recent wood extractions using temporary forest roads joining the carriageway (on bends that are already more prone to road wear), resulted in major damage in a concentrated area making usage impossible and resulting ultimately in road closures which has huge impact on our community. This needs better assessment. (307)	Comments noted. These are not matters which can be addressed through the Local Development Plan process. These comments have been passed onto the Network Manager of SBC although it should be noted that these matters would require involvement of other Roads teams within the Council.	No action required.
Any other comments: Question 19	Implications for rural land use following Brexit Newcastleton	Newcastleton and District Community Council (NDCC) state that many will need to diversify out of necessity not choice; planting is one of these options and we have already discussed planting	Comments noted. It is likely Brexit will impact negatively on rural landowners and the Council must take on board the need for	No action required.

		<p>on large swathes of local land and our concerns regarding this. The community fears for the traditional upland farm for which our present geology is suited, any decline in this will also impact on traditional skills like dry stone walling and hedging further impacting on the natural environment and eco systems that rely on them. There does need to be wider debate about what happens post Brexit and Newcastleton would be keen to participate in this debate at the appropriate time. (307)</p>	<p>diversification of land uses. Scottish Government advice promotes tree planting.</p>	
<p>Any other comments: Question 19</p>	<p>Opportunities for Carlisle airport - Newcastleton</p>	<p>Newcastleton and District Community Council (NDCC) note that this matter has a one-line reference within the MIR which is hugely disappointing given that the airport is owned and operated by the UK's largest private freight operator Stobart's. NDCC recognise it is in England and the MIR is about development and planning in the Scottish Borders, but Newcastleton is their nearest Scottish neighbour, surely the airport deserves bigger consideration than this given the opportunity it could provide us and the wider Scottish Borders?</p> <p>Newcastleton & District Community Trust and NDCC discussions with Stobart to date indicate huge willingness to forge development dialogue and explore opportunities cross border.</p> <p>Newcastleton believes that the airport will deliver an affluent southern based visitor as well as opportunity to tap into jet-set international markets that use the airport. This valuable tourism pound should be being actively attracted to travel north to exploit the Scottish Borders and Scotland. SBC need to work with other public sector partners to make this happen and to ask Carlisle council and</p>	<p>The Carlisle Airport has only recently been opened and it is at the early stages of the Council considering economic benefits it can offer. This is work in progress and there is no more the LDP can state at this point in time.</p>	<p>The Council will consider opportunities the Carlisle Airport can offer for the benefits of local communities.</p>

		<p>Stobart how we can work together to exploit this development.</p> <p>Additionally, given Stobart's freight experience, reputation AND their proximity to the old Longtown freight depot there is huge opportunity for rail to be developed for freight. This opportunity is on our doorstep and needs much more effort to understand and explore the potential this could deliver as part of the economic benefit of extending the railway line to Carlisle and embracing freight. (307)</p>		
Any other comments: Question 19	SESPlan 2 Decision	<p>The contributor states that it was premature to have consulted on the MIR given that the SDP is yet to be approved, particularly as the plan is highly likely to be amended as a result of the Reporter's comments. These amendments may be subject to further scrutiny by the Scottish Government resulting in further changes. (129)</p>	<p>Comments are noted from SEPA.</p> <p>The MIR was prepared based upon the housing land requirements set out within the SESPlan Proposed Plan, which was derived from the HNDA 2015. This was in accordance with the SESPlan Housing Background Paper (October 2016), which set out the background, process and justification for the housing supply targets and housing land requirements.</p> <p>The comments regarding the status of SESPlan 2 are acknowledged. The current SDP was approved in June 2013. However, the proposed SDP which was intended to replace SDP 2013 was rejected by Scottish Ministers on the 16th May 2019. QC advice was that, whilst out of date, SDP 2013 remains the approved Strategic Plan and must therefore continue to be referred to. However</p>	No further action required.

			<p>advice also stated that whilst the proposed SDP was rejected there are elements of the supporting technical papers and documents which helped guide the proposed SDP and incorporate more up to date positions, which should be considered as material considerations. HNDA2 is at present the most up to date and therefore reliable assessment of housing need and demand in the SESPlan area.</p> <p>Appendix 2 of the Proposed Plan and the Housing Technical Note set out the housing land requirement and contributions towards the requirement for the Scottish Borders. The housing supply target and housing land requirement are informed by the HNDA2.</p>	
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Strategic Environmental Assessment

Strategic Environmental Assessment

Main Issue	Sub Issue	Summary of Main Issues Raised	Proposed Response to Main Issues Raised	Recommendation
Planning for Housing	Cardrona SCARD002 (Land at Nether Horsburgh, Cardrona)	Historic Environment Scotland state that the SEA concludes that development of this site could have a minor negative effect on cultural heritage. Whereas the contributor considers that, without robust mitigation, development of the site has potential for significant negative effects on the historic environment, in relation to the setting of Nether Horsburgh Castle. (164)	Comments accepted. It is recommended that the scoring for Cultural Heritage of the SEA as it relates to site SCARD002 will be amended from neutral to significantly negative.	It is recommended that the SEA scoring for Cultural Heritage for site SCARD002 is amended from neutral to significantly negative.
Planning for Housing	Eddleston SEDDL001 (North of Bellfield II, Eddleston)	Historic Environment Scotland state that the SEA concludes that development of this site on Cultural Heritage would be neutral. However, the SEA has also identified mitigation measures relating to an Inventory designed landscapes. Additionally, the site requirements include archaeology evaluation / mitigation. This would suggest that some adverse effects are anticipated without mitigation measures in place, and consequently the Council may wish to consider revising the score for cultural heritage to reflect this. (164)	Comments accepted. It is recommended that the scoring for Cultural Heritage of the SEA as it relates to site SEDDL001 will be amended from neutral to negative. In addition it is proposed to update the additional notes, SEA comments and Mitigation to reflect this change.	It is recommended that the SEA scoring for Cultural Heritage for site SEDDL001 is amended from neutral to significantly negative. In addition it is recommended to update the additional notes, SEA comments and Mitigation to reflect the proposed change.
Growing your Economy	Eshiels MESH1001 Land at Eshiels I	Historic Environment Scotland state that the SEA concludes that development of this site could have a minor negative effect on cultural heritage. We consider that, without robust mitigation, development of the site has potential for significant negative effects on the historic	Comments accepted. It is recommended that the scoring for Cultural Heritage of the SEA as it relates to site MESH1001 will be amended from minor negative to significantly negative.	It is recommended that the SEA scoring for Cultural Heritage for site MESH1001 is amended from

		environment. (164)		minor negative to significantly negative.
Growing your Economy	Eshiels MESH1002 Land at Eshiels II	Historic Environment Scotland state that the SEA concludes that development of this site could have a minor negative effect on cultural heritage. We consider that, without robust mitigation, development of the site has potential for significant negative effects on the historic environment. (164)	Comments accepted. It is recommended that the scoring for Cultural Heritage of the SEA as it relates to site MESH1002 will be amended from minor negative to significantly negative.	It is recommended that the SEA scoring for Cultural Heritage for site MESH1002 is amended from minor negative to significantly negative.
Planning for Housing	Galashiels AGALA029 (Netherbarns)	Historic Environment Scotland note that the assessment indicates that development of this site has potential for minor negative effects on cultural heritage. HES consider that, without robust mitigation, development of the site has potential for significant negative effects on the historic environment. (164)	Comments accepted. It is recommended that the scoring for Cultural Heritage of the SEA as it relates to site AGALA029 will be amended from minor negative to significantly negative.	It is recommended that the SEA scoring for Cultural Heritage for site AGALA029 is amended from minor negative to significantly negative.
Planning for Housing	Selkirk ASELK040 (Philiphaugh Mill)	Historic Environment Scotland note that the assessment finds that the site is partially within the Battle of Philiphaugh Inventory Battlefield, and suggests as mitigation that development must not have a negative impact on the setting of the historic battlefield. For information, site ASELK040 is located entirely within the boundary of the Inventory battlefield. In view of this, HES recommend that the mitigation is amended to reflect the direct effects that development will have on this heritage asset, for example a development must not have a negative impact on the key landscape characteristics and special qualities of the battlefield. (164)	Comments accepted. It is recommended that the proposed mitigation for site ASELK040 in relation to Inventory Battlefield of Philiphaugh is amended to read: "Development must not have a negative impact on the key landscape characteristics and special qualities of the battlefield".	It is recommended that the SEA mitigation for Cultural Heritage for site ASELK040 is amended to read: "Development must not have a negative impact on the key landscape characteristics and special qualities of the battlefield".
Regeneration	All proposed	The contributor states that it is unclear why a site	Comment accepted.	It is recommended

	redevelopment sites	specific assessment of the preferred redevelopment sites has been undertaken. This would have been helpful in determining preferred sites and identifying alternatives, and would also have enabled consultees to provide a more informed response, having had the opportunity to consider the potential site specific environmental effects and potential mitigation or enhancement measures. (164)	It is proposed that a site specific assessment will be undertaken for the Redevelopment sites at Proposed Plan Stage.	that site assessments are undertaken for all proposed redevelopment sites.
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Appendix C: Site Assessment Database Extracts

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All sites considered – Proposed Plan Status

Settlement name	Site reference	PP 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	Excluded	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
Blyth Bridge	ABLYT004	Excluded	Blyth Bridge South
Blyth Bridge	ABLYT005	Excluded	East of Blyth Farm
Blyth Bridge	SBBLY002	Excluded	Blyth Bridge Development Boundary Amendment
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	ACARD002	Excluded	West of B7062
Cardrona	ACARD003	Excluded	West of Cardrona
Cardrona	SCARD002	Included	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	ACOPA007	Excluded	Land to North of Hoprig Road
Cockburnspath	ACOPA008	Excluded	Land to North of Dunglass Park
Cockburnspath	MCOPA002	Excluded	Land opposite Dunglass Park

Cockburnspath	SBCOP001	Excluded	Cockburnspath Development Boundary Amendment
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	Included	Hillview North 1 (Phase 2)
Coldstream	BCS3A	Retain LDP Site	Guards Road
Crailing	ACRAI004	Excluded	Crailing Toll (Larger Site)
Darnick	ADARN003	Excluded	Bankhead
Darnick	ADARN005	Included	Land south of Darnlee
Denholm	ADENH006	Excluded	Land south east of Thorncroft
Dolphinton	ADOLP004	Excluded	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	Excluded	South of Earlsmeadow (Phase 1)
Earlston	EEA12B	Remove LDP Site	Earlston Glebe
Earlston	MEARL004	Excluded	Georgefield & East Turrford
Eckford	AECKF002	Excluded	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	Excluded	Land West of Elibank Park
Eddleston	AEDDL009	Excluded	Land South of Cemetery
Eddleston	AEDDL010	Included	Land South of Cemetery
Eddleston	SEDDL001	Excluded	North of Bellfield II
Ednam	AEDNA011	Excluded	Cliftonhill (v)
Ednam	AEDNA012	Excluded	Land east of Keleden

Ednam	AEDNA013	Excluded	Land north of Primary School
Eildon	AEILD002	Retain LDP Site	West Eildon
Eshiels	AESHI001	Excluded	Land at Eshiels III
Eshiels	BESHI001	Included	Land at Eshiels
Eshiels	MESHI001	Excluded	Land at Eshiels I
Eshiels	MESHI002	Excluded	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	Included	Former Town Hall
Galashiels	AGALA029	Included	Netherbarns
Galashiels	AGALA038	Excluded	Easter Langlee Mains II
Galashiels	AGALA039	Excluded	Land at Winston Road
Galashiels	AGALA040	Excluded	Land to North of Wood Street
Galashiels	BGALA005	Excluded	Easter Langlee Renewable Park
Galashiels	BGALA006	Included	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	MGALA007	Excluded	Easter Langlee III
Galashiels	RGALA007	Excluded	St John's Manse
Gattonside	AGATT013	Excluded	Gateside Meadow/Castlefield
Gattonside	AGATT016	Excluded	Lower Gateside
Gattonside	EGT10B	Retain LDP Site	Orchard
Gattonside	SBGAT002	Excluded	Gattonside Development Boundary Amendment
Gavinton	AGAVI002	Excluded	Land at Langton Glebe
Gordon	AGORD004	Included	Land at Eden Road
Gordon	AGORD005	Excluded	Land to west of Station Road
Grantshouse	AGRAN004	Included	Land north of Mansefield
Greenlaw	AGREE006	Retain LDP Site	Marchmont Road II

Greenlaw	AGREE008	Excluded	Halliburton Road
Greenlaw	AGREE009	Included	Poultry Farm
Greenlaw	BG200	Retain LDP Site	Marchmont Road
Greenlaw	BGREE005	Included	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	Included	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	Included	Gala Law II
Hawick	BHAWI004	Included	Land to South of Burnhead
Hawick	RHA12B	Retain LDP Site	Summerfield 1
Hawick	RHA13B	Retain LDP Site	Summerfield 2
Hawick	RHAWI017	Included	Former Peter Scott Building
Hawick	RHAWI018	Included	Buccleuch Mill
Heiton	AHEIT003	Excluded	Sunlaws (Phase 2)
Heiton	RHE2B	Retain LDP Site	Heiton Mains
Heiton	RHE3B	Retain LDP Site	Ladyrig
Heriot Station	AHERI003	Excluded	Heriot East
Hobkirk	RHOBK001	Excluded	Site of Former Hobkirk Primary School
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	Included	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	Included	Land east of Howdenburn Court II
Jedburgh	MJEDB002	Excluded	Land east of Hartrigge Park
Jedburgh	MJEDB003	Excluded	Land at Edinburgh Road
Jedburgh	RJ27D	Retain LDP Site	Wildcat Cleuch
Jedburgh	RJ2B	Retain LDP Site	Lochend
Jedburgh	RJ7B	Retain LDP Site	Annefield
Jedburgh	RJEDB003	Included	Howdenburn Primary School
Jedburgh	RJEDB004	Excluded	Parkside Primary School
Jedburgh	RJEDB005	Excluded	Former Tennis Court/Ski Slope
Jedburgh	RJEDB006	Included	Jedburgh Grammar School
Jedburgh	RJEDB007	Excluded	The Anna II
Kelso	AKELS024	Excluded	Land adjacent to Harrietfield Cottages
Kelso	AKELS029	Excluded	Nethershot (Phases 1 & 2)
Kelso	BKELS006	Included	Wooden Linn II
Kelso	RKE12B	Retain LDP Site	Rosebank 2
Kirkhope (Nr Ettrickbridge)	RKIRK001	Excluded	Site at Old Kirkhope Steading
Lamancha	ALAMA001	Excluded	Grange Courtyard
Lamancha	MLAMA001	Excluded	Lamancha Mixed Use Site
Lanton	ALANT002	Excluded	Land east of Lanton Village
Lauder	ALAUD008	Excluded	Maitland Park (Phase 2)
Lauder	MLAUD002	Excluded	Stow Road Mixed Use
Lauder	MLAUD003	Excluded	Whitlaw Road Mixed Use
Lauder	RLAUD002	Retain LDP Site	Burnmill
Lilliesleaf	ELI6B	Remove 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	Included	Harmony Hall Gardens
Melrose	AMELR014	Excluded	Land to West of Ormiston Terrace
Midlem	AMIDL003	Excluded	Townhead
Midlem	AMIDL004	Excluded	West of Springfield
Morebattle	AMORE002	Excluded	Land west of Primary School
Morebattle	AMORE003	Excluded	Land West of Teapot Bank
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	ANEWT009	Excluded	Land South of Whitehall
Newtown St Boswells	ANEWT010	Excluded	Newtown Expansion III
Newtown St Boswells	BNEWT002	Excluded	Land NW of The Holmes Barns
Nisbet	ANISB002	Excluded	East of Nisbet
Oxnam	AOXNA002	Excluded	Land to west of Oxnam Road
Oxnam	SBOXN001	Included	Oxnam Development Boundary
Oxton	AOXTO009	Excluded	South west of Oxton
Oxton	AOXTO010	Included	Deanfoot Road North
Oxton	AOXTO011	Excluded	Former Railway
Oxton	AOXTO012	Excluded	Heriotfield South
Oxton	AOXTO013	Excluded	West of St Cuthbert's View
Oxton	AOXTO014	Excluded	North of Main Street
Oxton	AOXTO015	Excluded	Bridgend
Oxton	AOXTO016	Excluded	Oxton North West

Oxton	AOXTO017	Excluded	Oxton North East
Oxton	AOXTO018	Excluded	South of Justice Hall
Oxton	MOXTO001	Excluded	Oxton South West
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	Included	Land South of Chapelhill Farm
Peebles	APEEB057	Excluded	Rosetta Road Caravan Park
Peebles	APEEB058	Excluded	Lower Venlaw
Peebles	MPPEEB006	Retain LDP Site	Rosetta Road Mixed Use
Peebles	SBPEEB001	Excluded	Peebles Development Boundary Amendment
Peebles	SPEEB007	Excluded	Land East of Cademuir Hill
Peebles	SPEEB008	Excluded	Land West of Edderston Ridge
Peebles	SPEEB009	Excluded	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	Included	Land east of West Reston
Romanobridge	AROMA004	Excluded	Halmyre Loan South
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	Included	Philiphaugh Mill
Selkirk	ASELK041	Excluded	Philiphaugh 2

Selkirk	ASELK042	Included	Philiphaugh Steading II
Selkirk	ASELK043	Excluded	Land to North of Selkirk Golf Club
Selkirk	MSELK002	Retain LDP Site	Heather Mill
Selkirk	MSELK003	Excluded	Land west of Heather Mill
Selkirk	MSELK004	Excluded	Land and buildings at Whinfield Mill
Skirling	ASKIR002	Excluded	Parkfoot
Skirling	SBSKI001	Included	Skirling Development Boundary Amendment
Smailholm	ASMAI001	Excluded	Land adjacent to Village Hall
Smailholm	ASMAI002	Excluded	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
Walkerburn	AWALK009	Excluded	Caberston Avenue
Walkerburn	SBWAL001	Excluded	Walkerburn Development Boundary Amendment
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	AWEST023	Excluded	Medwyn Road West
West Linton	AWEST024	Excluded	Lintonbank
West Linton	BWEST003	Excluded	Deanfoot Road North

Westruther	AWESR002	Included	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	Included	Land south west of Mansefield House
Whitsome	AWHIT003	Excluded	Herriot Bank Farm
Whitsome	AWHIT004	Excluded	Land at Whitsomehill
Yetholm	BYETH001	Included	Land North West of Deanfield Place
Yetholm	RY1B	Retain LDP Site	Deanfield Court

Report 1: Extract of Site Assessment Database - Sites included within the Proposed LDP

This report contains an extract of all sites which have been considered as part of the LDP2 process and which are being taken forward for inclusion within the Proposed LDP

Berwickshire HMA

Coldstream

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

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.

SEPA (MIR Consultation additional comments): SEPA commented on the MIR Consultation, however provided no additional comments further to above.

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 (ACOLD014).

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 landscape

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.

SCOTTISH NATURAL HERITAGE: (MIR Consultation additional comments): SNH commented on the MIR Consultation, however provided no additional comments further to above.

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

PP status

Included

Overall assessment

Acceptable

Site capacity

100

Conclusions

The site was considered at the 'Pre MIR' stage of the LDP2 process. The site is currently identified as potential 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 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;
- 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 alongside (ACOLD011) to the south. This should include structure planting along the north, east and west boundaries, which would provide a settlement edge. Appropriate planting should be carried out along the northern part of the site to give adequate screening from the working farm to the north and the access to it;
- 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;
- Drainage Impact Assessment required in respect of the water network capacity & Water Impact Assessment required, in respect of the waste network capacity;
- The site is located within an area of Prime Quality Agricultural land;
- Site lies within the 'Lennel' SBC Designed Landscape;
- 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; and
- Improved path/cycle links into the town and the wider path network are recommended.

The site was included as an alternative option for housing within the MIR. Although the site to the south was recently allocated as part of the Housing SG, it is considered that there are advantages to developing this site and the existing allocation (ACOLD011) together. This would allow the development of the two sites to be considered together, in respect of any layout and connectivity, preventing a piecemeal development of the wider site. It is acknowledged that (ACOLD011) is a recent allocation for 100 units and there are a further three housing allocations within Coldstream. However, on balance taking into consideration the above comments regarding the two sites being considered together in terms of connectivity, the site will be included within the LDP. It is considered that the allocation will allow the wider northern area of Coldstream to be considered in terms of overall connectivity and layout. A site requirement will also be attached to the allocation stating that it is the intention of the Council to produce a planning brief for this site, alongside the adjacent site (ACOLD011).

Eyemouth

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP status
REYEM007	Former Town Hall	Eyemouth	Eastern	Redevelopment	N/A	0.1	Included

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 identified International/National designation constraint.

SEPA: We require a FRA which assesses the risk from coastal still water as well as overtopping processes and any interactions with the Eye Water. Redevelopment to a similar or less sensitive use would be supported by SEPA. An increase in vulnerability would only be supported if a detailed FRA can demonstrate the site is free from flood risk and there is safe access/egress available. Sewer flooding will also require consideration. Site may be constrained due to flood risk. There is a surface water hazard within the site. There is fluvial/coastal risk of flooding adjacent to the site. Potential development of the allocation could increase the probability of flooding elsewhere.

SEPA advise that flooding along Church Street in 2009, 2013 and 2015 due to inadequate sewer capacity. There is a photo of flooding to Church Street in the Borders Advertiser (<https://www.berwick-advertiser.co.uk/news/flood-investigation-works-in-eyemouth-1-4794741>). Albert Road affected as well. There has been a coastal overtopping study for Eyemouth commissioned by SBC and undertaken by Royal Haskoning. The 1:200 year coastal flood outline has flooding along Church Street. There was an extreme fluvial event which affected large areas of the Borders in 1948. There is mention of flood waters reaching the second floor of Dundee House which is at the very end of Church Street.

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Foul water must connect to the public foul sewer.

SEPA (MIR Consultation comments): SEPA commented on the MIR Consultation, however provided no additional comments further to above.

SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site does not lie within the SEPA 1 in 200 year fluvial (river) or pluvial (surface water) flood extent. I would have no objections 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	There have been a variety of planning applications in the past which related to the listed building and the use of the buildings.

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: Town hall building may support bats and breeding birds. Local habitat is of low suitability for foraging and commuting bats. Mitigation for protected species potentially including bats and breeding birds. (earlier planning application 16/00694/FUL). Biodiversity Risk: Moderate impact.

GENERAL COMMENTS: The site is located within the town centre. Eyemouth has good access to public transport, employment and access to services. There is a bus stop on the A1147 and the nearest railway station is Berwick-Upon-Tweed, located 9 miles away.

Local impact and integration assessment

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

Local impact and integration summary

HERITAGE & DESIGN: The whole of the town hall, including the rear hall is listed category B. The primary architectural interest lies in the front building. A scheme was approved some years ago to retain the front building and demolish and redevelop the rear part. Sensitive redevelopment of the site would be welcomed.

HISTORIC ENVIRONMENT SCOTLAND: HES would be supportive of redevelopment that retains the special interest of the B-listed building. We are content with the removal of the rear hall.

(MIR Consultation comments): Redevelopment of the site has potential for positive and negative effects on our statutory interests, dependent on detailed proposals in each case. In general, we are supportive of regeneration proposals which seek to protect and enhance the special characteristics of historic environment assets, and to secure a sustainable use for them, and would be content with the allocation of the preferred sites on this basis.

ARCHAEOLOGY: Within the medieval town core. Lands around the site may contain medieval and post-medieval archaeology. 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: No comment due to size, location and nature of site.

LANDSCAPE COMMENTS: No response received.

Planning and infrastructure assessment

Physical access/road capacity

Near a trunk road?

NETWORK MANAGER: Junction sight lines not ideal. Private road?

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

ROADS PLANNING OFFICER: I have no objection to the redevelopment of this site. The site benefits from its town centre location meaning it has good access to local services including town centre parking and public transport provision. Parking provision will have to be carefully considered for any development which would create more traffic than the building in its previous use.

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

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: My interpretation of the listing for the former Town Hall is that the entire building is listed, including the hall, which is presumably located at the rear. Impacts on the character and integrity of the listed building will be a key consideration and any development proposals coming forward must conserve, protect, and enhance the character, integrity and setting of the listed building. The special interest of the building is undoubtedly the Scot's Baronial frontage on Church Street, turning onto Renton Terrace. Whilst this part of the building would need to be protected, there may be opportunities for wholesale redevelopment further to the rear. Alongside protecting the historic and architectural interest of the building, any development proposals must also address potential residential amenity impacts (chiefly, loss of light and sunlight, and privacy) to the properties to the north, and in the vicinity of the site. Parking is likely to be a key consideration at this site and ecological surveys may be required. Notwithstanding the above, I would support the principle of allocating this site for redevelopment to help promote the site and ensure a suitable future use is found for it.

HOUSING STRATEGY: Did not raise any objections to the proposal.

SCOTTISH WATER (WWTW): There is sufficient capacity at the Eyemouth WWTW. No surface water into the combined sewer. Scottish Water surface water policy should be adhered to and a solution required for this site.

SCOTTISH WATER (WTW): There is sufficient capacity at the Rawburn WTW. There are no real concerns however it would depend on anticipated water consumption.

OUTDOOR ACCESS TEAM: No comment required.

CONTAMINATED LAND: The site appears to have been developed as a bank and town hall. There is no evidence to indicate that the historic uses may present development constraints.

NEIGHBOURHOOD SERVICES: No response received.

ENVIRONMENTAL HEALTH: Did not raise any objections to the proposal.

PROJECTS TEAM: Did not raise any objections to the proposal.

ECONOMIC DEVELOPMENT: We fully support the redevelopment and regeneration of this site. The current building is in poor condition and does not meet modern standards for business use.

EDUCATION OFFICER: Did not raise any objections to the proposal.

NHS: Did not provide any site specific comments.

Overall assessment**PP status**

Included

Overall assessment

Acceptable

Site capacity

N/A

Conclusions

This site was identified at the 'Pre MIR' stage of the LDP2 process, via consultation working groups. The site was subsequently included within the MIR as a potential redevelopment site. However, the site assessment and consultation were not undertaken at that time. Further to the 'MIR Consultation' process, a full consultation, site assessment and SEA has now been undertaken for the site.

The site comprises the former vacant Eyemouth Town Hall building and associated surrounding land to the rear. The site is located within the Eyemouth Town Centre and fronts onto Church Street. The site is located within the Eyemouth Conservation Area and the building is Category B listed. There have been a number of extensions and additions to the original property, which are located to the rear of the building. Further to the site assessment, the following constraints were identified;

- Flood Risk Assessment is required;
- There is potential for breeding birds and bats within the existing building, appropriate mitigation required;
- The site is located within the Conservation Area;
- The building is Category C listed; and
- Potential archaeology within the site, mitigation may be required

It is not considered that there are any insurmountable issues, which cannot be addressed through appropriate mitigation measures. It is noted that a number of consultees, including; Heritage & Design Officer, Economic Development and Historic Environment Scotland are supportive of the redevelopment allocation. Historic Environment Scotland have advised that they are supportive of the removal of the rear hall. Given the location within the Conservation Area and the Category C listing of the building, careful consideration and thought will need to be given for any alterations to the external appearance of the building, to ensure that they respect the wider Conservation Area and townscape setting. The Council welcomes the re-use of long term vacant buildings within such locations. The redevelopment of such

buildings can help ensure that the character and appearance of Town Centres are retained and enhanced, whilst bringing buildings back into use again. It is considered that the redevelopment of this site would have a positive impact upon the wider area.

In conclusion, the redevelopment site will be included within the Proposed LDP.

Gordon

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP status
AGORD004	Land at Eden Road	Gordon	Rest of Borders	Housing	25	1.5	Included

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 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.

SEPA (MIR Consultation additional comments): In addition to the comments above, SEPA offer the following comments. The site is next to Gordon STW. May be likely to give rise to odour issues, however any issues would be dealt with by SBC Environmental Health.

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.

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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/Adjacent to site	Greenfield	Local Plan: (BGO11D) - southern part of the site currently under consideration Housing SG: (AGORD004) - exact same site boundary as currently under consideration

Accessibility and sustainability assessment

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

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 landscape

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

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.

Near a trunk road?

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

PP status

Included

Overall assessment

Acceptable

Site capacity

25

Conclusions

The site was considered at the 'Pre MIR' stage of the LDP2 process. This site was recently assessed as part of the Housing SG and was not taken forward for inclusion, primarily as it was considered there were more preferable 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.

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 Development 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 adopted 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, the site was put forward as a preferred option for housing within the MIR, for 25 units. Following the MIR consultation, the site has been included within the Proposed Plan.

Grantshouse

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP status
AGRAN004	Land north of Mansefield	Grantshouse	Rest of Borders	Housing	8	0.4	Included

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.

SEPA (MIR Consultation additional comments): SEPA commented on the MIR Consultation, however provided no additional comments further to above.

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	Open space	Listed buildings	Scheduled Monument	Ancient woodland inventory	Archaeology	Garden and designed landscape
Not applicable	Adjacent to site	Not applicable	Not applicable	Not applicable	Not applicable	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	SLA	Over 200 metres?	Over 12 degree slope	Wild Land
Not applicable	Not applicable	<input type="checkbox"/>	<input type="checkbox"/>	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	Near a trunk road?
	<input type="checkbox"/>

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

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**PP status**

Included

Overall assessment

Acceptable

Site capacity

8

Conclusions

The site was considered at the 'Pre MIR' stage of the LDP2 process. The proposal is for a housing allocation, with an indicative site capacity for 8 units. The site is located to the north of Grantshouse on the northern side of Mansefield. Part of the site is already located within the Development Boundary for Grantshouse. The western part and a small area to the north are outwith the Development Boundary. As a result, it is considered that the site relates well to the existing Development Boundary and the expansion to the west would be a logical extension to the Development 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 Development Boundary, appears quite small to allow any housing development with current parking/access standards. Therefore, increasing the Development Boundary to the north and west, will allow 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. The site was included within the MIR as a preferred option for housing and is included within the Proposed Plan.

Greenlaw

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP status
BGREE005	Land South of Edinburgh Road	Greenlaw	Rest of Borders	Business and Industrial	N/A	1.2	Included

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.

SEPA (MIR Consultation additional comments): SEPA commented on the MIR Consultation, however provided no additional comments further to the above.

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	Open space	Listed buildings	Scheduled Monument	Ancient woodland inventory	Archaeology	Garden and designed landscape
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	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.

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Landscape assessment

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

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 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

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**PP status**

Included

Overall assessment

Acceptable

Site capacity

N/A

Conclusions

The site was considered as part of the 'Pre MIR' LDP2 process. The site is currently allocated for mixed use development, within the adopted Local Development Plan. The site is located within the defined Development Boundary for Greenlaw and has an indicative site capacity for 6 units. The proposal currently under consideration is to change the allocation to business & industrial. This would result in the removal of the indicative site capacity for 6 units. It is considered that the site is prominent on 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 and industrial 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 removed from the housing land supply. However, there is a plentiful housing land supply within Greenlaw through the housing allocations being carried forward from the adopted LDP and the site (AGREE009) being taken forward as part of the Proposed Plan. 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 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. The site was included within the MIR as a preferred option for business and industrial use. Two site requirements are attached to the allocation requesting planting along the southern boundary to screen development from the entry to Greenlaw from the south on the A6105 and 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. Further to the MIR consultation, the site is included within the Proposed Plan.

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP status
AGREE009	Poultry Farm	Greenlaw	Rest of Borders	Housing	38	2.3	Included

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: 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.

SEPA (MIR Consultation additional comments): In addition to the comments above, SEPA offer the following comments. The location next door to the STW is unlikely to be any issue from SEPA's perspective, but any odour complaints would be dealt with by SBC Environmental Health.

Should the layout or land-use differ from what was previously agreed we would require an FRA which assesses the risk from the Blackadder Water and small watercourse along the eastern boundary. Due to the steepness of the adjacent hill slopes they also recommend that consideration is given to surface water runoff to ensure that the site is not at risk of flooding and nearby development and infrastructure are not at increased risk of flooding.

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.

Background information

Minerals and coal	NNR	Prime Quality Agricultural Land	Current use/s	Planning history references
Not applicable	Not applicable	On/Adjacent to site	Brownfield	Planning application (16/01360/PPP) for residential development was refused planning consent in 2017. The planning application was approved by the DPEA in October 2018, for housing. 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 LDP2 (AGREE009): The site was submitted at the 'Pre MIR' stage and the 'MIR Consultation' stage

Accessibility and sustainability assessment

Access to public transport

Good

Access to employment

Limited

Access to services

Good

Wider biodiversity impacts

Moderate

Site aspect

South

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**

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 landscape

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.

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 location.

SCOTTISH NATURAL HERITAGE: (MIR Consultation additional comments): SNH commented on the MIR Consultation and provided the following comments. They note the proximity of the River Tweed SAC and advise that this site should be included in HRA of the plan. They advise that a site development brief should set out the site requirements for this prominent gateway site. Establishing an appropriately designed landscape edge, a co-ordinated approach to development frontages and exploring the potential for path connections to promote cycling and walking on off-site access routes (such as the use of the disused railway) should be explored and details closely set out in site requirements.

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

PP status

Included

Overall assessment

Acceptable

Site capacity

38

Conclusions

The site was considered at the 'Pre MIR's stage of the LDP2 process. 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 'Pre 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 was most recently re-submitted at the 'MIR Consultation' stage, for housing, as part of the LDP2 process.

The site is directly adjacent to the existing Development 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;
- Potential surface water runoff;
- 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, the site has extant planning consent for housing and was included within the 2019 HLA as a windfall approval for 38 units. Therefore, the principle of housing on this site has been established. The proposal was included within the MIR as a preferred option for housing, with an indicative site capacity for 38 units. Further to the MIR consultation, the site is included within the Proposed Plan for housing.

It should be noted that, as the site is already included within the 2019 HLA as a windfall approval, the indicative site capacity for this site cannot be included within the overall capacity for the new allocations being included within the Proposed Plan, to avoid double counting the site.

Reston

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP status
AREST005	Land east of West Reston	Reston	Eastern	Housing	5	0.4	Included

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.

SEPA (MIR Consultation additional comments): SEPA commented on the MIR Consultation, however provided no additional comments further to above.

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 landscape

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

PP status	Overall assessment	Site capacity
Included	Acceptable	5

Conclusions

The site was considered at the 'Pre MIR' stage of the LDP2 process. This proposal is for 5 units, which would effectively extend the existing housing allocation (BR5) to the east. The proposal would allow an additional 25 metres to the existing housing allocation (BR5) which would allow an improved layout for development. There are three existing housing allocations within Reston, contained within the adopted 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 for the Proposed Plan period.

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, the site was included within the MIR, as an alternative option. Although it is not considered that any additional units are required within Reston for the Proposed Plan period, the allocation would aid the delivery of the adjacent housing allocation (BR5). Further to the MIR consultation, the site is included within the Proposed Plan.

Westruther

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP status
BWESR001	Land south west of Mansefield House	Westruther	Rest of Borders	Business and Industrial	N/A	0.8	Included

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.

SEPA (MIR Consultation additional comments): SEPA commented on the MIR Consultation, however provided no additional comments further to above.

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	Open space	Listed buildings	Scheduled Monument	Ancient woodland inventory	Archaeology	Garden and designed landscape
Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	Not applicable	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	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: 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

Near a trunk road?

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.

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

PP status

Included

Overall assessment

Acceptable

Site capacity

N/A

Conclusions

The site was submitted for consideration, at the 'Pre MIR' stage of the LDP2 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 assess the potential for channel restoration and the risk 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 a 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 was taken forward as a preferred option for business and industrial land within the MIR. Further to the MIR consultation, the site is included within the Proposed Plan.

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP status
AWESR002	Edgar Road	Westruther	Rest of Borders	Housing	10	0.4	Included

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.

SEPA (MIR Consultation additional comments): SEPA commented on the MIR Consultation, however provided no additional comments further to above.

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 landscape
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? <input type="checkbox"/>
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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 accomodated 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

PP status	Overall assessment	Site capacity
Included	Acceptable	10

Conclusions

The site was submitted for consideration, at the 'Pre MIR' stage of the LDP2 process for housing. 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 one 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 was included within the MIR as a preferred option for housing.

It should be noted that there are a number of other housing allocations (AWESR010, AWESR011 & AWESR012) proposed by the landowner. However, it is considered that (AWESR002) would be sufficient

for the Proposed Plan 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 Westruther. Further to the MIR consultation, the site is included within the Proposed Plan.

Central HMA

Darnick

Site reference ADARN005	Site name Land south of Darnlee	Settlement Darnick	SDA Central	Proposed Use Housing	Indicative Capacity 10	Ha 0.8	PP status Included
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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

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 Not applicable	NNR Not applicable	Prime Quality Agricultural Land Not applicable	Current use/s Greenfield	Planning history references No planning application history.
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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 OFFICERr: 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 On site	Open space On site	Listed buildings Adjacent to site	Scheduled Monument Not applicable	Ancient woodland inventory Not applicable	Archaeology On site	Garden and designed landscape Not applicable
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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

Near a trunk road?

NETWORK MANAGER: New junction required off existing Broomlees 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

PP status	Overall assessment	Site capacity
Included	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.

Galashiels

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP status
BGALA006	Land at Winston Road I	Galashiels	Central	Business and Industrial	N/A	2.5	Included

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

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 landscape

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 Melrsoe 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**PP status**

Included

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. 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. 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. Appropriate boundary planting would be required.

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 near eastern side should be retained to provide setting and minimise impacts on the adjacent River Tweed. A Transport Assessment would be required. Contamination would require to be investigated and mitigated. Underground hazardous pipeline would also require to be considered in consultation with HSE.

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP status
AGALA029	Netherbarns	Galashiels	Central	Housing	45	7.3	Included

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 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

Minerals and coal	NNR	Prime Quality Agricultural Land	Current use/s	Planning history references
Not applicable	Not applicable	Not applicable	Greenfield	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	Access to employment	Access to services	Wider biodiversity impacts	Site aspect
Good	Good	Good	Moderate	South-west

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 landscape

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.

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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.

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

PP status	Overall assessment	Site capacity
Included	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 upon 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 and there is an amended indicative layout which seeks to ensure any house positions would be kept away from any alleged sensitive parts of the site when viewed from Abbotsford House. 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 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 Proposed LDP.

Hawick

Site reference BHAWI003	Site name Gala Law II	Settlement Hawick	SDA Central	Proposed Use Business and Industrial	Indicative Capacity N/A	Ha 0.7	PP status Included
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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

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 Not applicable	NNR Not applicable	Prime Quality Agricultural Land Not applicable	Current use/s Greenfield	Planning history references 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 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 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 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 landscape 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: 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

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.

Near a trunk road?

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

PP status	Overall assessment	Site capacity
Included	Acceptable	N/A

Conclusions

The Council's Economic Development Section has highlighted a need for sufficient business and industrial 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 any 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 allocation within the Proposed LDP.

Site reference BHAWI004	Site name Land to South of Burnhead	Settlement Hawick	SDA Central	Proposed Use Business and Industrial	Indicative Capacity N/A	Ha 5.1	PP status Included
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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 landscape 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.

HOUSING STRATEGY: No objections.

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: 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

PP status	Overall assessment	Site capacity
Included	Acceptable	N/A

Conclusions

The Council's Economic Development Section has highlighted a need for sufficient business and industrial 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 any 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.
- Structure planting required along the boundaries of the site, particularly along and within the north eastern boundary.
- Green infrastructure connections through the site, including links to housing at Burnfoot and the existing path network to the east of Burnhead Road.

Site reference AHAWI027	Site name Burnfoot (Phase 1)	Settlement Hawick	SDA Central	Proposed Use Housing	Indicative Capacity 60	Ha 5.0	PP status Included
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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)

GENERAL COMMENTS: 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 landscape

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.

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**PP status**

Included

Overall assessment

Acceptable

Site capacity

60

Conclusions

This site is currently identified as having longer term housing potential in the LDP 2016. 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 business and industrial 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 Proposed LDP.

Site reference RHAWI017	Site name Former Peter Scott Building	Settlement Hawick	SDA Central	Proposed Use Redevelopment	Indicative Capacity N/A	Ha 0.6	PP status Included
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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 Risk and Coastal Management: Part of the site (SE and S side) has been approved by Council in planning app 18/00498/FUL. A Flood Risk Assessment was submitted in support of this site. The other part of the site, the Northern section, is shown to be at higher risk due to its closer proximity to the River Teviot. In both SEPA's Flood Mapping and our Hawick FPS Flood Mapping, the building is shown to be at risk during a 1 in 200 year flood event. Therefore, would require a Flood Risk Assessment to support this application.

Scottish Environment Protection Agency: As the area is at significant flood risk from the River Teviot and Slitrig Water, it is essential that any new development will have a neutral impact on flood risk. We would only support redevelopment of a similar use in line with our land use vulnerability guidance. The FRA is required to inform the area of redevelopment, type of development, finished floor levels and ensure that the development has a neutral impact on flood risk. Furthermore flood resilient and resistant materials should be used. 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 will be heavily constrained as a result.

Background information

Page 1746

Minerals and coal Not applicable	NNR Not applicable	Prime Quality Agricultural Land Not applicable	Current use/s Buildings	Planning history references There have been a number of planning applications relating to these premises in the past, relating to various alterations and fittings. The most significant planning applications are as follows: 18/00498/FUL - Change of use from former mill and alterations to form 10 no. residential flats with associated parking (PERCI) 18/00499/LBC - Internal and external alterations to form 10 no. residential flats (PERCI)
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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: No comments received although the Ecology Officer requested information during the process of a recent planning application for the site in respect of potential impacts on legally protected species including European Protected Species (EPS) bats, as well as breeding birds would require to be assessed and mitigated.

Local impact and integration assessment

Conservation area

On site

Open space

Not applicable

Listed buildings

On site

Scheduled Monument

Not applicable

Ancient woodland inventory

Not applicable

Archaeology

On site

Garden and designed landscape

Not applicable

Local impact and integration summary

Archaeology Officer: Historic Building recording will be required in advance of re-development.

Design & Heritage Officer: The mill complex is category C listed and lies within the Hawick conservation area. Redevelopment of the site should be encouraged; the council had undertaken an option appraisal for the redevelopment of the site with Aitken and Turnbull employed as consultants.

Historic Environment Scotland: HES would be supportive of redevelopment that retains the special interest of the C-listed buildings.

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.

Scottish Natural Heritage: No comment due to location and nature of site.

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Planning and infrastructure assessment

Physical access/road capacity

Network Manager: May be parking implications.

Passenger Transport: No objections.

Roads Planning: I would not be opposed to the redevelopment of this site given its prime location within the town centre boundary. The site benefits well from its location in respect of the towns amenities and access to public transport. The main consideration for redeveloping this site would be parking. The demand for on-street parking is high in this location and the availability is limited. Any redevelopment proposal will have to take into consideration parking issues that exist and how the development will impact on this. A Transport Assessment, or Transport Statement, dependant on the level of development, will be required. The comments of Transport Scotland may also be required depending on how development integrates with the adjacent A7 Trunk Road.

Transport Scotland: No comments.

Right of way

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 Hosiery Factory. The site is brownfield land and its use may present development constraints.

Countryside Rangers: No comments.

Development Management: No objections in principle.

Economic Development: Fully support the redevelopment and regeneration of this site. The current building is in poor condition and does not meet modern standards for business use.

Education: No objections.

Environmental Health: No comments.

Estates: No objections.

Housing Strategy: No objections.

NHS: No objections.

Scottish Environment Protection Agency: Foul drainage must be connected to the foul sewer. Depending on the use of the site there may be a requirement for permissions to be sought for certain activities from SEPA. Potential for land contamination and for lades/culverts to be present within site, given previous use. Potential de-culverting opportunity.

Scottish Water: There is sufficient capacity at the waster water treatment works. There is sufficient capacity at Robertson WOA. No concerns however it would depend on anticipated water consumption.

Waste Manager: No comments.

Overall assessment

PP status
Included

Overall assessment
Acceptable

Site capacity
N/A

Conclusions

The site was identified through the duration of the MIR process, via consultation working groups. The site was subsequently included within the MIR as a potential redevelopment site. However, a site assessment and consultation were not undertaken at that time. Further to the 'MIR Consultation' process, a full consultation, site assessment and SEA have now been undertaken for the site.

The site comprises former mill buildings associated with the Former Peter Scott Knitwear company. The site is located within the Hawick Town Centre and within the Conservation Area. The building is also Category C listed. Further to the site assessment, the following constraints have been identified:

- Flood Risk Assessment is required.
- There is potential for breeding birds and bats within the existing building, appropriate mitigation required.
- The site is located within the Hawick Conservation Area.
- The building is Category C listed.
- Potential archaeology within the site, mitigation may be required.
- The site is brownfield land and its use may present development constraints in respect of contamination

It is not considered that there are any insurmountable issues which cannot be addressed through appropriate mitigation measures.

Given the location of the site within the Conservation Area and the Category C listing of the building, careful consideration and thought will need to be given to any alterations to the external appearance of the building, to ensure that they respect the wider Conservation Area and townscape setting. The Council welcomes the re-use of long term vacant buildings within such locations. The redevelopment of such buildings can help ensure that the character and appearance of the town centre is retained and enhanced, whilst bringing buildings back into use again. It is considered that the redevelopment of this site

would have a positive impact upon the wider area.

In conclusion, the redevelopment site will be included within the Proposed Plan. The site is a vacant former mill building, located within the Hawick town centre. Subject to a number of issues being taken into account, it is considered to be an appropriate redevelopment site for allocation within the Proposed Local Development Plan.

Site reference RHAWI018	Site name Buccleuch Mill	Settlement Hawick	SDA Central	Proposed Use Redevelopment	Indicative Capacity N/A	Ha 0.1	PP status Included
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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 Risk and Coastal Management: This site is not shown to be at risk of flooding within the SEPA or Hawick FPS flood mapping at a 1 in 200 year event. I would therefore have no objections to this re-development on the grounds of flood risk.

Scottish Environment Protection Agency: Require an FRA which assesses the risk from the River Teviot. Redevelopment to a similar or less sensitive use would be supported by SEPA. An increase in vulnerability would only be supported if a detailed FRA can demonstrate the site is free from flood risk and there is safe access/egress available. 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 will likely be constrained due to flood risk.

Background information

Minerals and coal Not applicable	NNR Not applicable	Prime Quality Agricultural Land Not applicable	Current use/s Buildings	Planning history references 05/01602/CON - Partial demolitions (Withdrawn) 05/01603/COU - Change of use and alterations to form 10 dwellinghouses (Withdrawn) 15/01196/SCO - Flood Protection Scheme 15/01197/SCR - Flood Protection Scheme
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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: No comments received although it is expected that due to the derelict nature of the buildings that potential impacts on legally protected species including European Protected Species (EPS) bats, as well as breeding birds would require to be assessed and mitigated.

Local impact and integration assessment

Conservation area On site	Open space Not applicable	Listed buildings Not applicable	Scheduled Monument Not applicable	Ancient woodland inventory Not applicable	Archaeology On site	Garden and designed landscape Not applicable
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Local impact and integration summary

Archaeology Officer: Historic Building recording will be required in advance of re-development.

Design & Heritage Officer: The site lies within the Hawick conservation area, so any redevelopment of the site involving demolition of the historic mill buildings (the power knitting mill and the adjacent hand knitting building) will require formal CAC. There is considerable scope for redevelopment of all or part of the existing building and this would be a preferred route rather than complete site clearance.

Historic Environment Scotland: No objections.

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.

Scottish Natural Heritage: No comment due to location and nature of site.

Planning and infrastructure assessment

Physical access/road capacity

Network Manager: No observations.

Passenger Transport: No objections.

Roads Planning: Parking in the vicinity of this building is very limited and the road network is fairly restrictive. However, I would not be opposed to a small scale redevelopment which is sympathetic to these issues. Any parking that can be provided within the site would be welcomed.

Transport Scotland: No comments.

Near a trunk road?

Right of way

Not applicable

TPOs

On/adjacent to sit

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 mill. The site is brownfield land and its use may present development constraints.

Countryside Ranger: The Green Lane is shown on the Scottish Path Record continuing to the West of the site.

Development Management: No objections in principle.

Economic Development: Fully support the redevelopment and regeneration of this site. The current building is in very poor condition and does not meet modern standards for business use. However, we consider that the zoning should include all land within this ownership (see plan).

Education: No objections.

Environmental Health: No comments.

Housing Strategy: No objections.

NHS: No objections.

Scottish Water: There is sufficient capacity within the Waste Water Treatment Works. There is sufficient capacity at Robertson WOA WTW. No concerns regarding water treatment works however it would depend on anticipated water consumption.

Scottish Environment Protection Agency: Foul drainage must be connected to the foul sewer. Depending on the use of the site there may be a requirement for permissions to be sought for certain activities from SEPA. Potential for land contamination and for lades/culverts to be present within site, given previous use.

Waste Manager: No comments.

Overall assessment

PP status	Overall assessment	Site capacity
Included	Acceptable	N/A

Conclusions

The site was identified through the duration of the MIR process, via consultation working groups. The site was subsequently included within the MIR as a potential redevelopment site. However, a site assessment and consultation were not undertaken at that time. Further to the 'MIR Consultation' process, a full consultation, site assessment and SEA have now been undertaken for the site.

The site comprises former Buccleuch Mill buildings. The site is located within the Hawick Conservation Area. Further to the site assessment, the following constraints have been identified:

- Flood Risk Assessment is required.
- There is potential for breeding birds and bats within the existing building, appropriate mitigation required.
- The site is located within the Hawick Conservation Area.
- Potential archaeology within the site, mitigation may be required.
- The site is brownfield land and its use may present development constraints in respect of contamination

It is not considered that there are any insurmountable issues which cannot be addressed through appropriate mitigation measures.

Given the location within the Conservation Area, careful consideration and thought will need to be given to any alterations to the external appearance of the building, to ensure that they respect the wider Conservation Area and townscape setting. The Council welcomes the re-use of long term vacant buildings within such locations. The redevelopment of such buildings can help ensure that the character and appearance of the town centre is retained and enhanced, whilst bringing buildings back into use again. It is considered that the redevelopment of this site would have a positive impact upon the wider area.

In conclusion, the redevelopment site will be included within the Proposed Plan.

Jedburgh

Site reference AJEDB018	Site name Land east of Howdenburn Court II	Settlement Jedburgh	SDA Central	Proposed Use Housing	Indicative Capacity 20	Ha 1.2	PP status Included
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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.

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 Not applicable	NNR Not applicable	Prime Quality Agricultural Land Not applicable	Current use/s Greenfield	Planning history references There is no relevant planning history on the site.
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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
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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 landscape

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 accommodate 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

PP status	Overall assessment	Site capacity
Included	Acceptable	20

Conclusions

There are no constraints that rule out development. The site is currently disused agricultural land/scrubland/ unadopted paths crossing it. The site would have to be considered for the development with the 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.

This site requires vehicular access from one of the surrounding RJ30B or RJ2B sites. The site would offer the securing of pedestrian connectivity between RJ30B/RJ2B and the surrounding area. Housing and footpaths/open space would need to be considered in a revised masterplan.

Following the public consultation period on the Main Issues Report it is considered that this site should be taken forward into the Proposed Plan. The site is within the Jedburgh development boundary and is within the ownership of an active Registered Social Landlord.

Site reference RJEDB003	Site name Howdenburn Primary School	Settlement Jedburgh	SDA Central	Proposed Use Redevelopment	Indicative Capacity N/A	Ha 2.2	PP status Included
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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

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

SEPA: We have reviewed historic maps and cannot find any evidence of a small watercourse. Review of the surface water 1 in 200 year flood map shows that there may be flooding issues in this area. This should be investigated further and it is recommended that contact is made with the flood prevention officer.

Foul water must connect to the existing SW foul network. It is not clear whether this is a proposal for housing or other type of development.

SBC FLOOD AND COASTAL MANAGEMENT TEAM: Small sections of the site lie within the surface water 1 in 200 year flood extents. I would have no objection to this proposal on the grounds of flood risk. However, due to the potential size of the development I'd require surface water runoff be considered.

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Background information

Minerals and coal Not applicable	NNR Not applicable	Prime Quality Agricultural Land Not applicable	Current use/s Combination	Planning history references No relevant planning history on the site.
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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: Biodiversity Risk: Moderate. Site includes school buildings, amenity grassland, small number of trees and garden ground. Potential for EPS (bats) and breeding birds. Mitigation for protected species including potentially bats and breeding birds.

SNH: No comment

GENERAL COMMENTS: Moderate biodiversity risk that can be mitigated. This is a well located site in terms of connectivity with the town of Jedburgh and the facilities it offers. It is a brownfield site which is located within an existing neighbourhood. It is within walking distance of the town centre, with local service bus stops within the neighbourhood.

Local impact and integration assessment

Conservation area

Not applicable

Open space

On site/adjacent to

Listed buildings

Not applicable

Scheduled Monument

Not applicable

Ancient woodland inventory

Not applicable

Archaeology

Adjacent to site

Garden and designed landscape

Not applicable

Local impact and integration summary

HERITAGE & DESIGN: The site is within a predominantly two storey maximum residential area. There is scope for redevelopment but scale and massing will be important and a development brief should be agreed.

ARCHAEOLOGY: The site is on the edge of a suspected Moot Hill (Doom Hill) where external courts, parliaments and executions took place. Archaeological evidence for related activities may extend into the site. Some mitigation may be required.

HES: No comments.

GENERAL COMMENTS: Redevelopment would replace Howdenburn School with predominantly residential use. The surrounding neighbourhood has the type of facilities required of an existing community and so new development could integrate quite easily. Development would have to carefully ensure that the loss of open space and green space associated with the school use is minimised and that building heights and massing respect the surrounding neighbourhood.

Landscape assessment

NSA

Not applicable

SLA

Not applicable

Over 200 metres?

Over 12 degree slope

Wild Land

Not applicable

Landscape summary

LANDSCAPE COMMENTS: No comments

SNH: No comment due to size and location.

GENERAL COMMENTS: This is a brownfield site where a primary school is already located and so, compared to greenfield sites, there is scope to minimise the landscape impact of development overall. While it is also surrounded by existing development, the site is quite exposed and in a fairly prominent position sitting above neighbouring residential developments on its western side. Landscape impact will have to be mitigated and some planting/ screening would offer benefits of site integration, wind protection and landscaping mitigation.

Planning and infrastructure assessment

Physical access/road capacity

Near a trunk road?

I have no objections to the redevelopment of this site.

Access to Howdenburn Drive is readily available and the development layout should include a strong street frontage onto this road. Good internal street connectivity will be required.

A pedestrian link between the north western corner of the site and the end of Grieve Avenue will need to be explored as this would help integrate the development site with the existing street network.

All of the traffic signage, road markings, speed control etc. associated with the existing school would need to be removed or at least be adjusted to suit a school no longer being present.

A Transport Statement will be required to address accessibility and sustainable travel.

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

DEVELOPMENT MANAGEMENT: Opportunity for mixed used /supermarket/ tertiary industry. Scale must be cognisant of town centre.

EDUCATION: No issues raised regarding the proposal.

NETWORK MANAGER: Increased pressure on Oxnam Road.

SCOTTISH WATER - WASTE: Jedburgh WwTW has sufficient capacity. 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 - WATER: Robertson WTW has sufficient capacity. Depending flow demand will determine if further investigation required

COUNTRYSIDE ACCESS TEAM: Scope to include recreational link path through site as part compensation for part loss of recreational open space.

CONTAMINATED LAND: The site is developed as a school. The site is brownfield land and its former use may present development constraints.

PASSENGER TRANSPORT: No comments.

ESTATES TEAM: This site will be closed as a primary school from April 2020. In advance of this the site is being advertised for sale and Estates support the inclusion of this site in the LDP2.

GENERAL COMMENTS: As a functioning primary school and playing fields this currently provides an important neighbourhood function for the south of Jedburgh. Primary school provision is set to move to Jedburgh intergenerational community campus which is within walking distance of the site. There are no planning and infrastructure issues which rule out redevelopment of the site, at this point, but that would depend on the site's final end-use. A residential reuse would appear most appropriate at this stage and so it is within this framework that the site has been assessed.

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Overall assessment**PP status**

Included

Overall assessment

Commended

Site capacity

N/A

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 was included as a Preferred redevelopment opportunity within the Main Issues Report.

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.

Following the public consultation period on the Main Issues Report it is considered appropriate to take forward this site for inclusion in the Proposed Plan. The site is currently being marketed by Scottish Borders Council as the Primary School is due to be vacated in Autumn 2020.

Site reference RJEDB006	Site name Jedburgh Grammar School	Settlement Jedburgh	SDA Central	Proposed Use Redevelopment	Indicative Capacity N/A	Ha 0.8	PP status Included
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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

There are constraints on the site which may affect the future developed of the site.

SEPA: Redevelopment is noted as the land use type. We require an FRA which assesses the flood risk from the Jed Water, Skiprunning Burn, and small watercourses which flow through/ adjacent to the site. The flood risk is complex at this location. Consideration should be given to any upstream and downstream structures and culverts which may exacerbate flood risk. It is important to consider sensitivity of use in line with our land use vulnerability guidance. Site will be constrained due to flood risk. 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.

Foul water must connect to the existing SW foul network. It is not clear whether this is a proposal for housing or other type of development. It appears that Meikle cleugh may be culverted through this development site. Opportunities should be taken to de-culvert this as part of any development.

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. If "RJEDB005" and "RJEDB007" progresses it would be prudent to undertake a joint FRA for both sites to ensure any surface water runoff is highlighted.

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Background information

Minerals and coal Not applicable	NNR Not applicable	Prime Quality Agricultural Land Not applicable	Current use/s Buildings	Planning history references Planning history relating to school uses.
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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: Biodiversity Risk: Moderate. Site includes School buildings and hard surfaces, small number of trees in site and trees and Jed water on boundary and adjacent to garden ground. Proximity to River Tweed SAC (Jed water) but no obvious drainage connectivity. Mitigation to ensure no significant effect on River Tweed SAC. Potential for EPS (bats) and breeding birds. Mitigation for protected species including potentially bats and breeding birds.

SNH: No comments.

GENERAL COMMENTS: This is a suitable site for redevelopment in terms of accessibility and sustainability. It occupies a well located and well connected site in the centre of Jedburgh which could be redeveloped sympathetically. There is a moderate biodiversity risk associated with the potential for surface water flooding (River Tweed SAC) and potential for EPS.

Local impact and integration assessment

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

Local impact and integration summary

HERITAGE & DESIGN: There is scope for redevelopment of this site once the existing Grammar School becomes redundant. HES has recently reviewed the listing of the grammar school and this has been regraded as category C and the extent of the listing has also been reduced to cover the old part of the original school building and the gatepiers only. The site lies wholly within the conservation area and any redevelopment should be guided by a development brief. The scale and massing of the buildings and the edge treatment of the site in particular are important issues.

ARCHAEOLOGY: There is potential for archaeology within the site boundary. The site was formerly occupied by a medieval hospital called the Maison Dieu. This gave a name to a later house to occupy the site. While there has been extensive re-development since the late 19th century, pockets of archaeological deposits may still exist. Mitigation is likely to be required.

HES: Site includes LB35537 Jedburgh Grammar School (C listed). Site within Jedburgh CA - We are content with the principle of development here (and on the adjacent site RJEDB005). The policy presumption is for the retention and conversion of the listed building. We would also be happy to provide advice on the unlisted buildings in terms of their contribution to the character of Jedburgh Conservation Area.

GENERAL COMMENTS: The site is well located for redevelopment. It is located within a conservation area with a mix of buildings. The retention of the C Listed Grammar School and Rector's House would be strongly encouraged as part of any development. With careful attention to retention, and new design, this site offers a good opportunity for redevelopment that is well located and contributes to the amenity of Jedburgh.

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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 COMMENTS: No comments.

SNH: No comment due to size and location.

Planning and infrastructure assessment

Physical access/road capacity

Near a trunk road?

ROADS PLANNING SERVICE: I have no objections to the redevelopment of this site. The site is well located in terms of sustainable transport and there are opportunities for multiple access points.

All of the traffic signage, road markings, speed control etc. associated with the existing school would need to be removed or at least be adjusted to suit a school no longer being present.

Right of way	TPOs	Contaminated land	Water supply	Sewerage	Gas Supply	Education provision
Not applicable	On site	On site	Yes	Yes	Yes	Good

Planning & infrastructure summary

DEVELOPMENT MANAGEMENT: Listed school for conversion, including gates and piers.

EDUCATION: No issues raised regarding the proposal.

NETWORK MANAGER: No comments.

SCOTTISH WATER - WASTE: Jedburgh WwTW has sufficient capacity. Please note there is a Sewer within site. 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 - WATER: Robertson WTW has sufficient capacity. Depending flow demand will determine if further investigation required.

COUNTRYSIDE ACCESS TEAM: No comment.

CONTAMINATED LAND: The site is developed as a school. The site is brownfield land and its former use may present development constraints.

PASSENGER TRANSPORT: No comments.

ESTATES TEAM: A consultation event has been held in Jedburgh where the Community were advised that the Council will undertake a feasibility study to look at redevelopment options for the site. Estates support the inclusion of this site in the LDP2.

Overall assessment

PP status

Included

Overall assessment

Commended

Site capacity

N/A

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.

Following the public consultation period on the Main Issues Report it is considered appropriate to take forward this site for inclusion in the Proposed Plan as a redevelopment allocation.

Kelso

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP status
BKELS006	Wooden Linn II	Kelso	Central	Employment	N/A	17.1	Included

Initial assessment

Floodrisk	SAC	SPA	SSSI	Ramsar
1:200	Not applicable	Not applicable	Not applicable	Not applicable

Initial assessment summary

SEPA: We require an FRA which assesses the risk from the Woodend Burn and tributary. Consideration should be given to any culverts/bridges which may exacerbate flood risk. Due to the steepness of the site 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.

FLOOD AND COASTAL MANAGEMENT TEAM: This site lies within the SEPA's 1 in 200 year pluvial (surface water) flood extent.

There is a small ditch that runs along the North Western border of the site and may flood along that border. Any flood risk from this ditch should be considered within any application for this site.

If the applicant cannot suitably show there is no flood risk to buildings on the site from this ditch/ burn then a FRA may be required.

Please note that the adjacent new industrial development has been affected by sewer flooding – it is unknown whether this is due to poor drainage installation or lack of maintenance. Foul water would have to be suitably planned before any proposal was approved.

Background information

Minerals and coal	NNR	Prime Quality Agricultural Land	Current use/s	Planning history references
Not applicable	Not applicable	On site	Greenfield	

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

SBC ECOLOGY OFFICER: No comments received.

GENERAL COMMENTS: The site is located to the south of Kelso and there is a bus route which passes the site and goes into the town centre. Within Kelso there are a range of services and shops available.

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 landscape

Adjacent to site

Local impact and integration summary

ARCHAEOLOGY OFFICER: Nothing known, but given number of known sites and find-spots in the area we would want some evaluation of the site.

HERITAGE AND DESIGN OFFICER: There are no listed buildings either within the site or nearby that may have their setting impacted by the inclusion of this site. It lies well outside the Kelso Conservation Area.

The proposed site does encompass two complete fields with hedgerows which help to form a boundary. The inclusion of the site would obviously extend the start of the "built up area" of Kelso and therefore the boundary treatment, especially to the south will be important to help make the transition between open countryside and the new development.

HES: It is considered that significant adverse impacts on heritage assets within our statutory planning remit are unlikely. Consequently we 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 on both designated and non-designated heritage assets, and should identify site specific mitigation where negative effects are identified.

Landscape assessment

NSA

Not applicable

SLA

Not applicable

Over 200 metres?

Over 12 degree slope

Wild Land

Not applicable

Landscape summary

SNH: A small watercourse runs along the north-western boundary of the site. This watercourse is a tributary of the River Tweed Special Area of Conservation (SAC). The possibility of Likely Significant Effects on the SAC due to this proximity was considered during assessment of BKELS003 during the Habitats Regulations Appraisal (HRA) of the LDP. This was avoidable through application of Policies EP1 and EP15. If these policies are unchanged, a similar conclusion could be reached for BKELS006.

Given its proximity to existing allocations zEL206 and BKELS003, we recommend that if BKELS006 is allocated in LDP2, site requirements should be based on those used for these existing allocations.

Planning and infrastructure assessment

Physical access/road capacity

Near a trunk road?

ROADS PLANNING TEAM: I have no objections to this land being allocated for Business and Industrial use. Access is achievable off the end of the new Pinnaclehill Industrial Estate road network. A further access onto the B6352 is desirable, however the only potential suitable location for this would be by way of a roundabout at the southernmost point of the site, to tie in with where the B6436 meets the B6352. This will require the existing private access opposite this junction to be rerouted onto the new industrial estate access road.

The existing street infrastructure, including the speed limit, would have to be extended to beyond the proposed roundabout as appropriate.

A Transport Assessment will be required which will address sustainable transport matters including public transport provision.

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

COUNTRYSIDE ACCESS TEAM: No comments.

EDUCATION: N/A.

HOUSING STRATEGY: No comments.

WASTE MANAGEMENT: This site is around 200-250m south of the Community Recycling Centre and Council combined depot. I'm presuming as this is for business and industrial use you don't see any conflict of interest? We just need to ensure that these strategic facilities are not compromised in any way. Waste and other Council activities are not always appreciated in the local area. That said I am not aware of any complaints from local businesses so far.

TRANSPORT SCOTLAND: No issue with the site as it is sufficiently far enough away from the A68(T) not to be of any concern.

CONTAMINATED LAND OFFICER: The site appears to have remained largely undeveloped throughout the map extracts reviewed with the exception of a small mill pond at the northern site boundary which appears to have subsequently been infilled. The site incorporates an element of brownfield land and its former use may present development constraints.

SCOTTISH WATER (WATER): Site free of existing assets. However, caution must be exercised as there is a 12" and 8" water mains on the access road on the Western boundary. Sufficient water capacity.

SCOTTISH WATER (WASTE): Capacity at our wastewater works but it would depend on the nature of the proposed development.

ECONOMIC DEVELOPMENT: A preliminary design report on this site was undertaken by the Council's engineers in 2002 which showed how the site could be best laid out. The Economic Development service supports this proposal as a longer term site once BKELS003 has been developed.

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Overall assessment

PP status

Included

Overall assessment

Acceptable

Site capacity

N/A

Conclusions

Question 4 of the Main Issues Report asked for suggested sites for business and industrial uses within Kelso. Following discussions with the Economic Development Team this site was identified.

This site adjoins the Kelso development boundary and is adjacent to the existing Industrial Estate at Pinnaclehill. Consideration must be given to landscaping of the site to help make the transition between open countryside and the new development as well as establishing a new settlement edge.

Access to the site can be achieved off the end of the new Pinnaclehill Industrial Estate road network with a further access onto the B6352 is desirable.

It is considered that this is an appropriate site for business and industrial use due to its close proximity to the existing Industrial Estate. Therefore the site will be included within the Proposed Plan.

Melrose

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP status
AMELR013	Harmony Hall Gardens	Melrose	Central	Housing	5	0.8	Included

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 is 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

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

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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 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 landscape
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

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

PP status

Included

Overall assessment

Acceptable

Site capacity

5

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.
-

Oxnam

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP status
SBOXN001	Oxnam Development Boundary	Oxnam	Rest of Borders	Development Boundary	N/A	10.2	Included

Initial assessment

Floodrisk	SAC	SPA	SSSI	Ramsar
1:200	On site	Not applicable	Not applicable	Not applicable

Initial assessment summary

SEPA: There is a water body within/immediately adjacent to this 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.

A culverted watercourse may run through this site. There may be opportunities to restore the water environment to its natural state by removing the culvert. We therefore recommend that a development requirement is attached to this site requiring a feasibility study including a flood risk assessment to be undertaken prior to development to assess the potential for channel restoration.

We require an FRA which assesses the risk from the Oxnam Water and tributaries. Consideration should be given to any culverts/bridges might 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 an increased risk of flooding. Review of the surface water 1 in 200 year flood map indicates that there may be flooding issues within this site. This should be investigated further and it is recommended that contact is made with the flood prevention officer. Development boundary may be constrained due to flood risk. A surface water hazard has also been identified at the site.

According to SEPA records this site includes or is immediately adjacent to a baseline waterbody (Oxnam Water (River Teviot to Newbigging Burn) (waterbody 5228) – MODERATE status).

Any development would need to connect to the SW foul sewer network. Any sites near watercourses would need to ensure that the watercourse is protected as part of any development.

SBC FLOOD TEAM: This site covers the majority of Oxnam. The Oxnam Water extends through the middle of Oxnam. Dependent on where and what type of development, a Flood Risk Assessment could be required. However, large parts of the site do not lie within the SEPA 1 in 200 year flood extents so the requirement of a FRA would, as above, be dependent on where and what type of development.

Background information

Minerals and coal	NNR	Prime Quality Agricultural Land	Current use/s	Planning history references
Not applicable	Not applicable	Not applicable	Other	Various planning applications within the development boundary.

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: No comments received.

GENERAL COMMENTS: Oxnam is located four miles east of Jedburgh and car travel is required to access any services.

Local impact and integration assessment

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

Local impact and integration summary

HERITAGE AND DESIGN: It makes sense to try to establish a development boundary, but this is tricky in such a spread-out settlement as Oxnam where there is no real core.

ARCHAEOLOGY OFFICER: There are archaeological records within the development boundary.

HISTORIC ENVIRONMENT SCOTLAND: No comments.

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: Establishment of a development boundary was included in the MIR consultation. Our advice was that any resulting Settlement Profile should clearly reference the River Tweed SAC as the boundaries are contiguous in places.

LANDSCAPE: No comments.

Planning and infrastructure assessment

Physical access/road capacity	Near a trunk road? <input type="checkbox"/>
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ROADS PLANNING TEAM: I have no objections to the formation of this development boundary.

ROAD NETWORK MANAGER: No observations other than may impact on 30 mph limits.

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

Planning & infrastructure summary

PASSENGER TRANSPORT: No comments.

ECONOMIC DEVELOPMENT: No comments.

EDUCATION: N/A.

SCOTTISH WATER (WASTE): Limited capacity.

SCOTTISH WATER (WATER): Sufficient capacity - no real concerns however any proposed connection would need to be assessed due to location and elevation.

DEVELOPMENT MANAGEMENT: Potential to encourage ribbon development rather than coalescence as a group.

OUTDOOR ACCESS TEAM: Core path 191 and Core path 192 are within this site and a width of path or pavement for non-vehicular access should be allowed. Housing on the locations in this plan would benefit greatly from a pavement to link the settlements in the village to each other and to the wider path network.

CONTAMINATED LAND OFFICER: The site has been widely developed with apparent residential properties as well as an agricultural steading and two blacksmiths. The site is brownfield land and its use may present development constraints.

WASTE MANAGEMENT: No comments.

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

PROJECTS MANAGER: No comments.

Overall assessment

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PP status

Included

Overall assessment

Acceptable

Site capacity

N/A

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, was proposed within the MIR.

Following public consultation on the Main Issues Report, a number of comments were received however these were mostly positive and supported the creation of a development boundary for Oxnam.

As part of the site assessment process no significant constraints were identified however there are a number of site requirements to be included within the Oxnam Settlement Profile. A key greenspace has also been identified for safeguarding at Oxnam Green (GSOXNA001) which will be shown within the settlement profile and associated map. Therefore it is considered that this development boundary allocation should be included within the Proposed Local Development Plan.

Selkirk

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP status
ASELK040	Philiphaugh Mill	Selkirk	Central	Housing	19	1.7	Included

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: The site is protected from flood risk as a result of the Selkirk Flood Protection Scheme which was completed in February 2017. The scheme provides protection to a 1 in 200 year event plus climate change. The presence of the scheme and the level of protection it affords complies with SEPA Planning Information Note 4 and also SEPA Flood Risk and Land Use Vulnerability Guidance in relation to development behind flood defences in a built up area.

Response to Pre-MIR: 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 Ettrick Water. In addition, there is a mill lade which flows through the site which poses an additional flood risk to the site.

The Ettrick 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 Ettrickhaugh 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 Ettrickhaugh 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

ECOLOGY 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 landscape
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

NETWORK MANAGER: No comments.

PASSENGER TRANSPORT: No comments.

ROADS PLANNING TEAM: No objections to the site being zoned for housing. Some minor widening of Etrickhaugh Road will be required to mitigate the increase in traffic movements. Access to the site will require a new bridge over the Etrickhaugh 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

Near a trunk road?

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

PP status	Overall assessment	Site capacity
Included	Acceptable	19

Conclusions

Proposed LDP assessment: SEPA consider the site to be in a 'sparsely developed area'. The Council can confirm that the site is located within the settlement boundary of Selkirk as defined by the Local Development Plan 2016. The site has been allocated in previous years for redevelopment given its former use as a fish farm and the Council's desire to see the site regenerated. The development of the site for residential development is regarded as acceptable in principle. The site is located immediately adjacent to existing residential properties and is accessed along Etrickhaugh Road which is residential in character. The Council refutes the view that the site is within a 'sparsely developed area'. The site is protected from flood risk as a result of the Selkirk Flood Protection Scheme which was completed in February 2017. The Scheme provides protection to a 1 in 200 year event plus climate change. The presence of the Scheme and the level of protection it affords complies with SEPA Planning Information Note 4 and also SEPA Flood Risk and Land Use Vulnerability Guidance in relation to development behind flood defences in a built up area. A final 'as built' model is yet to be undertaken. The Forward Planning team will be informed of the findings in due course and this will be copied to SEPA.

Pre-MIR assessment: 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.

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP status
ASELK042	Philiphaugh Steading II	Selkirk	Central	Housing	32	1.2	Included

Initial assessment

Floodrisk	SAC	SPA	SSSI	Ramsar
1:200	Adjacent to site	Not applicable	Not applicable	Not applicable

Initial assessment summary

Flood and Coastal Management Officer: Dependent on SEPA's building behind defences stance.

Scottish Environment Protection Agency: The information provided in the SBC FPS website shows the majority of site at risk during a 1:200 year including an allowance for climate change flood extent. This area experienced extensive flooding in 2003 from the Long Philip Burn. This area may also have been flooded in 1977. The information available on the Long Philip Burn scheme shows the Bannerfield area is protected to a 1:100 year RP including an allowance for climate change. There will be uncertainty associated with this scheme due to the volume of debris that can be mobilised during a flood. SEPA require an FRA which assesses the risk from the Long Philip Burn. SEPA are aware that significant earth works have been undertaken on this site which should be taken into account during any future assessment. Consideration will need to be given to bridges and culverts which are known to block in this area due to volume of debris that the burn can transport during high flows. Based on the information available as part of the Flood Scheme works, the site will likely be heavily constrained due to flood risk. The council may wish to consider removal or reduction in the number of housing or sensitivity of use. Due to steep topography above 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	Brownfield	97/05755/FUL - Alterations, extensions and change of use to form 13 dwellinghouses (PERC) 05/00057/OUT - Demolition of dwellinghouse and steading buildings and erection of residential development (PERCI) 06/01304/OUT - Erection of ten dwellinghouses (PERCI)
The site is part of a larger housing allocation in the LDP (ASELK006). It is understood that the reduction in the site size will take cognisance of the recent Selkirk Flood Prevention Scheme.				

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: No comments.

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 site

Garden and designed landscape

On site

Local impact and integration summary

Archaeology Officer: The proposed site is within the core of the Battlefield of Philiphaugh. Archaeological mitigation will be required. Development proposals will need to be sensitive to the setting of the Inventory Battlefield to be acceptable. Cumulative impacts must be considered as there is potential for overdevelopment of the battlefield core.

Heritage and Design Officer: No comments.

Historic Environment Scotland: No comments.

General comments: Located within the Philiphaugh designed landscape.

Landscape assessment

NSA

Not applicable

SLA

Adjacent to site

Over 200 metres?

Over 12 degree slope

Wild Land

Not applicable

Landscape summary

Landscape Architect: No response received.

Scottish Natural Heritage: No comments.

The Borders Development and Landscape Capacity Study (February 2007) identifies this area as being appropriate for infill development.

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Planning and infrastructure assessment

Physical access/road capacity

Network Manager: No comments.

Public Transport: Possible bus stop infrastructure on A707.

Roads Planning Service: This site has already been allocated as part of a larger site (ASELK006). The reduced site area takes into account the Selkirk Flood Prevention Scheme. No objections to this reduced site being allocated for housing. Good pedestrian/cycle linkage should be provided between this site and any adjoining development as well as with the existing road network. The former section of the A708 will have to be upgraded in terms of footway and street lighting. A Transport Statement is likely to be required depending on the scale of development.

Strategic Transport: AWAITING RESPONSE.

Transport Scotland: No comments.

Near a trunk road?

Right of way

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 an agricultural steading. The site is brownfield land and its former use may present development constraints.

Countryside Access Team: Non-vehicular access required to existing pavements and safe crossings to the existing path network.

Education: No objections.

Scottish Water: Howden WTW has sufficient capacity. Please note there are Water mains within site. A Water Impact Assessment is required to establish what impact, if any this development has on the existing network. Selkirk WwTW has sufficient capacity. 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.

Overall assessment**PP status**

Included

Overall assessment

Acceptable

Site capacity

32

Conclusions

The principle of residential development at this location has long since been established given the site is already allocated within the LDP 2016 (ASELK006). The reduced size, which takes account of the recent Flood Protection Scheme, is regarded as acceptable. It is not considered that the indicative site capacity should be altered given the small area being reduced from the site allocation therefore the capacity will remain at 32 units.

However, SEPA object to the allocation of the site on flooding grounds on the grounds that the site is in a sparsely 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 June 2020 and thereafter analysed. This information will then be conveyed to SEPA for their information and further comments. This site will replace the existing allocation (ASELK006) within the Proposed Plan.

Yetholm

Site reference BYETH001	Site name Land North West of Deanfield Place	Settlement Yetholm	SDA Rest of Borders	Proposed Use Business and Industrial	Indicative Capacity N/A	Ha 1.0	PP status Included
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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.

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.

SEPA: The OS Map indicates a sufficient height difference between the site and The Stank Burn.

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 relevant planning history on the site.
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Accessibility and sustainability assessment

Access to public transport Poor	Access to employment Poor	Access to services Limited	Wider biodiversity impacts Minor	Site aspect Not applicable
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Accessibility and sustainability summary

SBC ECOLOGY OFFICER: Biodiversity Risk: Low impact. Site appears to be an arable field with broad-leaved trees, hedgerow and young plantation on the boundary. Protect boundary features and mitigation for protected species potentially including bats (EPS), badger breeding birds

GENERAL COMMENTS: Not a very accessible location but the purpose of the proposal is to provide a local employment opportunity suitable to this location.

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 landscape Not applicable
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Local impact and integration summary

ARCHAEOLOGY: While there are no known archaeological sites within the proposed LDP area, there are records for prehistoric discoveries in the surrounding area. The site is on the edge of drained loch or bog where settlement and other activities may have taken place in prehistory. It is also near the medieval settlement of Yetholm and evidence of contemporary activity may exist. While this potential is low, a requirement for evaluation is likely.

HERITAGE & DESIGN: Outwith the settlement boundary and conservation area in a highly visible location on the approach to Yetholm from Kelso without much existing screening.

HES: No comments.

GENERAL COMMENTS: The site is prominent, particularly for an employment allocation.

Landscape assessment

NSA

Not applicable

SLA

Not applicable

Over 200 metres?

Over 12 degree slope

Wild Land

Not applicable

Landscape summary

LANDSCAPE COMMENTS: No comments.

SCOTTISH NATURAL HERITAGE: No comments due to size and location.

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Planning and infrastructure assessment

Physical access/road capacity

Near a trunk road?

ROADS PLANNING TEAM: Following the previous comments made by the Roads Planning Team during the pre-Main Issues Report period, the Lead Roads Planning Officer has visited the site with the local Councillor to discuss the road safety concerns associated with the site and to see if there was a possible solution.

On the site visit a safe means of access to the site seemed possible approximately at the midpoint of the frontage with the B6352. Due to the difference in level between the site and the public road a fair extent of engineering work would be required to form the access and to provide junction sight-lines in both directions along the B6352. A footway would be required from the new junction along the B6352 to connect with the main street through the village. This is not possible on the south side of the road due to restrictions at the tight bend at Yetholm Hall and so the footway would have to be in road verge on the north side. This would be challenging in terms of verge width, hedging, and level differences between the verge and the public road. Furthermore, the extent of road verge is not clear and is open to interpretation. That said, with a fair extent of engineering work, it would appear possible to fit in a narrow footway in the verge. The footway and associated kerbing would require to take into account road surface water drainage and the footway would likely need to be retained in part and roadside fencing would be required where the adjacent land sits below the road level.

In summary, although the provision of a junction from the B6352 to serve this site and a footway along the B6352 to connect with the village would be challenging to achieve it does seem possible and if there is strong justification for the site being developed then the Roads Planning Team on balance are able to offer support. The main pedestrian/cycle link with the village would be via housing site RY1B.

Right of way

Not applicable

TPOs

Not applicable

Contaminated land

Not applicable

Water supply

Yes

Sewerage

Yes

Gas Supply

No

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.

NETWORK MANAGER: Concern for new access onto B6352 on a twisty section of route. Visibility likely to be an issue.

COUNTRYSIDE ACCESS TEAM: No comment.

PASSENGER TRANSPORT: No comments.

EDUCATION: No comments.

NHS: No comments received.

SCOTTISH WATER (WASTEWATER): Early engagement with Scottish Water is recommended to discuss build out rates and to establish any potential investment at the WwTW. Please note there are Foul and surface sewers within site. Depending on how many units will determine if further investigation is required.

SCOTTISH WATER (WATER): Robertson WTW has sufficient capacity. Depending on how many units will determine if further investigation is required.

Overall assessment

PP status	Overall assessment	Site capacity
Included	Acceptable	N/A

Conclusions

Question 4 of the Main Issues Report asked for suggested sites for business and industrial uses within Yetholm. Following discussions with the local Councillor, Roads Planning Team and the Economic Development Team, this site was identified for further consideration.

The Roads Planning Team state, in summary, although the provision of a junction from the B6352 to serve this site and a footway along the B6352 to connect with the village would be challenging to achieve it does seem possible and if there is strong justification for the site being developed then the Roads Planning Team on balance are able to offer support. The main pedestrian/cycle link with the village would be via housing site RY1B.

In relation to landscaping within the site, although the site is visible it is felt that this could be addressed through appropriate landscaping and structure planting. Screening will be required along the eastern site boundary to protect the amenity of adjacent residential properties. Structure planting would also be required to the southern and western boundaries to reinforce the settlement edge.

It should be noted that the local Councillor confirmed there is demand for small and medium business/industrial units within the area for local tradesmen and businesses.

Following further consultation and taking the above points into account it is considered that this is an appropriate site for business and industrial use and therefore the site will be included within the Proposed Plan.

Northern HMA

Cardrona

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP status
SCARD002	Land at Nether Horsburgh	Cardrona	Western	Longer Term Mixed Use	N/A	23.8	Included

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.

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 recoded in Tetrads 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 landscape

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

Limited

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 (WWTW): 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

PP status

Included

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. The small watercourses running through/alongside the development should be safeguarded and enhanced as part of any development;
- 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;
- The use of SUDS at the construction phase in order that the risk of pollution during construction to the water environment is minimised;
- Foul drainage should be connected to the SW foul network at Cardrona sewage treatment works (the site is outwith the currently sewered area);
- 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.

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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 potential Longer Term Mixed Use site within the Proposed Local Development Plan. 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 and a potential new school.

Eddleston

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP status
AEDDL010	Land South of Cemetery	Eddleston	Rest of Borders	Housing	30	3.3	Included

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. 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 sewered 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	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 the site. A larger site (AEDDL009) was previously considered at the pre-MIR stage of LDP2 and was included as an alternative option within the MIR.

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 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	Open space	Listed buildings	Scheduled Monument	Ancient woodland inventory	Archaeology	Garden and designed landscape
Not applicable	Adjacent to site	Not applicable	Not applicable	Not applicable	On/adjacent to site	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? <input type="checkbox"/>	Over 12 degree slope <input type="checkbox"/>	Wild Land Not applicable
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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

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: 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.

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. 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.

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Overall assessment

PP status	Overall assessment	Site capacity
Included	Acceptable	30

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.

It is noted that the Main Issues Report identified an enlarged site at this location, AEDDL009. However a part of that site is owned by the Council for the intention of extending the cemetery as and when required. This site AEDDL010, excludes the Council owned land.

Overall, taking the above into consideration, it is considered that there are no insurmountable planning issues and this site is proposed for inclusion in the Proposed Local Development Plan with an indicative site capacity of 30 units.

Eshiels

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP status
BESHI001	Land at Eshiels	Eshiels	Western	Employment	N/A	4.9	Included

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 RESPONSE IN RELATION TO SITE MESH1001: 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 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 IN RELATION TO SITE MESH1001: 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 MESH1001 and MESH1002 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	N/A

Accessibility and sustainability assessment

Access to public transport

Limited

Access to employment

Good

Access to services

Good

Wider biodiversity impacts

Moderate

Site aspect

South

Accessibility and sustainability summary

SBC ECOLOGY OFFICER ON SITE MESH1001: 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 and farm buildings. 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. Bus stops are located on the main road, and there may be the potential for greater connectivity in relation to this mode of travel.

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

Adjacent to site

Garden and designed landscape

On/adjacent to site

Local impact and integration summary

HERITAGE & DESIGN RESPONSE ON MESHIE001: No additional comments from those on the original proposal – a prominent site on the approach to Peebles.

HISTORIC ENVIRONMENT SCOTLAND RESPONSE ON MESHIE001: 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 RESPONSE ON THIS SITE - BESHIE001: Spoke to the Archaeology Officer who advised that there is Scheduled Monument to the south east of the site and they advised that the setting of Eshiels Roman Camp to be considered in the design and layout of the site and that archaeology investigation, cultural heritage statement and appropriate mitigation thereafter would also be required.

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 RESPONSE ON MESHIE001: 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 RESPONSE ON MESHIE001: 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 RESPONSE ON MESHIE001: No response received.

TRANSPORT SCOTLAND RESPONSE ON MESHIE001: Did not raise any concerns regarding the development of this site.

ROADS PLANNING OFFICER RESPONSE ON MESHIE001: 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.

UPDATE: it is noted that in relation to this reduced site, Roads Planning are able to support the site and requires the creation of a single new vehicular access for the site.

PASSENGER TRANSPORT RESPONSE ON MESHIE001: No response received.

Right of way

Not applicable

TPOs

Not applicable

Contaminated land

Not applicable

Water supply

Limited

Sewerage

Limited

Gas Supply

Yes

Education provision

Average

Planning & infrastructure summary

DEVELOPMENT MANAGEMENT RESPONSE ON MESH1001: No response received.

HOUSING STRATEGY RESPONSE ON MESHIE001: Did not raise any concerns regarding the development.

SCOTTISH WATER (WWTW) RESPONSE ON MESH1001: 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) RESPONSE ON MESH1001: 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 RESPONSE ON MESH1001: Requires non-vehicular links to path network and Peebles town and amenities.

CONTAMINATED LAND RESPONSE ON MESH1001: 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 RESPONSE ON MESH1001: No response received.

ENVIRONMENTAL HEALTH RESPONSE ON MESH1001: No response received.

PROJECTS TEAM RESPONSE ON MESHIE001: No response received.

ECONOMIC DEVELOPMENT RESPONSE ON MESH1001: 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 RESPONSE ON MESH1001: 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 RESPONSE ON MESH1001: No response received.

Overall assessment

PP status

Included

Overall assessment

Acceptable

Site capacity

N/A

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 it lies 2 miles to the east of Peebles. An enlarged site at this location 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 now identified is proposed for employment use.

Eshiels has good access to services, 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 recycling 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 east corner of the 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 Environment 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, however it is noted that this is a reduced site that does not abut the Scheduled Monument
- 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;
- A new junction would be required onto the A72;
- Transport Assessment/Statement would be required;
- Potential for Drainage Impact Assessment, in respect of the WWTW;
- Potential for Water Impact Assessment, in respect of the WTW;
- Potential for contamination; and
- Economic Development advise that the site has potential on the southern and western edges for accommodating a new industrial/business park development.

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. The site is therefore proposed for Business and Industrial use within the Proposed Local Development Plan.

Innerleithen

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP status
MINNE003	Land West of Innerleithen	Innerleithen	Western	Mixed Use	50	6.8	Included

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.

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	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 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).

Accessibility and sustainability assessment

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

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 landscape
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 OFFICER: The south-east corner of the area contains the known site of a formerly Scheduled Roman camp. This should be avoided for preservation in situ. The remainder of the site may contain evidence for a Roman road. There is more generally archaeological potential given its topographic location. Evaluation will be required.

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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/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? <input type="checkbox"/>
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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.

ROADS PLANNING CONT'D: Following further consideration with the Roads Planning Officer and with Economic Development colleagues in relation as to how the site may be developed, the Roads Planning Officer seeks the following site requirements:

- A new vehicular access off the A72 Peebles Road will be required with connection to Angle Park
- Pedestrian and cycle connectivity with Tweed View, Health Centre and the Multi Use Path will be required
- Transport Assessment, or at least Transport Statement required.

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 be 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.

Overall assessment

PP status	Overall assessment	Site capacity
Included	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.

The site was identified within an extensive study of the Tweeddale area that was 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.

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 for inclusion within the Proposed LDP for mixed used development, 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 AOXTO010	Site name Deanfoot Road North	Settlement Oxton	SDA Rest of Borders	Proposed Use Housing	Indicative Capacity 30	Ha 2.1	PP status Included
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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.

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 Not applicable	NNR Not applicable	Prime Quality Agricultural Land Not applicable	Current use/s Combination	Planning history references N/A
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Accessibility and sustainability assessment

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

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.

GENERAL COMMENTS: It is noted that despite the comments above from the Landscape section, Roads Planning are able to support the development of the site.

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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

PP status	Overall assessment	Site capacity
Included	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, mitigation may be required;
- 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
- Surface water to be managed through the use of Sustainable Urban Drainage Systems; 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 Proposed Plan for housing, with an indicative site capacity for 30 units.

Peebles

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP status
APEEB056	Land South of Chapelhill Farm	Peebles	Western	Housing	150	7.0	Included

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 Development 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 landscape

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.

Overall assessment

PP status

Included

Overall assessment

Acceptable

Site capacity

150

Conclusions

The site lies just outwith the settlement boundary to the north 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 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 additional discussion was carried out with the Education Officer who has stated that the schools will be able to accommodate the proposals contained within LDP2.

SEPA state that an additional water quality buffer strips may be recommended in addition to the maintenance buffer strip depending upon specific water quality pressures.

Consideration will need to be given to bridge and culvert structures within and adjacent to the site which may exacerbate flood risk. (it is noted that this is an issue that would be considered as part of a flood risk assessment).

All new developments should manage surface water through the use of Sustainable Urban Drainage Systems (SUDS). The contributor recommends that this requirement includes the use of SUDS at the construction phase in order that the risk of pollution during construction to the water environment is minimised.

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). The watercourse (tributary of the Eddleston Water) adjacent to the site should be protected and enhanced as part of any development.

It is noted that Scottish Natural Heritage state: If allocated, they suggest that the western part of the site should not be included and the rest of the allocation should be subject to the following site requirements:

- Active frontages along the Chapelhill Farm road.
- Pedestrian and cycle access and links to existing networks to the town centre should be established.
- Boundary planting along the eastern boundary should be established to maintain the rural setting of views from the A703.

However, it is noted that the Council's Landscape Section have been involved with the Development Plan Process in and in the considering of this site. It is intended that a Planning Brief will be required to be undertaken in advance of the site coming forward for development.

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 for inclusion in the Proposed Local Development Plan for housing with an indicative site capacity of 150 units.

Skirling

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP status
SBSKI001	Skirling Development Boundary Amendment	Skirling	Rest of Borders	Development Boundary	N/A	0.1	Included

Initial assessment

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

Initial assessment summary

SBC FLOOD AND COASTAL MANAGEMENT TEAM: This site does lie within the SEPA 1 in 200 year pluvial (surface water) flood extent but not the fluvial (river) extent. The South side of the site is anticipated to be affected by surface water.

I would require that the applicant considers surface water mitigation and this may require undertaking an FRA.

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. 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.

Main road (A72) through Skirling was flooded in 2014. The source could be surface or fluvial from as the watercourse follows the road.

Background information

Minerals and coal	NNR	Prime Quality Agricultural Land	Current use/s	Planning history references
Not applicable	Not applicable	Not applicable	Other	97/05798/OUT Erection of Dwellinghouse - Refused.

Accessibility and sustainability assessment

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

Accessibility and sustainability summary

GENERAL COMMENTS: Skirling is located 30 mins drive time to Peebles and approximately 15 mins drive time to Biggar. There are limited services available in Skirling.

Local impact and integration assessment

Conservation area

On site

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 landscape

Not applicable

Local impact and integration summary

ARCHAEOLOGY: Nothing Known.

HERITAGE & DESIGN: Lies within the conservation boundary, appears to be some scope for a modest "infill" development but would need to be subservient to nearby building sin scale and mass.

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.

Planning and infrastructure assessment

Physical access/road capacity

NETWORK MANAGER: No observations.

ROADS PLANNING: I have no objections to the settlement boundary being amended as shown. PG/DJI

Near a trunk road?

Right of way

Adjacent to site

TPOs

Not applicable

Contaminated land

Not applicable

Water supply

Yes

Sewerage

Limited

Gas Supply

No

Education provision

Average

Planning & infrastructure summary

GENERAL COMMENT: The proposal is for an amendment to the Development Boundary. The Local Development Plan does not normally consider minor amendments as part of the Plan Review. The site may only have the potential for a single unit, whilst housing allocations within the Plan are required to accommodate a minimum of 5 units.

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.

DEVELOPMENT MANAGEMENT: Would seem a logical extension. Outline permission for a house on the site previously refused in 1997. Inclusion would undoubtedly be followed by an application. Trees on the site are of good amenity value.

OUTDOOR ACCESS TEAM: EN = no comments required.

SCOTTISH WATER - WASTE: No capacity – growth project required.

SCOTTISH WATER - WATER: No concerns.

SEPA: Water Enviro: This site is within the sewered catchment and hence must connect to the public foul sewer.

Overall assessment

PP status

Included

Overall assessment

Doubtful

Site capacity

N/A

Conclusions

The site was submitted as part of the Main Issues Report public consultation.

The proposal is for an amendment to the Development Boundary. The Local Development Plan does not normally consider minor amendments as part of the Plan Review. The site may only have the potential for a single unit, whilst housing allocations within the Plan are required to accommodate a minimum of 5 units.

There are limited services and facilities available in Skirling and the settlement has limited access to employment opportunities.

The site sits within the Skirling Conservation Area and there is the potential for negative impact on the large mature tree.

It is considered that the inclusion of the triangular piece of land appears a natural inclusion in the Development Boundary and follows the Conservation Area Boundary. However, this does not automatically mean that the site can be developed as a housing plot, as if and when a planning application is submitted, a case must be put forward to ensure the protection of the mature tree on the northern part of the site which is protected under Conservation Area status.

Report 2: Extract of Site Assessment Database - Sites Excluded

This report contains an extract of all sites which have been considered as part of the LDP2 process and which are not being taken forward for inclusion within the Proposed LDP

Berwickshire HMA

Allanton

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP 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.

The site was submitted at the 'Pre MIR' stage of the LDP2 process and was not included within the MIR for the reasons outlined below. The site was most recently re-submitted at the 'MIR consultation' stage and the supporting statement makes reference to a phased development. However, it was not considered that any additional or new information was submitted which required a re-consultation. Therefore, the conclusion from the 'Pre MIR' stage is still valid and is outlined below.

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 it 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. The site was not included within the Main Issues Report as either a preferred or alternative option for housing. In conclusion, given the above constraints within and adjacent to the site, the site will not be taken forward for inclusion within the Proposed Local Development Plan.

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
AALLA002	Land south of Allanton I	Allanton	Eastern	Housing	5	0.3	Excluded

Conclusions

The site was submitted at the 'Pre MIR' stage of the LDP2 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 Development Boundary and would not be consistent with the existing linear development pattern. Furthermore, the western part of the site is currently included within the Development 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 is acceptable. It is not considered that the extension of housing eastwards would respect the existing settlement or development pattern. The site was not included within the Main Issues Report as a preferred or alternative option for housing. In conclusion, for the reasons outlined above, the site is not included within the Proposed Local Development Plan.

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
AALLA003	Land south of Allanton II	Allanton	Eastern	Housing	10	0.6	Excluded

Conclusions

The site was submitted at the 'Pre MIR' stage of the LDP2 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 Development Boundaries and would not be consistent with the existing linear development pattern. Furthermore, the western part of the site is currently included within the Development 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 is acceptable. It is not considered that the extension of housing eastwards and southwards away from the existing Development Boundary would respect the existing settlement or development pattern. The site was not included within the Main Issues Report as a preferred or alternative option for housing. In conclusion, for the reasons outlined above, the site is not included within the Proposed Local Development Plan.

Auchencrow

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
AAUCH001	Land to west of Auchencrow	Auchencrow	Eastern	Housing	5	1.4	Excluded

Conclusions

The site was submitted at the 'Pre MIR' stage of the LDP2 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.

The site was not included within the Main Issues Report as a preferred or alternative option for housing. In conclusion, taking the above into consideration, the site is not included within the Proposed Local Development Plan.

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
AAUCH002	Land to east of Auchencrow	Auchencrow	Eastern	Housing	5	0.6	Excluded

Conclusions

The site was submitted at the 'Pre MIR' stage of the LDP2 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.

The site was not included within the Main Issues Report as a preferred or alternative housing option. In conclusion, taking the above into consideration, the site is not included within the Proposed Local Development Plan.

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
AAUCH003	Land to north of Auchencrow	Auchencrow	Eastern	Housing	5	0.3	Excluded

Conclusions

The site was submitted at the 'Pre MIR' stage of the LDP2 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.

The site was not included within the Main Issues Report as a preferred or alternative option for housing. In conclusion, taking the above into consideration, the site is not included within the Proposed Local Development Plan.

Birgham

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
ABIRG005	Land south east of Treaty Park	Birgham	Rest of Borders	Housing	15	1.7	Excluded

Conclusions

The site was submitted for consideration at the 'Pre MIR' stage of the LDP2 process. The site lies to the north of the Birgham Development 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.

The site currently under consideration must be assessed on its 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 land is outwith the site boundary. The site was not included within the Main Issues Report as a preferred or alternative housing option. In conclusion, taking the above into consideration, the site is not included within the Proposed Local Development Plan.

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Burnmouth

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
ABURN005	Land to west of Lyall Terrace	Burnmouth	Eastern	Housing	15	1.2	Excluded

Conclusions

The site was submitted for consideration, at the 'Pre MIR' stage of the LDP2 process. This site was previously assessed as part of a larger site, at the Local Plan Inquiry 2006. Furthermore, 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.

There is currently an existing housing allocation (ABURN003) 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. The site was not included within the Main Issues Report as a preferred or alternative option for housing. In conclusion, taking the above into consideration, the site is not included within the Proposed Local Development Plan.

Cockburnspath

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
SBCOP001	Cockburnspath Development Boundary Amendment	Cockburnspath	Rest of Borders	Development Boundary	n/a	0.8	Excluded

Conclusions

The site was submitted at the 'MIR consultation' stage of the LDP2 process. This site formed part of a larger site (ACOPA004), which was previously considered as part of the Housing SG, however was not included. The current proposal is for a Development Boundary amendment. The land owner indicates within their submission that Berwickshire Housing Association are investigating the potential for affordable housing on the eastern part of the site. However, it should be noted that this proposal is merely considering a Development Boundary amendment and not a formal allocation for housing.

The site lies to the west of Cockburnspath, beyond Hoprig Road. The adopted LDP states that development into open fields to the west of Cockburnspath should be avoided to maintain the settlement form. Although the proposal is for a Development Boundary amendment, the site is currently an open field, therefore this would allow proposals to essentially be assessed against the infill policy (Policy PMD5: Infill Development). It is not considered that allowing the Development Boundary amendment would maintain or respect the existing settlement form of Cockburnspath. Following a site assessment and consultation, a number of constraints were identified, which are outlined below;

- The site is located within an area of Prime Quality Agricultural land;
- Any development must connect to the public sewer;
- 'Verges Hoprig Rd' lies along the southern boundary with Hoprig Road, which is identified within the SBC Greenspace Strategy 2009;
- Potential archaeology within the site, therefore appropriate investigations and mitigation would be required; and
- The Roads Planning Officer raised concerns regarding the potential development of this site in the future, which would increase traffic.

It is noted that the Roads Planning Officer does not raise an objection to the Development Boundary amendment, however raises concerns regarding the potential development of this site in the future. A separate site assessment was undertaken for a housing allocation (ACOPA007), on the western part of this site. In response to being consulted on (ACOPA007), the Roads Planning Officer stated that they cannot support housing on the site.

Furthermore, it is not considered appropriate to expand a Development Boundary merely in order to provide infill opportunities within the settlement itself, without a formal allocation. It is considered that there is sufficient housing land within Cockburnspath for the Proposed LDP period. In conclusion, taking the above into consideration, the Development Boundary amendment will not be included within the Proposed LDP.

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
ACOPA006	Land west of Callander Place	Cockburnspath	Rest of Borders	Housing	40	1.5	Excluded

Conclusions

The site was submitted for consideration at the 'Pre MIR' stage of the LDP2 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 Development 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 not considered that the site would 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.

It should be noted that the existing established housing land supply within the settlement includes two large housing allocations. Therefore, it is considered that Cockburnspath has sufficient housing allocations for the Local Plan period. The suitability for allowing RSL housing on this site could be tested via a planning application. The site was not included within the Main Issues Report as a preferred or alternative housing option. In conclusion, the site is not included within the Proposed Local Development Plan.

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
ACOPA007	Land to North of Hoprig Road	Cockburnspath	Rest of Borders	Housing	4	0.3	Excluded

Conclusions

The site was submitted at the 'MIR Consultation' stage of the LDP2 process. This site formed part of a larger site (ACOPA004), which was previously considered as part of the Housing SG, however was not included. The current site (ACOPA007) was submitted for housing, as part of the MIR Consultation stage, for 3-4 self build plots.

The site lies to the west of Cockburnspath, beyond Hoprig Road. The adopted LDP states that development into the open fields to the west of Cockburnspath should be avoided to maintain the settlement form. Furthermore, the site is separated from the existing houses (The Manse, Gayfield & Romanno) along the north of Hoprig Road. Therefore, for these reasons, it is not considered that the site would maintain or respect the existing settlement form of Cockburnspath. Following a site assessment and consultation, a number of constraints were identified, which are outlined below;

- The Roads Planning Officer is unable to support the development of this site for housing, for the following reasons; Hoprig Road, between the site and the village centre is narrow with a lack of footway provision over significant lengths and with no room to improve this without third party land and at significant expense.
- The site lies within an area of Prime Quality Agricultural land; and
- Archaeology evaluation would be required;

Furthermore, it is noted that the proposal is for 3-4 self build units within the site. It is not the purpose of the Local Development Plan to identify and allocate single plots for development, only sites with a capacity of five or more units will be allocated. It is considered that Cockburnspath has a sufficient housing land supply for the Proposed Plan period. There are two housing allocations (BSO4B) and (BCO10B) which will be carried forward from the adopted Plan into the Proposed Plan.

In conclusion, taking the above into consideration, it is not considered that the site should be included within the Proposed Plan.

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
ACOPA008	Land to North of Dunglass Park	Cockburnspath	Rest of Borders	Housing	28	2.8	Excluded

Conclusions

The site was submitted at the 'MIR consultation' stage of the LDP2 process. The site (ACOPA008) was submitted for housing, as part of the MIR Consultation stage, with an indicative capacity for 28 units. The southern part of the proposed site was previously considered as part of a larger site, at the Local Plan Inquiry (BC05). The Reporter stated that there was merit in considering at least the northern part of (BC05) (immediately adjacent to the allocated BC04B site) as a possible direction for limited longer term expansion of Cockburnspath beyond the Local Plan period. The Reporter stated that it could be regarded as a natural extension to the village and a consolidation of the village in the context of the new housing development that has already been permitted immediately to the north of Pathhead House. Its limited scale would probably mean that it could be accessed satisfactorily via (BCO4B).

The site currently under consideration lies to the north of Cockburnspath, directly adjacent to the existing housing allocation (BCO4B). As outlined above, the area to the north of the Development Boundary, up to Pathhead House, is identified within the adopted LDP as being the preferred area for the future expansion. Further to a site assessment and consultation, a number of constraints were identified, which are outlined below;

- Surface Water Hazard identified at the site;
- Water Impact Assessment for WTW;
- SEPA raised concerns regarding foul drainage;
- Site located within Prime Quality Agricultural land;
- Protect existing boundary features;
- Mitigation for protected species;
- Historic Environment Record, 'Pathhead' lies adjacent to the site;
- Archaeology investigations and mitigation would be required;
- A Transport Statement would be required for any development and
- Improved path/cycle links into the town are recommended.

Although the adopted LDP states that the preferred area for future expansion lies to the north of Cockburnspath, it is noted that there are two allocated housing sites within the adopted LDP, which are not yet complete (BCO4B & BCO10B). (BCO4B) lies directly to the south of the site in question. Given that the site (BCO4B) has only partially been developed and no building works are currently on site, it is considered that the allocation of any additional land to the north of (BCO4B), at this moment in time, would be premature. Any additional release of land to the north should await until such time that (BCO4B) is complete or near complete, in order to avoid a development to the north which is effectively separated from the rest of the settlement.

The applicant states within their submission, that if the Council considers three housing allocations too many in Cockburnspath, that this site (ACOPA008) could substitute the existing allocation (BCO10B). However, this does not address the issue raised above, that (BCO4B) should be complete (or near complete) before this site is considered for development. The applicant also states that the existing two housing allocations have not delivered and questions their effectiveness. However it should be noted that since the recession overall completion rates for the whole of the Scottish Borders have been low for marketability reasons.

In conclusion, taking the above into consideration, it is not considered that the site should be included within the Proposed Local Development Plan. Furthermore, it is considered that there is sufficient housing land within Cockburnspath for the Proposed LDP period. However, the site (ACOPA008) could be re-considered in future Local Plans.

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP 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 at the 'Pre MIR' stage of the LDP2 process for consideration. The proposal is for a mixed use development on the east side of the A1, outwith the Cockburnspath Development Boundary. The LDP states that development over the road to the east should be avoided to maintain the settlement form. It is considered that development on this site would be detached from the existing Development 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.

It should be noted that the existing established housing land supply within Cockburnspath includes two large housing allocations. Therefore, it is considered that Cockburnspath has sufficient housing allocations for the Local Plan period. The site was not included within the Main Issues Report as a preferred or alternative option for housing. In conclusion, taking the above into consideration, the site is not included within the Proposed Local Development Plan.

Coldingham

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
ACOLH005	Land north west of Creel House	Coldingham	Eastern	Housing	5	0.8	Excluded

Conclusions

The site was submitted at the 'Pre MIR' stage of the LDP2 process and was not included within the MIR for the reasons outlined below. The site was most recently re-submitted at the 'MIR consultation' stage. However, it was not considered that any additional or new information was submitted which required a re-consultation or which altered the previous reasons for exclusion. Therefore, the conclusion from the 'Pre MIR' stage is still valid and is outlined below.

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 Pad.

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 Development Boundary and is ultimately housing within the countryside. Such a proposal would require to be assessed against Policy HD2. The site was not included within the Main Issues Report as a preferred or alternative option for housing. In conclusion, taking the above into consideration, the site is not included within the Proposed Local Development Plan.

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
ACOLH006	Land to west of Reston Road	Coldingham	Eastern	Housing	20	1.1	Excluded

Conclusions

The site was submitted at the 'Pre MIR' stage of the LDP2 process for consideration. 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 Development 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.

The site was not included within the Main Issues Report as a preferred or alternative housing option. In conclusion, taking the above into consideration the site is not included within the Proposed Local Development Plan.

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
ACOLH007	Land to south east of Homefield Cottage	Coldingham	Eastern	Housing	5	0.3	Excluded

Conclusions

The site was submitted at the 'Pre MIR' stage of the LDP2 process for consideration. The site was previously assessed as part of a larger site, as part of the Local Plan (BCL8) and was not included. The site lies to the east of Coldingham, however is detached from the existing Development Boundary. The site lies on the northern side of the road and does not have a clear connection to the existing Development Boundary/development pattern. There is currently no development on the southern side of the road beyond the Development Boundary. This proposal would extend housing along the road eastwards away from the Development 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.

The site was not included within the Main Issues Report as a preferred or alternative option for housing. In conclusion, taking the above development constraints into consideration, the site is not included within the Proposed Local Development Plan.

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
ACOLH008	Land to south east of Law House	Coldingham	Eastern	Housing	7	0.5	Excluded

Conclusions

The site was submitted at the 'Pre MIR' stage of the LDP2 process for consideration. A slightly larger site than this was considered as part of the Local Development Plan for mixed use development (MCOLH002) and was not included. The site is detached from the edge of the existing Development Boundary at Coldingham. Development on this site would change the character at the edge of the settlement and 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. The site was not included within the MIR as a preferred or alternative option for housing. In conclusion, taking the above into consideration, the site is not included within the Proposed Local Development Plan.

Coldstream

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
ACOLD012	Land to south of Former Cottage Hospital	Coldstream	Rest of Borders	Housing	100	6.0	Excluded

Conclusions

The site was submitted at the 'Pre MIR' stage of the LDP2 process for consideration. 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 Development 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.

The site was not included within the MIR as a preferred or alternative option for housing. In conclusion, taking the above into consideration, the site is not included within the Proposed Local Development Plan.

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
ACOLD013	Hillview North II	Coldstream	Rest of Borders	Housing	200	10.2	Excluded

Conclusions

The site was submitted at the 'Pre MIR' stage of the LDP2 process for consideration. The entire site forms part of the longer term housing site (SCOLD001), which is identified within the adopted LDP. The southern part of the site was allocated for housing as part of the Housing SG (ACOLD011) in November 2017, with an indicative site capacity 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, as part of the LDP2 process. The site boundary for (ACOLD014) includes 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).

The site was not included within the MIR as a preferred or alternative option for housing. In conclusion, the site will not be taken forward for inclusion within the Proposed Local Development Plan. However, it should be noted that the larger site (ACOLD014) is included within the Proposed Local Development Plan.

Duns

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
ADUNS024	Land North of Peelrig Farm	Duns	Eastern	Housing	100	4.1	Excluded

Conclusions

The site was submitted at the 'Pre MIR' stage of the LDP2 process for consideration. 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.

Conclusion, the site was not included within the MIR and is not included within the Proposed Local Development Plan.

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
ADUNS027	Land north of Preston Road	Duns	Eastern	Housing	7	1.9	Excluded

Conclusions

The site was previously submitted for consideration as part of the Housing SG and was not taken forward. The site was then submitted at the 'Pre MIR' stage of the LDP2 process and was not included within the MIR for the reasons outlined below. The site was recently re-submitted at the 'MIR consultation' stage, as part of the LDP2 process. It is acknowledged that the agent has submitted a response to the points raised in the previous site assessment conclusion. However, it is not considered that any additional or new information was submitted which required a re-consultation. Therefore, the conclusion from the 'Pre MIR' stage remains valid and is outlined below.

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.

The additional information submitted by the agent at the 'MIR Consultation' stage, was in response to the above constraints and the previous site assessment conclusion. The points raised by the agent have been acknowledged. However, it is not considered that any additional information has been submitted, which would materially alter the previous conclusions, including the landscape capacity concerns.

Information was previously 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 as to 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.

It is considered that the Proposed LDP includes sufficient housing, re-development and longer term mixed use sites within Duns. Furthermore, it is considered that there is limited capacity within the Proposed LDP, for an additional housing allocation within Duns, given the number of housing units currently within the housing land supply. In respect of the further information submitted regarding the deliverability of existing allocations, it should be noted that existing allocations were reviewed as part of the MIR process.

In conclusion the site was not included within the Main Issues Report and taking the above into consideration, the site has not been included within the Proposed Plan.

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
MDUNS003	Land South of Earlsmeadow	Duns	Eastern	Mixed Use	180	11.2	Excluded

Conclusions

The site was submitted at the 'Pre MIR' stage of the LDP2 process for consideration. The site forms part of the longer term mixed use site (SDUNS001) which is currently identified within the adopted LDP. The entire mixed use site (MDUNS004) and a phase of the site (MDUNS005) were also being considered as part of the LDP2 process. It should be noted that all three of the sites were recently considered for inclusion within the Housing SG and none were taken forward.

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 'Grueidykes', 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. The site was not included within the MIR. In conclusion, taking the above into consideration the site is not included within the Proposed Local Development Plan.

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
MDUNS004	South of Earlsmeadow	Duns	Eastern	Mixed Use	200	16.1	Excluded

Conclusions

The site was submitted at the 'Pre MIR' stage of the LDP2 process for consideration. The site is currently identified within the adopted LDP for longer term mixed use development potential (SDUNS001). 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 three 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 'Grueledykes', 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 existing housing allocation (ADUNS023), with a potential minor link through Station Avenue to the south east. A Transport Assessment would be required for any development.

The smaller Phase 1 site (MDUNS005) was included as an alternative option within the Main Issues Report. The reason for this being, it was considered that the southern part of the site could be retained for potential future mixed use development and released in subsequent Local Plans.

However, further to the MIR consultation, it is considered that there is sufficient housing land supply within Duns for the Proposed LDP period. Therefore, the site (MDUNS004) is not included within the Proposed LDP. Likewise, the sites (MDUNS005) & (MDUNS006) are not included either.

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
MDUNS005	South of Earlsmeadow (Phase 1)	Duns	Eastern	Mixed Use	100	9.4	Excluded

Conclusions

The site was submitted at the 'Pre MIR' stage of the LDP2 process for consideration. The site is currently identified within the adopted LDP, as part of the longer term mixed use site (SDUNS001). The entire longer term mixed use site was also considered as part of this process (MDUNS004), along with (MDUNS003) which occupies an area to the west. It should be noted that all three 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 was considered that the release of Phase 1 (MDUNS005) if any, would be sufficient for the Proposed Plan period and this site was included as an alternative option within the MIR. This would have allowed the southern part of the site to be retained for potential future mixed use development and released in subsequent Local Plans.

There were not considered to be any insurmountable reasons nor constraints to prevent the site from being included. However, in deciding which of the many MIR sites were ultimately included within the Proposed LDP, consideration was given to a range of factors. There include, for example, the housing land requirement, any developer interest in the site, provision of local facilities/services, comparison with other sites submitted. Further to the MIR consultation, it was considered that there is sufficient housing land supply within Duns for the Proposed LDP period. Therefore, the site (MDUNS005) is not included within the Proposed Plan, likewise the sites (MDUNS003) and (MDUNS004) are not included either. It is acknowledged that the site could be considered again for inclusion in a future LDP.

Eyemouth

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
AEYEM001	Land West of Eyemouth	Eyemouth	Eastern	Housing	120	5.4	Excluded

Conclusions

The site was submitted at the 'Pre MIR' stage of the LDP2 process for consideration. 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. There is no suitable access point, therefore, this matter alone prohibits the development of housing on this site. The site was not included within the MIR. In conclusion, taking the above into consideration the site is not included within the Proposed Local Development Plan.

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
MEYEM002	Land to North West of Eyemouth	Eyemouth	Eastern	Mixed Use	200	10.5	Excluded

Conclusions

The site was submitted at the 'Pre MIR' stage of the LDP2 process for consideration as mixed use. This site was considered as part of the Housing SG and was not included. It is considered that there is a sufficient housing land supply within the Proposed LDP for 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 are 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 the LDP2 process. 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. The site was not included within the MIR as an option. In conclusion, taking the above into consideration the site is not included within the Proposed Local Development Plan.

Gavinton

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
AGAVI002	Land at Langton Glebe	Gavinton	Eastern	Housing	30	3.0	Excluded

Conclusions

The site was considered at the 'MIR consultation' stage of the LDP2 process. The site (AGAVI002) was previously considered as part of the LDP and was not taken forward. The exact same site was re-submitted for consideration, at the 'MIR Consultation' stage. The site lies to the south east of the Development Boundary and the proposed access is from three existing access points from 'The Glebe' and 'South Street'. There are existing residential properties to the north and north west of the site. The adopted LDP states that the preferred area for long term development will be the area to the north of the settlement and that the area to the south should be protected from further development. Further to the site assessment and consultation, a number of constraints were identified, which are outlined below;

- Flood Risk Assessment would be required;
- Waterbody within and forming part of the site boundary, therefore maintenance buffer strip required;
- Surface Water Hazard identified at the site;
- Archaeology mitigation or evaluation likely;
- The Roads Planning Officer has raised concerns regarding the access into the site, stating that whilst there are three possible means of access to serve this site, all are constrained in nature. Their support for this proposal is conditional on the existing parking and vehicle turning issues in 'The Glebe' being suitably addressed.
- Transport Statement would be required;
- WWTW: SPS will require to be upsized; and
- Water Impact Assessment likely required.

Gavinton is a small planned estate village and it is considered that the site in question is incongruous to the character and size of Gavinton, due to its scale and location. It is considered that the scale and layout of the site would be at odds with the planned linear layout of the village and would significantly alter the character. Furthermore, there is the potential that the scale of the site may make Gavinton visible from the road to the east.

Gavinton already has a sizeable housing allocation (BGA1), with an indicative site capacity for 45 units. The site has planning consent for 54 units, however it is not yet developed. Taking the above into consideration, the site is not included within the Proposed LDP. Furthermore, it is considered that Gavinton has sufficient housing land supply for the LDP2 period.

Gordon

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
AGORD005	Land to west of Station Road	Gordon	Rest of Borders	Housing	20	1.2	Excluded

Conclusions

The site was submitted at the 'Pre MIR' stage of the LDP2 process for housing, with an indicative site capacity for 20 units. The site is located to the north of the existing Development Boundary and to the north of Manse Road. There is an existing housing allocation (BGO9D) 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 (BGO9D) within Gordon adjacent to this site, for 18 units. It should be noted that another site (AGORD004) was also considered as part of the LDP2 process. The site (AGORD004) was considered to be a more suitable site for housing, without constraints. Therefore, the proposed site (AGORD005) was not included within the Main Issues Report, however (AGORD004) was included as a preferred option. Taking the above into consideration, the site is not included within the Proposed LDP.

Greenlaw

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP 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 at the 'Pre MIR' stage of the LDP2 process. It proposes to extend the Development 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 Development 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. The site was not included within the MIR.

It is considered that there is a sufficient housing land supply in Greenlaw from sites being carried over from the adopted LDP and those within the Proposed LDP. Therefore, in conclusion the Development Boundary amendment is not included within the Proposed Plan.

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
AGREE008	Halliburton Road	Greenlaw	Rest of Borders	Housing	40	3.4	Excluded

Conclusions

The site was submitted at the 'Pre MIR' stage of the LDP2 process. The site is currently identified as a longer term housing site (SGREE003) within the adopted 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. Taking into consideration that there are no insurmountable constraints on this site, the site was included as an alternative option for housing within the MIR. However, in deciding which of the many MIR sites were ultimately included within the Proposed LDP, consideration was given to a range of factors.

There are three housing sites being carried forward from the adopted LDP (BG200, AGREE004 & AGREE005). Furthermore, the housing site (AGREE009) is being taken forward as part of the Proposed LDP, which has extant planning consent. Further to the MIR consultation, it is not considered that there is a current need for an additional housing allocation as well as the aforementioned sites. In conclusion, the site (AGREE008) is not included within the Proposed Plan. However, it should be noted that the site could be considered again for inclusion in a future LDP.

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
MGREE004	Poultry Farm	Greenlaw	Rest of Borders	Mixed Use	N/A	2.3	Excluded

Conclusions

The site was considered at the 'Pre MIR' stage of the LDP2 process for mixed use development. The site was previously considered for housing as part of the Housing SG (AGREE007), however was not included. It should be noted that the site was also under consideration for housing as part of the LDP2 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 Development 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) was not included within the MIR. In conclusion, the site (MGREE004) is not included within the Proposed Plan. However, the housing site (AGREE009) was taken forward as a preferred option within the MIR and has been included within the Proposed Plan.

Hutton

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
AHUTT003	Land East of Hutton	Hutton	Eastern	Housing	15	1.7	Excluded

Conclusions

The site was submitted at the 'Pre MIR' stage of the LDP2 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 and will be carried forward into the Proposed LDP.

It is considered that the existing allocation is sufficient for the LDP2 period. In conclusion, the site was not taken forward within the MIR and is not included within the Proposed LDP.

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
AHUTT004	Land to South of Hutton	Hutton	Eastern	Housing	7	1.0	Excluded

Conclusions

The site was submitted at the 'Pre MIR' stage of the LDP2 process. The site is under consideration for 7 units and is located to the south of the Hutton Development 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 and will be carried forward into the Proposed Plan. It is considered that the existing allocation is sufficient for the LDP2 period. Furthermore, there are a number of identified constraints on the site, including the Roads Planning Officer who is unable to support the proposal. In conclusion, the site was not taken forward within the MIR and is not included within the Proposed Plan.

Preston

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
APRES004	Land north east of Preston	Preston	Eastern	Housing	5	0.5	Excluded

Conclusions

The site was submitted at the 'Pre MIR' stage of the LDP2 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 (zRO16) allocated within Preston for 45 units. However, that site is being removed as part of the Proposed Plan, given that it is currently an operational farm. It is proposed that the site remains within the Development 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 proposed site, currently under consideration, is owned by the same land owner as the site being removed (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 was not included within the MIR and is not included within the Proposed Plan.

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
APRES005	Land north of Preston	Preston	Eastern	Housing	21	2.1	Excluded

Conclusions

This site was submitted at the 'Pre MIR' stage of the LDP2 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 (zRO16) allocated within Preston for 45 units. However, that site is being removed as part of the Proposed Plan process, given that it is currently an operational farm. It is proposed that the site remains within the Development 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 proposed site, currently under consideration, is owned by the same land owner as the site being removed (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 was not included within the MIR or the Proposed Plan.

St Abbs

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
ASTAB001	Land to east of Northfield Farm Buildings	St Abbs	Eastern	Housing	9	0.9	Excluded

Conclusions

The site was considered at the 'Pre MIR' stage of the LDP2 process. 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 was not included within the MIR and is not included within the Proposed Plan.

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
ASTAB002	Land to west of St Abbs	St Abbs	Eastern	Housing	5	0.5	Excluded

Conclusions

The site was considered at the 'Pre MIR' stage of the LDP2 process. 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 Development 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 was not included within the MIR. Ultimately, the site is not included within the Proposed Plan.

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
ASTAB003	Land to south of St Abbs	St Abbs	Eastern	Housing	10	1.4	Excluded

Conclusions

The site was considered at the 'Pre MIR' stage of the LDP2 process. The proposal is for a housing allocation, with an indicative site capacity for 10 units. The site is located outwith the Development 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 recommended that the site was 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 was not included within the MIR and ultimately is not included within the Proposed Plan.

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
RSTAB001	Northfield Farm Buildings	St Abbs	Eastern	Redevelopment	9	0.9	Excluded

Conclusions

The site was considered at the 'Pre MIR' stage of the LDP2 process. The site lies to the north west of St Abbs, outwith the Development 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 was not included within the MIR and ultimately is not included within the Proposed Plan.

Swinton

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
ASWIN002	Land north east of Main Street	Swinton	Rest of Borders	Housing	30	2.4	Excluded

Conclusions

The site was submitted at the 'Pre MIR' stage of the LDP2 process for consideration. The proposal is for 30 units at the site, which is located to the north of Swinton. The site extends out northwards from the Development 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 was not included within the MIR and ultimately the site is not included within the Proposed Plan.

Westruther

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
AWESR009	Land to south east of Kirkpark	Westruther	Rest of Borders	Housing	3	0.3	Excluded

Conclusions

The site was submitted at the 'Pre MIR' stage of the LDP2 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 the site was not included within the MIR or the Proposed Plan.

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
AWESR010	Land to north of Westruther	Westruther	Rest of Borders	Housing	5	0.5	Excluded

Conclusions

The site was put forward for housing at the 'Pre MIR' stage of the LDP2 process, with an indicative site capacity for 5 units. The landowner put forward 4 housing sites (AWESR002, AWESR010, AWESR011 & AWESR012) and 1 business/industrial site (BWESR001) 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, this site does rely on the site to the south (AWESR002) being developed first. The site is currently separated from the Development 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. Furthermore, it is not considered that an additional two sites are required as part of the LDP2 process within Westruther. Therefore, in conclusion, the site will not be taken forward within the Proposed Plan.

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
AWESR011	Land to south of Mansefield House	Westruther	Rest of Borders	Housing	9	0.9	Excluded

Conclusions

The site was submitted for consideration at the 'Pre MIR' stage of the LDP2 process. The site is being considered for housing with an indicative site capacity for 9 units. The land owner has put forward four housing sites (AWESR002, AWESR010, AWESR011 & AWESR012) and one business/industrial site (BWESR001) for consideration as part of the LDP 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 an existing housing allocation (AWESR005) within Westruther within the LDP. The housing site (AWESR002) under consideration is the preferred option for the first release of any additional sites out of the four submitted by the landowner. This is taking into consideration it's location adjacent to the existing Development Boundary, Edgar Road and lack of constraints within the site. Furthermore, it is not considered that an additional two sites are required as part of the LDP2 process within Westruther. (AWESR011) 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 was not included within the MIR and is not included within the Proposed Plan.

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
AWESR012	Land to north of Westertown	Westruther	Rest of Borders	Housing	6	0.6	Excluded

Conclusions

The site was submitted for consideration at the 'Pre MIR' stage of the LDP2 process. The site is being considered for housing with an indicative site capacity for 9 units. The land owner has put forward four housing sites (AWESR002, AWESR010, AWESR011 & AWESR012) and one business/industrial site (BWESR001) for consideration as part of the LDP 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 an existing housing allocation (AWESR005) within Westruther within the LDP. The housing site (AWESR002) under consideration is the preferred option for the first release of any additional sites out of the four submitted by the landowner. This is taking into consideration it's location adjacent to the existing Development Boundary, Edgar Road and lack of constraints within the site. Furthermore, it is not considered that an additional two sites are required as part of the LDP2 process within Westruther. (AWESR012) 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 was not included within the MIR and is not included within the Proposed Plan.

Whitsome

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
AWHIT003	Herriot Bank Farm	Whitsome	Rest of Borders	Housing	8	0.5	Excluded

Conclusions

The site was submitted as part of the 'Pre MIR' stage of the LDP2 process. The site was previously 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 Development 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 Development 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, the site was not included within the MIR and ultimately not included within the Proposed Plan.

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
AWHIT004	Land at Whitsomehill	Whitsome	Rest of Borders	Housing	5	0.6	Excluded

Conclusions

The site was submitted as part of the 'Pre MIR' stage of the LDP2 process. This site was previously 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 Development Boundary. The site does not relate to any existing Development 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 was not taken forward within the MIR and ultimately not included within the Proposed Plan.

Central HMA

Ancrum

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
AANCR002	Dick's Croft II	Ancrum	Central	Housing	60	3.2	Excluded

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.

The site was included within the Main Issues Report as an 'alternative' option for inclusion within the Proposed LDP, given the issue of cumulative impact on the character of the village. Consequently there were not considered to be any insurmountable reasons nor constraints to prevent it being included. However, in deciding which of the many MIR sites were ultimately included within the proposed LDP consideration was given to a range of factors. These included, for example, the housing land requirement based on the proposed SDP2 which was informed by HND A2, any developer interest in the site, provision of local facilities / services, comparison with other submitted sites. Ultimately it was considered that there were more appropriate sites considered within the MIR to contribute towards the housing land requirement and the site was not included. At this point in time the village should be given time to adapt to the relatively recent large scale development of Myrescroft, however, it is acknowledged that the site could be considered again for inclusion in a future LDP.

Charlesfield

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
ACHAR004	Charlesfield West II	Charlesfield	Central	Housing	50	6.2	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. Therefore the site will not be included within the Proposed Local Development Plan.

Clovenfords

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
ACLOV004	Land west of Bowland Road	Clovenfords	Central	Housing	130	13.4	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 Proposed LDP.

Crailing

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
ACRAI004	Crailing Toll (Larger Site)	Crailing	Central	Housing	5	0.7	Excluded

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).

Following further consideration, it is proposed that this site ACRAI004 will not be taken forward into the Proposed Local Development Plan as a housing site. It is considered that there are other more appropriate sites that can be allocated within the Proposed Plan. Following the Main Issues Report public consultation period, it is not considered there is an identified housing need for additional housing within Crailing. The existing housing allocation remains undeveloped and this additional site was submitted by the same landowner with no evidence of an active developer being associated with the site. Therefore it would be difficult to justify the effectiveness of a larger site when the existing allocation of five units (ACRAI001) remains undeveloped. It is acknowledged that development at this location may be appropriate in the future however it is not felt that there is a need for a further housing allocation within the village at this point in time.

Darnick

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP 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 Proposed LDP.

Denholm

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
ADENH006	Land south east of Thorncroft	Denholm	Central	Housing	12	0.7	Excluded

Conclusions

The site was identified within the Main Issues Report as a preferred option for development and the site is considered appropriate for residential development in principle. However, it must be acknowledged that there has been low take up of development land within the village in recent years, with two sites already allocated within the village (RD4B and ADENH001) with a total indicative capacity of 50 units, which remain undeveloped. It is not therefore considered appropriate to allocate a further housing site at this time. It must be noted, however, that the site in question is located within the settlement boundary and could therefore be developed, through the process of a planning application. It is acknowledged that the site could be considered again for inclusion in a future LDP.

In deciding which of the many MIR sites were ultimately included within the Proposed LDP consideration was given to a range of factors. These included, for example, the housing land requirement based on the proposed SDP2 which was informed by HNDA2, any developer interest in the site, provision of local facilities / services, comparison with other submitted sites. Ultimately it was considered that there were more appropriate sites considered within the MIR to contribute towards the housing land requirement and the site was not included. It is acknowledged that the site could be considered again for inclusion in a future LDP.

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.

Earlston

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP 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).

Taking the above into consideration, it is not intended to allocate site MEARL004 within the Proposed Local Development Plan.

Eckford

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
AECKF002	Land at the Black Barn	Eckford	Central	Housing	10	1.1	Excluded

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.

Following further consideration, it is proposed that this site AECKF002 will not be taken forward into the Proposed Local Development Plan as a housing site. It is considered that there are other more appropriate sites that can be allocated within the Proposed Plan. Following the public consultation period on the Main Issues Report it is not considered there is an identified housing need for additional housing within Eckford. The site was submitted with no active developer associated with the site and therefore it is difficult to justify the effectiveness of the site. It is considered there are more appropriate sites available to meet the housing land requirement. This in addition to the site constraints relating to wastewater, scale of development and site access it is not considered that this site should be taken forward into the Proposed Plan.

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
RECKF002	Easter Wooden Steading	Eckford	Central	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 Proposed LDP.

Ednam

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
AEDNA011	Cliftonhill (v)	Ednam	Central	Housing	15	1.3	Excluded

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.

Following further consideration, it is proposed that this site AEDNA011 will not be taken forward into the Proposed Local Development Plan as a housing site. It is considered that there are other more appropriate sites that can be allocated within the Proposed Plan. Following the public consultation period on the Main Issues Report it is not considered there is an identified housing need for additional housing within Ednam. The site was submitted with no active developer associated with the site and therefore it is difficult to justify the effectiveness of the site. This site received a number of objections from residents of the village who did not support development at this location. There is also an existing housing allocation within the village at West Mill for 12 units which remains undeveloped.

It should also be noted Woodland Trust Scotland objected to the inclusion of the site as the site boundary includes an area of woodland identified on the Native Woodland Survey for Scotland and therefore they strongly recommend that this alternative option is not carried forward to LDP2.

The site will not be included within the Proposed Local Development Plan.

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
AEDNA012	Land east of Keleden	Ednam	Central	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 raised the requirement for 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.

Following further consideration, it is proposed that this site AEDNA012 will not be taken forward into the Proposed Local Development Plan as a housing site. It is considered that there are other more appropriate sites that can be allocated within the Proposed Plan. It is noted that the landowner objected to the non-inclusion of the site within the MIR and resubmitted the site for further consideration. This site was excluded from the MIR as it was not considered an appropriate extension of the settlement and there were major biodiversity issues to be addressed. It is also not considered that the site is capable of accommodating five or more properties in keeping with the character of existing neighbouring dwellings. It should be noted that the northern part of this site was subject to planning approval for a large detached dwellinghouse (18/01770/FUL) in February 2019.

In conclusion, the site will not be taken forward for inclusion with the Proposed Plan.

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
AEDNA013	Land north of Primary School	Ednam	Central	Housing	20	1.4	Excluded

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. The site was considered as an 'alternative site in the MIR'.

Following the public consultation period on the Main Issues Report it is not considered there is an identified housing need for additional housing within Ednam. The site was submitted with no active developer associated with the site and therefore it is difficult to justify the effectiveness of the site. This site received a number of objections from residents of the village who did not support development at this location. There is also an existing housing allocation within the village at West Mill for 12 units which remains undeveloped.

Therefore, following further consideration, it is proposed that this site AEDNA013 will not be taken forward into the Proposed Local Development Plan as a housing site. It is considered that there are other more appropriate sites that can be allocated within the Proposed Plan.

Galashiels

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP 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 Proposed LDP.

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
AGALA038	Easter Langlee Mains II	Galashiels	Central	Housing	400	24.5	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, the Waste Manager of SBC 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 within the Proposed LDP.

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP 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. It is therefore concluded that the site should be excluded from the Proposed LDP.

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
AGALA040	Land to North of Wood Street	Galashiels	Central	Housing	30	1.0	Excluded

Conclusions

There are a number of constraints identified with the development of this site, which are highlighted below:

- There is high impact biodiversity risk associated with the site given the mature broad-leaved woodland part of which is Ancient woodland.
- The site encroaches into mature woodland. The existing mature woodland acts as a mature and well established boundary to the settlement at this location. The removal of mature trees in order to facilitate development is not encouraged.

Wood Street is characterised by properties extending along the street frontage. Any development at this location would constitute backland development, out of character with adjacent properties.

The Roads Officer objects to the proposal. The site is unacceptable for reasons of topography, interference with multi-use path, insufficient visibility at access, little integration with street

For the aforesaid reasons, it is not considered that this site is suitable for housing development.

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
MGALA007	Easter Langlee III	Galashiels	Central	Mixed Use	450	70.8	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 trees, hedges and adjacent woodland should be conserved.

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 LDP.

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP 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 more 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	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
SBGAT002	Gattonside Development Boundary Amendment	Gattonside	Central	Development Boundary	N/A	0.2	Excluded

Conclusions

The proposed development boundary amendment was submitted as part of the MIR Consultation stage. The site forms part of the garden ground associated with Fauhope House, which lies to the east of the site. The land owner indicates within their submission that the site would lend itself to the development of a single house. Goatbrae Plantation lies to the north and there is extensive tree planting to the north east of this site, which forms a backdrop to the existing recent housing at Monkswood.

An amendment to the village Development Boundary to the west of SBGAT002 was considered for the LDP 2016 (SBGAT001). This was considered to be a natural infill of the then existing Development Boundary between allocated housing land and a tree belt on the eastern side. It was considered the previous amendment in the LDP 2016 was an appropriate edge to this part of Gattonside.

This proposed amendment to the development boundary would effectively break into the existing garden ground association with Fauhope House, leaving the existing house outwith the development boundary and part of the garden ground within the development boundary. The amendment would extend the existing settlement boundary beyond existing mature trees which currently form an appropriate edge to the village. The current development boundary follows the line of the garden ground and is considered to reflect the existing development line. There are a number of constraints, which are outlined below;

- Site is located within MOD safeguarded area;
- Moderate biodiversity risk, given the broad leaved woodland;
- Potential for bat roosts, badger and breeding birds;
- Compensatory planting would be required for the loss of any trees;

Located within the CAT policy area;

Site is located within the National Scenic Area, 'Eildon and Leaderfoot'; and

Site must allow links from houses to the south and west of the site, to the path network on the east of the site.

Although the proposal is for a development boundary amendment, the site is currently garden ground associated with Fauhope House, therefore this would allow proposals to essentially be assessed against the infill policy (Policy PMD5: Infill Development). The land owner has made it clear within their submission that the intention is for a single house within this site. It is not considered appropriate to expand a development boundary merely in order to provide infill opportunities within the settlement itself, without a formal allocation. Furthermore, it is not the purpose of the Local Development Plan to identify and allocate single plots for development, only sites with a capacity of five or more units will be allocated.

It is not considered that there is any reasoning why part of the garden ground associated with Fauhope House should be included within the development boundary, other than the fact that it would allow the site to be assessed against Policy PMD5 for a single house.

In conclusion, taking the above into consideration, the development boundary amendment will not be included within the Proposed Plan.

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP 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	SDA	Proposed Use	Indicative Capacity	Ha	PP 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	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
AHAWI019	Land west of Crumhaugh House Hospital	Hawick	Central	Housing	10	1.0	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. It is therefore concluded that the site should be excluded from the Proposed LDP.

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
AHAWI024	Former Stonefield Quarry	Hawick	Central	Housing	1	0.2	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.

It is therefore concluded that the site should be excluded from the Proposed LDP.

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP 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	SDA	Proposed Use	Indicative Capacity	Ha	PP 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	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
AHAWI030	Land at Former Allotments, Braid Road	Hawick	Central	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. It is therefore concluded that the site should be excluded from the Proposed LDP.

Heiton

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP 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 hedgerows 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. It is therefore considered that site AHEIT003 will not be allocated within the Proposed Plan.

Hobkirk

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
RHOBK001	Site of Former Hobkirk Primary School	Hobkirk	Rest of Borders	Redevelopment	5	0.5	Excluded

Conclusions

Whilst the principle of the redevelopment of this site is considered to be acceptable, it is not considered appropriate to allocate a rural site of this nature, which is detached from any settlement and services. Issues relating to flooding and biodiversity would require to be investigated. The acceptability or otherwise of the site for redevelopment would be better explored through the process of a planning application.

Jedburgh

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP 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	SDA	Proposed Use	Indicative Capacity	Ha	PP 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. Therefore, site MJEDB002 will not be included within the Proposed LDP.

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
MJEDB003	Land at Edinburgh Road	Jedburgh	Central	Mixed Use	N/A	0.4	Excluded

Conclusions

This site was submitted as part of the Main Issues Report consultation process. The site is allocated as a business and industrial safeguarded site within the existing Local Development Plan. The site is within the Jedburgh Development Boundary and sits alongside the A68 trunk road. The site was previously used as a factory and the building remains on site and is currently in use as a garage.

This proposal seeks to change the status of the site from a safeguarded business and industrial site to a mixed use allocation. There is a significant supply of business and industrial land within Jedburgh which is immediately available and free of constraints. The Economic Development Team would not be supportive of any housing as part of a mixed use allocation as the existing surrounding land uses are established business and industrial uses.

The Roads Planning Team state that given the proximity of the site to the A68, Transport Scotland should be consulted regarding any development. A Transport Assessment, or Transport Statement, dependant on the level of development, may be required.

SEPA have also stated that as the area is at significant flood risk, it is essential that any new development will have a neutral impact on flood risk. SEPA would only support redevelopment of a similar use in line with their land use vulnerability guidance.

The proposed changes to Policy ED1: Protection of Business and Industrial Land will allow for Use Classes 4, 5 and 6 on a site such as this. The updated policy recognises that there may be circumstances whereby ancillary uses could be supported within both categories if it enhances the quality of the estate as an employment location and is specifically intended to support and provide services for those working there. In the case of business and industrial land as well as the aforesaid ancillary uses, uses other than Class 4, 5 and 6 may be considered if certain tests are met. Proposals other than Class 4, 5 and 6 would require to be assessed to establish first and foremost if suitable alternative sites are available.

This site is within an established industrial estate and through the revision of Policy ED1 a wider range of uses will be permitted on sites such as this. There are a number of mixed use sites identified within the Proposed Plan however it is not felt that there is justification for changing this allocation from business and industrial safeguarding to a mixed use allocation. The proposal can be tested via the planning application process. Therefore the site will not be included within the Proposed LDP.

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
RJEDB004	Parkside Primary School	Jedburgh	Central	Redevelopment	N/A	0.6	Excluded

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 intergenerational campus and residential use both supported by the Roads Planning Team. Either use could be accommodated and there are no significant constraints.

Following the Main Issues Report consultation process it is considered that this site should not be included within the Proposed Local Development Plan as a redevelopment opportunity. It is intended that the site will be used to provide access and a parking area for the new intergenerational campus within the town. The site is included within planning application 17/01363/FUL which has an anticipated completion of Spring 2020.

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
RJEDB005	Former Tennis Court/Ski Slope	Jedburgh	Central	Redevelopment	N/A	1.3	Excluded

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.

Following the Main Issues Report consultation process it is considered that this site should not be included within the Proposed Local Development Plan as a redevelopment opportunity. Comments from SEPA state 'the site would be heavily constrained due to flood risk and due to the clear risk the most sustainable solution would be to revert the site back to open space'. However, it is still considered that this site could be developed for a range of uses which is still achievable through the development management process if the site is not formally allocated as the site is within the Jedburgh development boundary.

Taking the above into consideration, site RJEDB005 will not be included within the Proposed LDP.

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
RJEDB007	The Anna II	Jedburgh	Central	Redevelopment	N/A	0.1	Excluded

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 forms part of an existing redevelopment allocation within the current Local Development Plan, it is the intention of the Council to retain site RJEDB001 within the Local Development Plan 2.

Kelso

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP 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. The Roads Planning 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.

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
AKELS029	Nethershot (Phases 1 & 2)	Kelso	Central	Housing	240	10.3	Excluded

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.

Kirkhope (Nr Ettrickbridge)

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP 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	SDA	Proposed Use	Indicative Capacity	Ha	PP 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 which would require to be addressed as well as archaeology matters to be considered. It is therefore concluded that the site should be excluded from the Proposed LDP.

Maxton

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP 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. Therefore, this site will not be allocated within the Proposed Plan.

Melrose

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP 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	SDA	Proposed Use	Indicative Capacity	Ha	PP 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.

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
AMELR014	Land to West of Ormiston Terrace	Melrose	Central	Housing	20	1.9	Excluded

Conclusions

The site (AMELR014) was submitted for housing, at the MIR Consultation stage. This site formed part of a larger site, which was considered as part of the Local Plan 2005/6 (EM22), however was not included within the Local Plan. This site lies to the west of the Melrose development boundary and adjacent to the Conservation Area. Melrose has good access to public transport, employment & services and is within close proximity to Tweedbank train station, which provides good connections to Edinburgh. There are a number of constraints identified, which are outlined below;

- MOD Safeguarded area;
- The site lies adjacent to the Melrose Conservation Area;
- Potential archaeology within the site, evaluation and mitigation required;
- Part of the site is within the Inventory Battlefield of Darnick;
- Site is located within the Eildon & Leaderfoot Hills National Scenic Area;
- Site is constrained within the Landscape Capacity Study;
- Limited capacity at Melrose WWTW; and
- Requirement for non-vehicular access to Core Path 10.

Furthermore, the site is located within one of the most sensitive parts of the CAT policy area, where coalescence between Darnick and Melrose is of a 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.

In conclusion, taking the above into consideration, it is not considered that this site is acceptable for development and will not be included within the Proposed Plan.

Midlem

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP 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. It is therefore concluded that the site should be excluded from the Proposed LDP.

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP 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	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
AMORE002	Land west of Primary School	Morebattle	Rest of Borders	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 Strategic Development 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.

It is therefore considered that the proposed site AMORE002 will not be taken forward into the Proposed Local Development Plan as a housing site. It is considered that there are other more appropriate sites that can be allocated within the Proposed Plan.

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
AMORE003	Land West of Teapot Bank	Morebattle	Rest of Borders	Housing	5	0.6	Excluded

Conclusions

This site was submitted as part of the Main Issues Report consultation process. The proposed site is on a greenfield site to the west of Teapot Bank. The long proposed vehicular access along the existing development boundary appears awkward and does not integrate well with existing settlement.

There are two undeveloped housing allocations within Morebattle, one of which was allocated as part of the Local Plan Amendment in 2011, there is also an approved planning brief covering both of these sites. Therefore it is not considered that there is a requirement for an additional housing site within the settlement at this point in time.

In conclusion, the site will not be taken forward for inclusion within the Proposed Local Development Plan for housing.

Newmill (Nr Hawick)

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
RNEWM001	Site at Newmill Steading	Newmill (Nr Hawick)	Rest of Borders	Housing	8	0.8	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	SDA	Proposed Use	Indicative Capacity	Ha	PP 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 within the Proposed LDP.

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP 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 Weewood 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.

Newtown St Boswells

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
BNEWT002	Land NW of The Holmes Barns	Newtown St Boswells	Central	Employment	N/A	1.8	Excluded

Conclusions

Whilst the principle of business land at this location is considered to be acceptable, there is already a substantial area of land designated for business use within the Local Development Plan 2016 (BNEWT001) to the immediate north of the site. Furthermore, any development of this site would be limited by the area that would be required for the provision of a roundabout required as part of the Newtown St. Boswells Development Framework.

The site is located within the Countryside Around Towns area as defined by Policy EP6. It is not however considered that the development of this site would have an unacceptable harm on the neighbouring settlements due to the proximity of existing sites earmarked for development.

There is a high voltage electricity cable running across the site which would require to be relocated and it is understood there is waste material under the site which may make construction more expensive. These matters would require to be considered as part of any development.

Due to the proximity of the site to existing residential properties and the potential conflict of uses, use classes 5 or 6 may be difficult to support from an Environmental Health point of view.

There is no Waste Water Treatment Works to serve any development at this location.

It is considered that given the extensive existing business allocation at Tweed Horizons (BNEWT001) and the potential issue of any development on this site interfering with any future roundabout required as part of the Newtown St. Boswells Development Framework this site is not currently appropriate for development. It is not considered that the submission has justified the need for business land at this location.

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
ANEWT009	Land South of Whitehall	Newtown St Boswells	Central	Housing	500	37.0	Excluded

Conclusions

The majority of this site was considered as part of the previous Local Plan 1 and the Local Development Plan Examination under site code ANEWT008. The LDP Reporter's conclusions raised the following concerns:

"As local considerations are concerned, the council has drawn attention to the findings of the report into the inquiry of the current local plan. That report emphasised the importance of the settlement identities of Newtown St Boswells and St Boswells to the south. Taking into account the proposed housing land allocation at site ANEWT005, the separation distance is some 600 metres. This is a narrow but sensitive strip which I agree is important in visually containing the two settlements. The contours of the land within the strip, particularly the low hillock, assist in providing visual separation.

The findings of the previous inquiry also attached importance to the need to retain the northern side of the A699 free from development. I agree that, despite the tree belt shown on the indicative plan, the degree of urban encroachment on the A699 would be unacceptable and result in an adverse landscape character impact on this area of essentially rural character.

Having regard to the local adverse impact that would result as a consequence of the proposed enlarged expansion area, despite the strategic housing land assessment; I conclude that the additional housing land allocation is not justified".

The site is centrally located within the Scottish Borders and benefits from good access to public services and access to employment. It is generally out with the 1 in 200 year flood envelope although small parts beside the West Burn and the Bowden Burn. There may be a need for surface water management to be employed in this area.

Biodiversity Risk is moderate due to location next to Bowden Burn and its connectivity with River Tweed SAC/SSSI.

The site is located to the south of Newtown St Boswells and directly south of the planned expansion of Newtown St Boswells (ANEWT005). Development of the site would be stretching into the fields south of the village towards Charlesfield and St Boswells. There is a risk of coalescence with St Boswells as well as potential for archaeology in the area. This is a large site which requires detailed development/landscape appraisal. There would also be a potential impact upon the safeguarding of any future extension of the Borders Railway.

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
ANEWT010	Newtown Expansion III	Newtown St Boswells	Central	Housing	400	19.8	Excluded

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. This proposed site (ANEWT010) would be excluded in view of the fact the site is already allocated under ANEWT005.

Nisbet

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
ANISB002	East of Nisbet	Nisbet	Central	Housing	6	0.3	Excluded

Conclusions

Nisbet is located within the Central Borders Strategic Development 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 SDA, 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.

Taking the above into consideration, it is not considered appropriate to allocate site ANISB002 within the Proposed Local Development Plan, it is considered that there are other more appropriate sites available for allocation.

Oxnam

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
AOXNA002	Land to west of Oxnam Road	Oxnam	Rest of Borders	Housing	20	2.9	Excluded

Conclusions

Oxnam is currently 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, but 20 units and a site of this size represents significant over-development. This allocation should not be included in the Proposed Plan. 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	SDA	Proposed Use	Indicative Capacity	Ha	PP 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 being allocated within the Proposed LDP.

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.

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
ASELK031	Land north of Bannerfield	Selkirk	Central	Housing	130	11.9	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	SDA	Proposed Use	Indicative Capacity	Ha	PP 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. It is therefore concluded that the site should be excluded from the Proposed LDP.

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
ASELK041	Philiphaugh 2	Selkirk	Central	Housing	15	0.6	Excluded

Conclusions

The site is a greenfield site, and has flooded in the past. SEPA object to the allocation of the site on flooding grounds on the basis that despite the recent Selkirk Flood Protection Scheme, the site is at risk of flooding. The Council's Flood Team, however, refute this view and consider that the site is now protected from the 0.5% AEP Event. The Council has recently agreed a planning permission in principle application (PP) for a residential development on this site. This application has now been referred to Scottish Ministers due to an objection from SEPA.

There is moderate risk to biodiversity and River Tweed SAC mitigation would be required. Accessibility to local services is acceptable. Archaeological investigation and mitigation required. Setting of registered battlefield requires consideration. In principle it is considered that the site offers a suitable location for housing. Trees in association with the mill lade would require to be retained and an adequate buffer must be enforced to ensure their successful retention. Site acceptable from a physical access/road capacity point of view and should be linked to existing path network. Possible contamination would require to be investigated and mitigated.

Whilst the site is considered acceptable in principle for residential development, the flood risk objections raised by SEPA would require further discussion. It is considered that this site is of a scale which would not accommodate a significant number of properties. Whilst the indicative number proposed is 15, the planning application discussed above states an indicative number of 6. Given this and the fact the planning application has been referred to Scottish Ministers for this infill site, it is recommended that the site is not taken forward for inclusion within the Proposed Plan. It is acknowledged that the site could be considered again for inclusion in a future LDP.

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
ASELK043	Land to North of Selkirk Golf Club	Selkirk	Central	Housing	20	2.6	Excluded

Conclusions

The site is physically separated from the settlement of Selkirk by the A7 and A699 and is on a prominent approach into the town, being on higher ground. The A7 currently acts as a physical barrier. The proposal is not supported by the Roads Officer due to this separation as pedestrian integration would be problematic. This would be further exacerbated if/when the Selkirk By-pass is provided. It is not considered that this site should be taken forward into the Proposed LDP for the aforesaid reasons.

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP 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.

It is therefore concluded that the site should be excluded from the Proposed LDP.

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP 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 of uses at this location. SEPA has also raised concerns relating to residential development behind a flood scheme. It is therefore concluded that the site should be excluded from the Proposed LDP.

Smailholm

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP 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. The site will therefore not be allocated within the Proposed Local Development Plan.

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
ASMAI002	Land at West Third	Smailholm	Central	Housing	5	1.2	Excluded

Conclusions

Smailholm is in the Central Borders Strategic Development 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 may 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 appeared 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 was originally plotted and consulted on as (SBSMA001), a development boundary amendment. However, was changed to a housing allocation site code (ASMAI002) and included within the MIR).

Following the public consultation period on the Main Issues Report it is not considered there is an identified housing need for additional housing within Smailholm. The site was submitted with no active developer associated with the site and therefore it is difficult to justify the effectiveness of the site. It is acknowledged that development at this location would be appropriate in the future however it is not felt that there is a need for a housing allocation within the village at this point in time. It is considered there are more appropriate sites to be included within the LDP. Therefore site ASMAI002 will not be included within the Proposed Local Development Plan.

St Boswells

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP 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	SDA	Proposed Use	Indicative Capacity	Ha	PP 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 (RTSB001) 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. There are (resolvable) contamination issues and trunk road access issues to consider. In the circumstances this site will not be included within the LDP for redevelopment purposes. This site should not be included in the proposed LDP 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	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
ASTIC003	Land north west of Eildon View	Stichill	Central	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."

Following a detailed site assessment, it is considered that 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 Proposed LDP.

Tweedbank

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
MTWEE003	Lowood II	Tweedbank	Central	Mixed Use	300	37.6	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 into the site and effective pedestrian/cycle connectivity. Site access must take cognisance of the possible extension of the Borders Railway and of the potential for a replacement for Lowood Bridge as identified in the Local Access and Transport Strategy. Potential contamination would require investigation/mitigation. A full Drainage Impact Assessment would be required. There is currently no capacity at the Waste Water Treatment Works to accommodate development. The site, with its close proximity to the existing business and industrial uses at Tweedbank offers the opportunity for the extension of the Central Borders Business Park. A masterplan for the site is currently being prepared which will address relevant matters in more detail, including taking account of the existing planned landscape and the consideration of appropriate zoning and phasing.

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Blyth Bridge

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
SBBLY002	Blyth Bridge Development Boundary Amendment	Blyth Bridge	Rest of Borders	Development Boundary	N/A	1.0	Excluded

Conclusions

The site was submitted in response to the MIR public consultation.

If developed it is considered that the site would not integrate well into the settlement. The settlement has limited access to services and facilities. The site is located within the SBC Scotstoun Designed Landscape.

Roads Planning state that they are not in favour of the proposed amendment to the Development Boundary as expanding the settlement in this way does not allow proper integration with the remainder of the settlement, due to the presence of the A701, should the land be considered for housing in the future.

In conclusion, the site will not be taken forward for inclusion within the Proposed Local Development Plan as a Development Boundary extension.

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
ABLYT004	Blyth Bridge South	Blyth Bridge	Rest of Borders	Housing	3	0.7	Excluded

Conclusions

The site was submitted in response to the MIR public consultation.

If developed it is considered that the site would not integrate well into the settlement. The site appears separate from the rest of the settlement. The settlement has limited access to services and facilities. The site is located within the SBC Scotstoun Designed Landscape. Development at this location would appear overdominant in the landscape.

Roads Planning have stated that they are not in favour of an allocation at this location as the site lies on the opposite side of the derestricted A701 from the bulk of the settlement. This would make it difficult to integrate the development with the existing residential properties, particularly when considering pedestrian movements.

In conclusion, the site will not be taken forward for inclusion within the Proposed Local Development Plan for housing.

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
ABLYT005	East of Blyth Farm	Blyth Bridge	Rest of Borders	Housing	6	1.1	Excluded

Conclusions

The site was submitted in response to the MIR public consultation.

The settlement has limited access to services and facilities. The site fits well within the settlement. Potential co-location issue - the site is adjacent to a large (and expanding dairy) farm.

Little in the way of natural boundary features, dry stone boundary wall along north east. Potential to strengthen boundary features.

Roads Planning state that they are not opposed to a limited amount of development so long as junction visibility at the A701 is improved and the existing road infrastructure is extended into the site.

In conclusion, the site will not be taken forward for inclusion within the Proposed Local Development Plan for housing. However, development of the site could be tested under the Council's Housing in the Countryside Policy.

Broughton

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP 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 2019 Housing Land Audit shows that there are 48 units within the established housing land supply, over 4 large 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 Proposed Local Development Plan for housing.

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
ABROU003	Old Kirkyard Field	Broughton	Rest of Borders	Housing	10	2.3	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. 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 to 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 2019 Housing Land Audit shows that there are 48 units within the established housing land supply, over 4 large 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 Proposed Local Development Plan for housing.

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP 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 2019 Housing Land Audit shows that there are 48 units within the established housing land supply, over 4 large 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 Proposed Local Development Plan for housing.

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP 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 Proposed Local Development Plan.

Cardrona

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP 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.

It is also noted that at this time, Cardrona already benefits from an undeveloped mixed use allocation, site MCARD006 for 25 units. Therefore, in conclusion, the site will not be included within the Proposed Local Development Plan.

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
ACARD002	West of B7062	Cardrona	Western	Housing	75	7.3	Excluded

Conclusions

The site was submitted as part of the MIR public consultation. The site has good access to public transport, services and employment.

This site is unacceptable as it is constrained in terms of archaeology and landscape. Cardrona has already seen substantial residential development in recent years. A site at this location was previously considered by the Local Plan Reporter who considered the objections into the Finalised Local Plan 2005 and 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 also noted that at this time, Cardrona already benefits from an undeveloped mixed use allocation, site MCARD006 for 25 units. Therefore, in conclusion the site will not be included within the Proposed Local Development Plan.

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
ACARD003	West of Cardrona	Cardrona	Western	Housing	100	5.2	Excluded

Conclusions

The site was submitted as part of the MIR public consultation. The site has good access to public transport, services and employment.

This site is unacceptable as it is constrained in terms of archaeology and landscape. Cardrona has already seen substantial residential development in recent years. A site at this location was previously considered by the Local Plan Reporter who considered the objections into the Finalised Local Plan 2005 and 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 also noted that at this time, Cardrona already benefits from an undeveloped mixed use allocation, site MCARD006 for 25 units. Therefore, in conclusion the site will not be included within the Proposed Local Development Plan.

Dolphinton

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
ADOLP004	Land to north of Dolphinton	Dolphinton	Rest of Borders	Housing	10	1.3	Excluded

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.

However, taking the above into consideration, it is noted that as a small settlement with an existing housing allocation for 5 units that has not yet seen development, it is not appropriate at this time to allocate an additional site. It is therefore recommended that this site is not allocated within the Proposed Local Development Plan. Nevertheless, it is acknowledged that the site could be considered again for inclusion in a future LDP.

Eddleston

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP 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.

Therefore, taking the above into consideration, this site will not be included within the Proposed Local Development Plan.

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP 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 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 that site should be developed prior to this one.

In conclusion, it is considered that this site will not be taken forward within the Proposed Plan as a housing option.

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
AEDDL008	Land West of Elibank Park	Eddleston	Rest of Borders	Housing	40	5.5	Excluded

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/landscaping 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.

There are currently two allocated housing sites within Eddleston and it is considered that site AEDDL009 is a more preferable option than site AEDDL008 which the landowners are not keen to release. Consequently it is considered AEDDL008 should not be included within the Local Development Plan.

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
AEDDL009	Land South of Cemetery	Eddleston	Rest of Borders	Housing	35	3.7	Excluded

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.

During the consultation period, it has come to light that the northern part of the site is owned by the Council for the specific intention to allow for the extension of the adjacent cemetery when required.

Overall, taking the above into consideration, it is considered that this site will not be included within the Proposed Local Development Plan, however a reduced site excluding the council owned land i.e. AEDDL010 will be included.

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
SEDDL001	North of Bellfield II	Eddleston	Rest of Borders	Longer Term Housing	N/A	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 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.

In conclusion, given that (AEDDL002) remains undeveloped to date it is not recommended that this site will be included within the Proposed Local Development Plan at this time.

Eshiels

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
AESHI001	Land at Eshiels III	Eshiels	Western	Housing	75	7.5	Excluded

Conclusions

The site was submitted as part of the MIR public consultation. The site has good access to public transport, services and employment.

The site is Unacceptable as there is the potential for archaeology, Scottish Natural Heritage are of the opinion that development at this location has potential to have an adverse impact on the character of the area. It is noted that the site falls within the Tweed Valley Special Landscape Area.

Roads Planning state that vehicular access would be required off MESH1002 and this site would also need to integrate with established development. As site MESH1002 is not proposed for inclusion in the Plan, this site can not be supported.

In addition, following further investigation regarding access and in discussion with Historic Environment Scotland, it has been found that the necessary upgrade to the existing Eshiels junction that was necessary in the consideration of site MESH1001 and MESH1002 can not be undertaken without impacting negatively on the Scheduled Monument, for that reason, HES are unable to support the required works needed to bring these sites forward.

Therefore, in conclusion the site will not be included within the Proposed Local Development Plan.

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
MESH1001	Land at Eshiels I	Eshiels	Western	Mixed Use	200	19.4	Excluded

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.

The site was identified as a preferred option within the Main Issues Report however, following further investigation regarding access and in discussion with Historic Environment Scotland, it has been found that the necessary upgrade to the existing Eshiels junction can not be undertaken without impacting negatively on the Scheduled Monument, for that reason, HES are unable to support the required works needed to bring the site forward.

In addition, it is noted that from the MIR public consultation, not all of the land owners of the site were willing to release their land for development.

Overall, taking the above into consideration, it is not recommended to allocate site MESH1001 within the Proposed Local Development Plan.

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
MESHI002	Land at Eshiels II	Eshiels	Western	Mixed Use	40	6.7	Excluded

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.

The site was identified as a preferred option within the Main Issues Report however, following further investigation regarding access and in discussion with Historic Environment Scotland, it has been found that the necessary upgrade to the existing Eshiels junction can not be undertaken without impacting negatively on the Scheduled Monument, for that reason, HES are unable to support the required works needed to bring the site forward. In addition, it is also noted that not all landowners were supportive of releasing their land for development.

Overall, taking the above into consideration, it is not recommended to allocate site MESHI002 within the Proposed Local Development Plan.

Heriot Station

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
AHERI003	Heriot East	Heriot Station	Rest of Borders	Housing	5	0.4	Excluded

Conclusions

This is was submitted for consideration as part of the MIR consultation process.

Previously the site has been used during the construction of the Borders railway, for storage of materials. The site has moderate biodiversity impact, and there may be the potential for archaeology on the site for which mitigation may be required. There is limited access to public transport, services and employment. Due to its location the site is separate from the rest of the settlement, physically separated by the railway and the Gala Water. The site abuts the railway line and the A7, meaning noise and vibration levels may be higher than can be accepted by Environmental Health. Roads planning do not support the site as access onto the derestricted A7 would be close to the bend in the road and this may result in rear end shunts. Furthermore, it is good practice to limit the extent of direct access to derestricted lengths of principal road. There also appears to be a requirement for access to the railway line at this location evidenced by the existence of a Network Rail permanent access point. Furthermore, the site is on the wrong side of the railway to be considered as an extension of the village so that there would be no real scope for proper street connectivity and integration.

Taking into consideration the above points, the site will not be included in the Proposed Plan.

Innerleithen

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP 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 into the Proposed Plan.

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP 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. 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). 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 Proposed Plan as a housing option. However, it will be retained as a potential longer term housing option for the future.

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP 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.

Therefore, taking the above into consideration, the site will not be included within the Proposed Plan for housing.

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
MINNE002	Traquair Road East	Innerleithen	Western	Mixed Use	12	0.6	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 conclusion, taking the above into consideration, the site will not be taken forward for inclusion within the Proposed Local Development Plan.

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP 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 Proposed Local Development Plan for Redevelopment.

Lamancha

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
ALAMA001	Grange Courtyard	Lamancha	Rest of Borders	Housing	6	0.6	Excluded

Conclusions

The site was submitted in response to the MIR public consultation.

Lamancha is not recognised as a settlement within the Local Development Plan, and has limited access to public transport and services, as well as limited access to employment.

SEPA state that consideration should be 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.

However, the site does appear to integrate well with the rest of the established development. The contaminated land officer has indicated that there is potential for contamination on part of site. The Roads

Planning section have also stated that the development would require the upgrading of private access road. The site would also rely on private WWTW.

In conclusion, the site will not be taken forward for inclusion within the Proposed Local Development Plan for housing. There is however, potential for the site to be considered through the Planning Application process under the development in the countryside policies.

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
MLAMA001	Lamancha Mixed Use Site	Lamancha	Rest of Borders	Mixed Use	23	2.3	Excluded

Conclusions

The site was submitted in response to the MIR public consultation.

Lamancha is not recognised as a settlement within the Local Development Plan, and has limited access to public transport and services, as well as limited access to employment.

SEPA state that consideration should be 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.

The contaminated land officer has indicated that the site is a brownfield site and may present development constraints.

The Roads Planning section are unable to support the full extent of the site for mixed use however, they may be able to support a reduced site for business and industrial use.

The site would also rely on private WWTW.

In conclusion, the site will not be taken forward for inclusion within the Proposed Local Development Plan for Mixed Use.

Lauder

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
ALAUD008	Maitland Park (Phase 2)	Lauder	Rest of Borders	Housing	60	4.4	Excluded

Conclusions

The site was submitted as part of the Call for Sites process for consideration for housing, and again during the Main Issues Report consultation.

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. This is clearly a major issue to be addressed. 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. Therefore, the site will not be included within the Proposed Plan.

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
MLAUD002	Stow Road Mixed Use	Lauder	Rest of Borders	Mixed Use	8	0.8	Excluded

Conclusions

The site (MLAUD002) was submitted for mixed use development, as part of the MIR Consultation stage. The land owner states, within their submission, that the site is currently used for agricultural use, however would like the site to be considered for an alternative use (i.e.) industrial, residential or retail. Therefore, the site is currently under consideration as a mixed use proposal. The site is located to the west, immediately adjacent to the existing development boundary for Lauder and includes a range of poultry buildings. The site is separated from the housing allocation (ALAUD001) by a stone wall.

The following constraints were identified within the site:

- Maintenance buffer strip required, in respect of the watercourse within or adjacent to the site;
- Flood Risk Assessment required;
- MOD safeguarded site;
- Potential for protected species, mitigation required;
- Potential connectivity with the River Tweed SAC, via drain and washing burn to Leader Water;
- Core Path runs along the northern boundary of the site;
- Outer zone of the hazard pipeline is within the site;
- Protection measures required for the water main located within the northern boundary of the site; and
- Potential contamination, due to previous use of the site.

In addition to the above, it is noted that Lauder is located outwith any of the Strategic Development Areas, and it is considered that the settlement has already a sufficient housing land supply with two allocated housing sites - sites ALAUD001 and ELA12B with a combined indicative capacity of 130 units. The site is also located outwith a recognised strong boundary finish to this part of the town.

Taking the above issues into consideration, the site will not be taken forward for inclusion within the Proposed Local Development Plan for mixed use.

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
MLAUD003	Whitlaw Road Mixed Use	Lauder	Rest of Borders	Mixed Use	10	1.2	Excluded

Conclusions

The site (MLAUD003) was submitted for mixed use development, as part of the MIR Consultation stage. The land owner states, within their submission, that the site is currently used for agricultural use, however would like the site to be considered for an alternative use (i.e.) industrial, residential or retail. Therefore, the site is currently under consideration as a mixed use proposal. The site includes a range of poultry buildings and is allocated within the LDP as a safeguarded (district) industrial & business site (zEL61), which is protected under Policy ED1. Therefore, the principle of developing on the site has already been established. The following constraints were identified within the site;

- Flood Risk Assessment required;
- Maintenance buffer strip required, as there is a water body within/forming part of the site boundary; and
- Brownfield site, potential contamination.

Economic Development do not support a mixed use proposal on this site, especially if this includes a housing element. They do not consider it is appropriate for housing development to be accessed through the estate if possible, as there are other more appropriate sites available. They advise that the current zoning should be protected.

As outlined above, the site is a safeguarded business and industrial site (district), under Policy ED1. Policy ED1 aims to ensure that adequate supplies of business and industrial land are retained and not diluted by the proliferation of other uses. Policy ED1 states that development other than Classes 4,5 and 6, may be accepted on district business and industrial sites, in order, where appropriate, allow a more mixed use area. This is subject to assessment against criteria contained within Policy ED1. Therefore, the current Policy ED1 allows, in certain cases, a mix of uses within district sites. However, it should be noted that this excludes retail proposals.

There are no insurmountable constraints which would prevent the development of this site, which cannot be addressed through mitigation. The land owner is seeking an alternative use for this site, other than the current employment use. However, it is considered that the existing flexibility within Policy ED1 allows for such alternative, mixed use proposals to be considered, albeit with the exception of retail. Furthermore, business and industrial land is increasingly challenging to find within settlements and a mixed use allocation would result in the loss of part of the allocation (zEL61). It is further noted that a housing development would likely result in a conflict of land uses, being located within an established industrial estate.

In addition to the above, it is noted that Lauder is located outwith any of the Strategic Development Areas, and it is considered that the settlement has already a sufficient housing land supply with two allocated housing sites - sites ALAUD001 and ELA12B with a combined indicative capacity of 130 units.

In conclusion, for the reasons above, the proposed mixed use site will not be included within the Proposed Plan. However, it is proposed to retain the site as a safeguarded business and industrial site. This would allow alternative, mixed use proposals to be assessed against the Policy ED1.

Nether Blainslie

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP 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 Proposed Local Development Plan.

Oxton

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP 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 Proposed Plan.

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
AOXTO011	Former Railway	Oxton	Rest of Borders	Housing	19	1.9	Excluded

Conclusions

This site was submitted as part of the Main Issues Report consultation process. The site is located outwith the Oxton development boundary, to the south of the playing field. Development at this location would extend the village into open countryside. It is considered that development of the site offers little scope for integration with the existing street network in the village.

The Roads Planning Officer is unable to support development at this location due to road safety concerns along The Loan and at the Main Street/Station Road junction. The southern part of the site is affected by the HSE zoning due a hazardous pipeline.

Therefore, taking the above into consideration, the site will not be included within the Proposed Local Development Plan.

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
AOXTO012	Heriotfield South	Oxton	Rest of Borders	Housing	18	0.9	Excluded

Conclusions

This site was submitted as part of the Main Issues Report consultation process. The site is located within the Oxton development boundary with residential development to the north at Heriotfield and to the west at Justice Park. The site is currently in use as a playing field, which provides a large area of usable open space within the village however the site is not identified as a key greenspace within the existing Local Development Plan.

The Roads Planning Officer is unable to support development at this location due to road safety concerns along The Loan and at the Main Street/Station Road junction. The settlement of Oxton has limited access to services. Therefore, taking the above into consideration, the site will not be included within the Proposed Local Development Plan.

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
AOXTO013	West of St Cuthbert's View	Oxton	Rest of Borders	Housing	34	1.7	Excluded

Conclusions

This site was submitted as part of the Main Issues Report consultation process. The site is located outwith the Oxton development boundary to the west of the village. The surrounding land uses include agricultural, residential and a haulage yard. The existing haulage yard is operational and Environmental Health have raised this as a potential issue.

The site is elevated and due to the site levels there may be difficulty accessing the site and there also may be issues with residential properties at St Cuthbert's View being overlooked. There is also a hazard pipeline running through the site and a Health and Safety Executive (HSE) PADHI+ assessment has been carried out via the HSE website. The outcome of this stated: HSE's Advice: Advise Against. The assessment indicates that the risk of harm to people at the proposed development site is such that HSE's advice is that there are sufficient reasons on safety grounds, for advising against the granting of planning permission in this case.

In conclusion, due to the reasons mentioned above it is not considered appropriate to include this site within the Proposed Plan.

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
AOXTO014	North of Main Street	Oxton	Rest of Borders	Housing	15	0.8	Excluded

Conclusions

This site was submitted as part of the Main Issues Report consultation process. The site is currently in use as a haulage yard and a Primary School. It is not known if the haulage yard proposes to relocate and there are no current plans to relocate Channelkirk Primary School.

Although the Roads Planning Team support redevelopment of the site, as the future of the existing uses is not known it is not felt that this site should be allocated. It is not considered that this site would be effective within the five year period and therefore it should not be included within the Proposed Plan.

In conclusion, it should be noted that the site is within the Oxton development boundary and should the uses on the site change the site could be redeveloped and an application submitted as part of the development management process.

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
AOXTO015	Bridgend	Oxton	Rest of Borders	Housing	15	1.0	Excluded

Conclusions

This site was submitted as part of the Main Issues Report consultation process. Within the site is a single detached dwellinghouse with access road and the remainder of the site is undeveloped. No insurmountable constraints were identified as part of the site assessment process.

The site is within the Oxton development boundary and therefore an application could be submitted through the development management process. Therefore it is not considered necessary to include this site within the Proposed Plan.

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
AOXTO016	Oxton North West	Oxton	Rest of Borders	Housing	42	2.1	Excluded

Conclusions

This site was submitted as part of the Main Issues Report consultation process. The site is a greenfield site outwith the Oxton development boundary and is located to the north of the village.

The Roads Planning Team state that the site appears remote from the village and raise concerns over the initial section of public road that serves this site from the village centre due to its generally narrow width, lack of a pedestrian footway and its obvious shortfall of parking provision for the existing properties. They also have concerns on adding traffic onto the minor road to the north. The minor public road leading to the site from the village centre is not capable of accommodating development of this level without third party land and excessive engineering works.

Therefore, taking the above into consideration, the site will not be included within the Proposed Local Development Plan.

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
AOXTO017	Oxton North East	Oxton	Rest of Borders	Housing	60	3.0	Excluded

Conclusions

This site was submitted as part of the Main Issues Report consultation process. The site is a large, prominent greenfield site outwith the Oxton development boundary and is located to the north of the village.

The Roads Planning Team state that the site appears remote from the village and I have concerns over the initial section of public road that serves this site from the village centre due to its generally narrow width, lack of a pedestrian footway and its obvious shortfall of parking provision for the existing properties. I also have concerns on adding traffic onto the minor road to the north. The minor public road leading to the site from the village centre is not capable of accommodating development of this level without third party land and excessive engineering works.

It should also be noted that Scottish Natural Heritage consider that it is a far more prominent site than AOXTO016 and that it would impact on the current gateway/ arrival to Oxton.

Therefore, taking the above into consideration, the site will not be included within the Proposed Local Development Plan.

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
AOXTO018	South of Justice Hall	Oxton	Rest of Borders	Housing	36	3.6	Excluded

Conclusions

This site was submitted as part of the Main Issues Report consultation process. The site is a large, prominent greenfield site outwith the Oxton development boundary and is located in the centre of the village.

The Roads Planning Team are supportive of development at this location. They state the site presents an excellent opportunity to integrate fully with the village and create an enhanced main street through the village, widening the existing road to allow for enhanced village centre on-street parking and provision for pedestrians.

However, concerns were raised by the Heritage and Design Team in relation to development on this site having an adverse impact on the setting of the Justicehall, the b-listed villa to the north of the site.

It should also be noted that Scottish Natural Heritage consider that it is a far more prominent site than AOXTO016 and that it would impact on the current gateway/ arrival to Oxton. SEPA state the site may be constrained due to flood risk.

Therefore, taking the above into consideration, the site will not be included within the Proposed Local Development Plan.

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
MOXTO001	Oxton South West	Oxton	Rest of Borders	Mixed Use	50	4.5	Excluded

Conclusions

This site was submitted as part of the Main Issues Report consultation process. The site is located outwith the Oxton development boundary to the south and west of the village. The surrounding land uses include agricultural, residential and a haulage yard.

This is a large site which is being proposed as a mixed use site to potentially incorporate housing, a school and community facilities. The Roads Planning Team are not supportive of the site unless solutions can be found to overcome the issues they have identified.

There is a hazard pipeline running through the site and a Health and Safety Executive (HSE) PADHI+ assessment has been carried out via the HSE website for the north-western part of the site (also assessed under AOXTO013). The outcome of this stated: HSE's Advice: Advise Against. The assessment indicates that the risk of harm to people at the proposed development site is such that HSE's advice is that there are sufficient reasons on safety grounds, for advising against the granting of planning permission in this case.

In conclusion, due to the reasons mentioned above it is not considered appropriate to include this site within the Proposed Plan.

Peebles

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP 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 however, it is noted that Economic Development have expressed concerns.

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 Proposed Local Development Plan.

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
APPEEB038	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 Proposed Local Development Plan.

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP 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 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 into the Proposed Local Development Plan.

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP 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. Therefore, this site will not be taken forward for inclusion within the Proposed Local Development Plan.

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP 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 Designed Landscape and the setting of 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 at 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 options 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 can come forward as part of 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	SDA	Proposed Use	Indicative Capacity	Ha	PP 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. Economic Development cannot support loss of Business Land. 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 within the Main Issues Report. This will allowed time for further investigations regarding a new bridge. Taking the above into consideration, this site (APEEB052) will not be included within the Proposed Local Development Plan.

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP 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 Proposed Local Development Plan, rather retained as a mixed use allocation with an indicative site capacity of 30 units.

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
APEEB054	East of Kittlegairy View	Peebles	Western	Housing	200	20.7	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 in the short term.

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 Proposed Local Development Plan. However, site SPEEB005 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	SDA	Proposed Use	Indicative Capacity	Ha	PP 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.

It is noted that the site is constrained within the Landscape Capacity Study.

Taking into consideration the above comments from the Roads Planning Officer and the infrastructure constraints, the site will not be included within the Proposed Local Development Plan.

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
APEEB057	Rosetta Road Caravan Park	Peebles	Western	Housing	195	19.4	Excluded

Conclusions

The site was submitted as part of the MIR public consultation. The site is located within the Peebles Development Boundary and is currently used as a caravan and camping site. The site already contains two allocations, site MPEEB006 for mixed use with an indicative site capacity for 30 units; and site APEEB044 for housing with an indicative site capacity of 100 units. It is noted that at present no residential development has taken place on the site, however the Rosetta Road caravan and camping park remains onsite. Development of housing on all of the site would effectively result in the loss of the tourism/business asset.

Site has good access to public transport, services and access to employment. Housing at this location would lead to the loss of Tourism/Business use.

Potential for archaeology on the site. Caution is required to ensure that the setting of Rosetta House is not adversely affected.

The site is within the Special Landscape Area. Caution required to protect existing heritage assets onsite and landscape.

Economic Development have stated that housing at this location would result in the loss of the tourism asset from the site. There is currently a demand for tourism accommodation within the Tweed Valley and therefore it's vital that we retain accommodation such as this site which can offer choice to meet consumer demands - which in turn improves occupancy levels, in particular, out of main season. Currently the mixed use site proposal offers direct employment in the locality.

The site is brownfield land and its use may present development constraints.

Taking the above comments on board, it is not intended that the site will be included within the Proposed local Development Plan.

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
APEEB058	Lower Venlaw	Peebles	Western	Housing	22	1.6	Excluded

Conclusions

The site was submitted as part of the MIR public consultation for housing development.

An enlarged site at this location was previously considered as part of the LDP Examination and the Reporter did not bring that 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'.

It is considered that the site contributes greatly to the setting of the settlement.

Development at this location would result in a negative impact particularly on the adjacent residential properties along the Peebles Road. The site is located within the SBC Venlaw Designed Landscape, and is adjacent to the category 'C' Venlaw Castle North Lodge. There is potential for archaeology on the site. The site is also within the SLA and would negatively impact on it. There is also the potential for negative impact on the residential amenity of neighbouring properties. The site is also constrained by access into the site. The Roads Planning Service are unable to support the development of the site for a number of reasons namely:

There is currently a vast proliferation of junctions onto this stretch of the A703 (Edinburgh Road). This is over and above the extent of on-street parking, private accesses to individual dwellinghouses and nose-in parking associated with the commercial garage. In quick succession on the west side of the road there are junctions serving the garage, the filling station, the Crossburn Farm housing road and Crossburn Caravan Park. There is also a junction for the filling station onto the housing road close to its junction with the A703. On the east side of the A703 there is the junction serving Venlaw Farm and the former Venlaw Castle Hotel. This whole situation is far from ideal in that junction visibility splays overlap. It is difficult for a driver to pick out a junction, or make a fellow driver aware of which junction they are turning into. Stacking traffic for right turns into the junction on the east side of the road interferes with traffic waiting to turn right into the junctions on the west side of the road and vice versa. Traffic associated with this proposed site development would exacerbate the situation described in the paragraph above. Furthermore, the linear nature of the site now being considered would effectively result in a long cul-de-sac type road which is at odds with current policy such as 'Designing Streets' where well-connected street layouts, both internally and externally, are preferred.

Making all of the above into consideration, it is not proposed to include the site within the Proposed Local Development Plan.

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
SPEEB007	Land East of Cademuir Hill	Peebles	Western	Longer Term Housing	N/A	83.4	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. Site SPEEB009, 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 two parts of the site, 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 in to the Proposed Local Development Plan. It is noted a reduced site (SPEEB009) was considered within the Main Issues Report.

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
SPEEB009	East of Cademuir Hill	Peebles	Western	Longer Term Housing	N/A	13.2	Excluded

Conclusions

The site lies to the south of Peebles, adjacent to the Development 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;

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 north most 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.

As part of the MIR public consultation, SEPA stated that they would require an additional site requirements:

- Consideration will need to be given to bridge and culvert structures within and adjacent to the site which may exacerbate flood risk.
- All new developments should manage surface water through the use of Sustainable Urban Drainage Systems (SUDS). The contributor recommends that this requirement includes the use of SUDS at the construction phase in order that the risk of pollution during construction to the water environment is minimised. Foul water must connect to the existing foul sewer network for Peebles.

Overall, taking the above into consideration, and the fact that it is considered that there other more appropriate sites to take forward into the Proposed Plan, as well as taking account of the consultation responses to the Main Issues Report, it is recommended not to take this site forward into the Proposed Local Development Plan. Furthermore, it is also noted that the Plan already identifies three potential longer term sites within Peebles and it is intended that those sites - SPEEB003, SPEEB004 and SPEEB005 will be retained within the Plan. Nevertheless, it is acknowledged that the site could be considered again for inclusion in a future LDP.

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
SPEEB008	Land West of Edderston Ridge	Peebles	Western	Longer Term Mixed Use	N/A	19.5	Excluded

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 run off 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 are 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 as a long term site 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.

Following the public consultation at the MIR stage, SEPA have recommended that "The burns running through/adjacent to the site must be protected and enhanced as part of any development.

All new developments should manage surface water through the use of Sustainable Urban Drainage Systems (SUDS). SEPA also recommends that this requirement includes the use of SUDS at the construction phase in order that the risk of pollution during construction to the water environment is minimised. Foul drainage from the development must be connected to the existing SW foul sewer network.

Furthermore, as part of the MIR consultation, Historic Environment Scotland have stated that Development of proposals for a new crossing should avoid negative effects on the setting of the category 'A' listed Neidpath Castle. Early consultation with Historic Environment Scotland is advised if impacts on the setting of Neidpath Castle are likely.

In addition, Scottish Natural Heritage (SNH) have also responded to the MIR consultation stating that the site is partly within the Upper Tweeddale National Scenic Area (NSA), and while this presents challenges,

in this specific context SNH consider that potential impacts could be addressed in site requirements. The western part of the site, which is within the NSA, benefits from existing strong boundaries created by drystone dykes, hedges and individual trees. These features should be retained and form a key part of the structure/layout of development throughout this site, maintaining the quality of place within and adjacent to the NSA. SNH therefore recommend that the site requirements are amended from "Protect existing boundary features, where possible" to "Protect and integrate existing boundary features within the overall placemaking approach". The MIR site requirements state that a masterplan is to be prepared. In addition to the retention of boundary features the contributor recommends that the masterplan should be directed to include:

- Green networks through the site which integrate SUDS and active travel infrastructure, this should include providing links through the site to the nearby school.
- Recreational links, for example to Manor Sware viewpoint and the River Tweed should be retained or re-established in appropriate form.

In addition, site requirements in the LDP should clearly set out a requirement for Habitats Regulations Appraisal at application stage due to the site's proximity to the River Tweed SAC.

A number of other consultation responses were received in relation to the MIR consultation, these were both in support and in objection to the identification of this site for a potential longer term development.

Following further consideration, it is proposed that this site SPEEB008 will not be taken forward into the Proposed Local Development Plan as a potential longer term mixed use site. It is considered that there are other more appropriate sites that can be allocated within the Proposed Plan. It is also noted that the Plan already identifies three potential longer term sites and it is considered that those sites - SPEEB003, SPEEB004 and SPEEB005 will be retained within the Plan. However, it is acknowledged that the site could be considered again for inclusion in a future LDP.

Romanobridge

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
AROMA004	Halmyre Loan South	Romanobridge	Rest of Borders	Housing	25	2.5	Excluded

Conclusions

The site was submitted as part of the MIR public consultation.

The site has limited access to public transport and services, limited access to employment.

SEPA have stated that 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.

In relation to Landscape issues, it is noted that the site is located within the SBC Romanno Designed Landscape, and it is considered that development at this location would not significantly impact on the visual character of the area. Roads Planning have no objection to the site coming forward, however, they state that there may be drainage issues.

This is a relatively large site in relation to the existing settlement. The site is within an open field and on the eastern side there is no natural boundary. It is considered that there are more appropriate sites for inclusion in the Proposed LDP but this site could be considered again for a future plan.

In conclusion, the site will not be taken forward for inclusion within the Proposed Local Development Plan for housing.

Skirling

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
ASKIR002	Parkfoot	Skirling	Rest of Borders	Housing	5	0.5	Excluded

Conclusions

The site was submitted as part of the Main Issues Report public consultation.

There are limited services available in Skirling and the settlement has limited access to employment opportunities. Development at this location would result in lessening the separation between to two parts of the settlement. The site is part of an open field with minimal natural landscape features. Whilst Roads Planning are able to support the site, upgrading of the private access track leading to the site may be required depending on the extent of the proposed development, and this may be affected by third party ownership.

In addition it is considered that there are other more appropriate sites available outwith the Strategic Development Areas and within the Northern Housing.

Taking on board the above comments, the site will not be included within the Proposed Local Development Plan for housing.

Stow

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
ASTOW029	West of Crunzie Burn	Stow	Rest of Borders	Housing	5	1.5	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 with 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 Proposed Local Development Plan.

Walkerburn

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
SBWAL001	Walkerburn Development Boundary Amendment	Walkerburn	Western	Development Boundary	N/A	0.3	Excluded

Conclusions

The alteration to the Walkerburn Development Boundary was submitted as part of the MIR consultation. It proposes to extend the settlement boundary northwards on the north side of Cabers ton Avenue. The applicant indicates that the site could accommodate 3 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.

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
AWALK009	Caberston Avenue	Walkerburn	Western	Housing	3	0.3	Excluded

Conclusions

The site is located to the north west of the settlement. The site is considered unacceptable for inclusion within the Proposed Plan for housing allocation. There is a strong objection from roads planning.

The following constraints/issues, were raised:

The archaeology officer comments that there are terraces within the site that require avoidance or excavation

The roads planning officer is strongly against the site because it is unsuitable to support any further development due to its restrictive geometry and steep gradient.

The network manager has said the junction onto the A72 is substandard

The site is proposed for 3 units. The number of units the site could accommodate would not be large enough for a formal housing allocation.

The site already has approval for one unit on the entire site 18/00681/FUL refused by officer then overturned at Local Review Body 19/00007/REF - Erection of dwellinghouse with detached double garage and artist studio, associated access and infrastructure.

In conclusion, the site is not large enough to be allocated for housing and already has approval for 1 house. There is also strong objection from roads planning on the basis of gradient and geometry and the Network Manager considers the junction onto the A72 to already be substandard.

West Linton

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
BWEST003	Deanfoot Road North	West Linton	Rest of Borders	Business and Industrial	N/A	1.6	Excluded

Conclusions

The site is located to the north east of West Linton. The site was considered to be acceptable for inclusion within the MIR as a preferred option for a business and industrial allocation, and at that time had landowner support. There is a desire to see some 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.

Since the publication of the MIR, the site has been sold and the new owners do not wish to see development on the site.

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;
- Consideration of additional water quality buffer strips depending upon specific water quality pressures.
- There should be no culverting for land gain.
- 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.

Although the site has received a positive assessment, it is not proposed to bring the site forward within the Proposed Local Development Plan, this is due to the change in ownership and the fact that there is still an existing employment site (zEL18) awaiting development.

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP 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 and resubmitted at MIR stage.

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 Proposed Local Development Plan.

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP 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 Proposed Plan.

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP 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 conclusion.

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 Proposed Plan for housing.

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP 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 Proposed Local Development Plan for housing.

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
AWEST023	Medwyn Road West	West Linton	Rest of Borders	Housing	8	7.4	Excluded

Conclusions

The site was submitted as part of the MIR public consultation.

The site would have a moderate impact on the ecology of the area. West Linton has a range of services and facilities. Site is a relatively well contained field. Potential for archaeology, evaluation required. The site is identified as constrained within the Development and Landscape Capacity Study, and is located within the Special Landscape Area. Roads Planning are unable to support the site. Considerable housing has recently come forward through the Plan.

Taking into consideration the above constraints, the site will not be included within the Proposed Local Development Plan.

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
AWEST024	Lintonbank	West Linton	Rest of Borders	Housing	230	17.4	Excluded

Conclusions

The site was submitted as part of the MIR public consultation.

The site would have a moderate impact on the ecology of the area. West Linton has a range of services and facilities. The site sits within the SBC Lynedale / Medwyn Designed Landscape. Potential for archaeology on site.

The site is identified as constrained within the Development and Landscape Capacity Study, and is located within the Special Landscape Area. Roads Planning are unable to support the site. Considerable housing has recently come forward through the Plan.

Taking into consideration the above constraints, the site will not be included within the Proposed Local Development Plan.

Southern HMA

Newcastleton

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
ANEWC004	North of Station House	Newcastleton	Rest of Borders	Housing	22	1.0	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	SDA	Proposed Use	Indicative Capacity	Ha	PP 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 - Sites to be Retained within the LDP

This report contains an extract of all sites which have been tabled for consideration as part of the LDP2 process, that are to be retained within the LDP

Berwickshire HMA

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Ayton

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
AAYTO004	Land north of High Street	Ayton	Eastern	Housing	6	0.7	Retain LDP Site

Conclusions

The site was submitted at the 'Pre MIR' stage of the LDP2 process for consideration. However, the site was allocated for the proposed use, as part of the Housing Supplementary Guidance in November 2017, with an indicative site capacity for 6 units.

It is the intention of the Council to retain this allocation (AAYTO004) within the Proposed LDP.

Coldstream

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP 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 adopted 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 however no deal was possible to date. They requested that the site remains allocated within Proposed Plan.

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. It is acknowledged that this site is owned by a developer, is being actively marketed and that development rates have been slower since the recession. There are no constraints to the site being delivered. Therefore, it is considered that the site should remain allocated for housing within the Proposed Plan. Furthermore, the units are programmed as being effective within the HLA (2019).

Therefore, taking the above into consideration, it is considered that the allocation (BCS3A) will be retained within the Proposed Local Development Plan.

Greenlaw

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
AGREE006	Marchmont Road II	Greenlaw	Rest of Borders	Housing	60	3.2	Retain LDP Site

Conclusions

The site is currently allocated within the adopted 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 the economy experienced a downturn not long after the allocation. This affected the number of completions recorded throughout the whole of the Borders. It is therefore recommended that the existing housing allocation (AGREE006) is retained for inclusion within the Proposed Plan, with an indicative site capacity for 60 units.

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
BG200	Marchmont Road	Greenlaw	Rest of Borders	Housing	25	1.0	Retain LDP Site

Conclusions

The site is currently allocated within the adopted 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.

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 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 the economy experienced a downturn not long after the allocation. This affected the number of completions recorded throughout the whole of the Borders. It is therefore recommended that the existing housing allocation (BG200) is retained for inclusion within the Proposed Plan, with an indicative site capacity for 25 units.

Swinton

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
BSW2B	Well Field	Swinton	Rest of Borders	Housing	25	1.4	Retain LDP Site

Conclusions

The site is currently allocated for housing within the adopted 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 site. The mixed use allocation relies on two 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 are no other housing allocations 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 to 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 Proposed Plan. 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	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
AEILD002	West Eildon	Eildon	Central	Housing	5	0.8	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 LDP. Furthermore, the units are programmed as being effective within the HLA.

Galashiels

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
EGL17B	Buckholm Corner	Galashiels	Central	Housing	60	4.4	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 LDP.

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
EGL200	North Ryehaugh	Galashiels	Central	Housing	20	1.7	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 LDP.

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
EGL32B	Ryehaugh	Galashiels	Central	Housing	10	2.6	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 Ettrick 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 the 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 LDP.

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
EGL41	Buckholm North	Galashiels	Central	Housing	180	8.7	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 out 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 the 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 LDP.

Gattonside

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
EGT10B	Orchard	Gattonside	Central	Housing	5	0.5	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 was ultimately removed. A more recent full planning application (18/01795/FUL) for the demolition of a dwellinghouse and the erection of 7 dwellinghouses was approved in October 2019. The plots are now being marketed by the local developer. The landowner 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 LDP. Furthermore, the units are programmed as being effective within the HLA.

Hawick

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
RHA12B	Summerfield 1	Hawick	Central	Housing	40	1.7	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	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
RHA13B	Summerfield 2	Hawick	Central	Housing	60	2.7	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	SDA	Proposed Use	Indicative Capacity	Ha	PP 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	SDA	Proposed Use	Indicative Capacity	Ha	PP 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	SDA	Proposed Use	Indicative Capacity	Ha	PP 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	SDA	Proposed Use	Indicative Capacity	Ha	PP 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	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
RJ7B	Annefield	Jedburgh	Central	Housing	40	2.0	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.

Kelso

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP 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.

Newstead

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
ANEWS005	The Orchard	Newstead	Central	Housing	6	0.3	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.

Selkirk

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
ASELK033	Angles Field	Selkirk	Central	Housing	30	2.0	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 June 2020 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	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
MSELK002	Heather Mill	Selkirk	Central	Mixed Use	75	1.4	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	SDA	Proposed Use	Indicative Capacity	Ha	PP 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	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
RY1B	Deanfield Court	Yetholm	Rest of Borders	Housing	7	0.6	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	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
AINNE004	Kirklands/Willowbank II	Innerleithen	Western	Housing	150	7.8	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	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
TI200	Kirklands	Innerleithen	Western	Housing	55	5.2	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	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
RLAUD002	Burnmill	Lauder	Rest of Borders	Redevelopment	5	0.8	Retain LDP Site

Conclusions

Retain the allocation for Redevelopment within the LDP2.

Peebles

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
APEEB044	Rosetta Road	Peebles	Western	Housing	100	5.7	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 for housing, with an indicative site capacity for 100 units.

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
MPEEB006	Rosetta Road Mixed Use	Peebles	Western	Mixed Use	30	6.4	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 sites. 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 4: Extract of Site Assessment Database - Sites to be removed from LDP

This report contains an extract of all sites which are to be removed from LDP2

Berwickshire HMA

Eyemouth

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
BEY1	Barefoots	Eyemouth	Eastern	Housing	20	1.3	Remove LDP Site

Conclusions

The site is currently allocated for housing within the adopted 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 developers to take the site forward.

Taking the above into consideration, it is the Council's intention to remove the housing allocation (BEY1). The site was included within the MIR for removal and has ultimately not been taken forward for inclusion within the Proposed Plan. However, it should be noted that the site will remain within the Development Boundary.

Preston

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
zRO16	Preston Farm	Preston	Eastern	Redevelopment	45	2.0	Remove LDP Site

Conclusions

The site is currently allocated for re-development within the adopted 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 a 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 operational 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 the Proposed Plan. 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 within the re-development allocation and re-locate elsewhere. However, currently they will remain within the existing allocation. The land owner has submitted two alternative sites within Preston for consideration, to compensate the loss of the current re-development allocation. 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 no longer 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, a recent planning application (18/00627/FUL) was granted planning consent along the northern boundary of the site, for the erection of agricultural buildings. Therefore, taking the above into consideration, it is proposed that the allocation (zRO16) is removed and not included within the Proposed Plan. 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 will remain included within the Development 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	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
RC2B	Roundabout Farm	Chesters	Rest of Borders	Housing	5	0.5	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 noted that there is a prominent tree within the site and it is doubtful whether the site could accommodate 5 new units. The site is also occupied 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	SDA	Proposed Use	Indicative Capacity	Ha	PP 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 would then 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.

Lilliesleaf

Site reference	Site name	Settlement	SDA	Proposed Use	Indicative Capacity	Ha	PP Status
ELI6B	Muselie Drive	Lilliesleaf	Central	Housing	7	0.7	Remove 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. 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 advised 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.

UPDATE FOLLOWING MAIN ISSUES CONSULTATION:

The Lilliesleaf, Ashkirk and Midlem Community Council made a representation to the MIR advising that the site has now been purchased by the community in order to create a village green and sought that the housing allocation on the site is removed from the LDP. As a village, Lilliesleaf has lacked a central village green and this is a use and focus to be welcomed in the village. On this basis, it is considered that the housing allocation should be removed and replaced with a formal Key Greenspace allocation (GSLILL002). Thomson Cooper in their capacity as Administrators for Murray and Burrell Ltd have confirmed that the site has now been sold and now remove their previous support for the retained allocation of the site for housing development.

INDICATIVE REGIONAL SPATIAL STRATEGIES FOR SOUTH OF SCOTLAND AND SOUTH EAST SCOTLAND

Report by Executive Director, Corporate Improvement and Economy

SCOTTISH BORDERS COUNCIL

25 September 2020

1 PURPOSE AND SUMMARY

- 1.1 **The report presents Members with the proposed Indicative Regional Spatial Strategies (IRSS) for the South of Scotland and for South East Scotland.**
- 1.2 Scottish Borders Council is in the unique position of being involved in the preparation of two such strategies. The IRSS for the South of Scotland has been prepared jointly with Dumfries and Galloway Council and the IRSS for the South East Scotland in association with the five other SESplan authorities (City of Edinburgh, West Lothian, East Lothian, Midlothian and Fife Councils).
- 1.3 Once the strategies are agreed they will be submitted to Scottish Ministers and will inform the development of the draft National Planning Framework for Scotland (NPF4), which is due to be published in Autumn 2021.

2 RECOMMENDATIONS

- 2.1 **I recommend that the Council:**
 - (a) **agree the South of Scotland Indicative Regional Spatial Strategy as detailed in the Appendix 1;**
 - (b) **agree the South East Scotland Indicative Regional Spatial Strategy as detailed in the Appendix 2;**
 - (c) **note the next steps for submission of the strategies to the Scottish Government as set out in paragraphs 3.15 – 3.18; and**
 - (d) **authorise the Chief Planning & Housing Officer to make minor changes to the documents, as required, prior to their submission to the Scottish Government.**

3 BACKGROUND TO REGIONAL SPATIAL STRATEGIES

- 3.1 The Planning (Scotland) Act 2019 establishes a duty for a planning authority, or authorities acting jointly, to prepare and adopt a Regional Spatial Strategy. These new arrangements will better align and integrate planning with wider strategies such as economic development, transport and other strategic infrastructure investment programmes. The new arrangements will also allow authorities to develop a tailored approach to strategic planning for their area that better reflects their local and regional circumstances.
- 3.2 The Act states that Regional Spatial Strategies are long term spatial strategies which identify:
- the need for strategic development
 - the outcomes to which strategic development will contribute
 - priorities for the delivery of strategic development
 - proposed locations, shown in the form of a map or diagram.
- 3.3 In the future, Scottish Ministers will have to have regard to adopted Regional Spatial Strategies in the preparation, revision or amendment of the National Planning Framework (NPF). The Scottish Government is currently reviewing the NPF to produce NPF4, which when adopted will become part of the statutory development plan along with the Local Development Plan. As the duty to prepare Regional Spatial Strategies has not been enacted and there is no statutory guidance available to inform their preparation, the Scottish Government is encouraging planning authorities to develop an Indicative Regional Spatial Strategy (IRSS) which will inform the NPF review.
- 3.4 In the absence of statutory guidance, the Scottish Government has produced a factsheet to help authorities. The factsheet advises authorities that it is for them to self-determine how best to prepare an Indicative Regional Spatial Strategy and what should be included in it but reiterate the points set out in paragraph 3.2 above. They have also indicated that it is perfectly reasonable to build on existing strategies, though authorities may want to take the opportunity to consider their long-term evolution and how this might inform the NPF4 vision for 2050, and to focus on issues which are clearly “strategic” in nature. The review of the NPF therefore provides an opportunity for authorities to identify their strategic development priorities to inform the review. It also provides the opportunity to bid for investment for strategic projects.
- 3.5 The absence of statutory guidance and the short timescale available in which to produce the IRSS, means it is a ‘light touch’ document that reflects existing projects, programmes and strategies such as SESplan, Scottish Borders Local Development Plan, the Borderlands Inclusive Growth Deal and the Edinburgh and South East Scotland City Region Deal. The IRSS is not promoting any new policies or projects beyond those about which Elected Members will already be aware and it is the opportunity to bring together existing strategic planning issues, economic development strategy and connectivity projects.

- 3.6 Planning authorities can decide whether they want to produce Regional Spatial Strategies individually or in collaboration with other authorities. Scottish Borders Council is in the unique position of being involved in the preparation of two such strategies. The IRSS for the South of Scotland has been prepared jointly with Dumfries and Galloway Council and the IRSS for the South East of Scotland in association with the five other SESplan authorities (City of Edinburgh, West Lothian, East Lothian, Midlothian and Fife Councils).

South of Scotland Indicative Regional Spatial Strategy

- 3.7 Given the commonality of issues, opportunities and strong working relationship, Dumfries and Galloway Council and Scottish Borders Council are working together to produce an Indicative Regional Spatial Strategy for the South of Scotland. The Councils have developed a strong working relationship over the years through the South of Scotland Alliance and latterly through the Borderlands Inclusive Growth Deal and the establishment of South of Scotland Enterprise (SoSE) and the Regional Economic Partnership.
- 3.8 As the IRSS will be used by the Scottish Government to inform the review of the NPF, it is considered appropriate to use the proposed NPF4 themes to structure the IRSS. Those themes are as follows –
- **Climate** - What development will we need to address climate change?
 - **People** - How can planning support our quality of life, health and wellbeing in the future?
 - **Economy** - What does planning need to do to enable an economy that benefits everyone?
 - **Place** - How can planning improve and strengthen the special character of our places?
 - **Connectivity** - What infrastructure do we need to plan to realise our long term aspirations?
- 3.9 The above themes are invariably interlinked and cut across more than one theme. For example, promoting the South of Scotland as a place where people positively elect to live and work is certainly about 'People' and, specifically, responding to our demographic challenge. It is also about Economy, Connectivity and Place.
- 3.10 The IRSS identifies a number of strategic developments across the South of Scotland. The developments comprise a mixture of place based projects such as the green energy park at Chapelcross, Tweedbank Business Park and themed developments such as the Borderlands digital infrastructure programme. The majority of the developments are projects and programmes identified through the Borderlands Inclusive Growth Deal.

South East Scotland Indicative Regional Spatial Strategy

- 3.11 Scottish Borders Council is also working with the local authorities of City of Edinburgh, East Lothian, Midlothian, West Lothian and Fife to prepare an IRSS for the South East of Scotland and as such, is the only authority to be within 2 IRSS partnerships. The IRSS has been developed under the auspices of SESplan governance and working mechanisms, which are well established, and uses the research and evidence base underpinning SESplan 2 as the starting point for the document.
- 3.12 The IRSS builds on the strategy set out in SESplan and takes into account the emerging City Deal Regional Growth Framework. The document is expressed in two sections. Firstly, the challenges and solutions that affect the whole region or are of a cross boundary nature. The second part deals with points that are specific to a distinct part of the region. The delivery of both sections is required to successfully achieve the environmental, economic and accessibility themes.
- 3.13 The key themes identified in the document relate to:
- **Regional Recovery and Renewal** - Tackling inequality, environmental improvement, economic renewal
 - **Adaptable, a more resilient region** - Tackling climate change, building design and conservation
 - **Accessible Region** - Tackling connectivity, infrastructure delivery, sustainable housing sites
- 3.14 There is a clear message in the IRSS that that the strategy must benefit the whole of the city region and that to achieve inclusive sustainable development major investment in infrastructure will be required.

Next Steps

- 3.15 The Scottish Government has requested that Indicative Regional Spatial Strategies are submitted to them by 18 September 2020. However, due to the short time scales available to prepare the documents, the impacts of COVID-19 and the necessary governance arrangements for each of the local authority groupings, it will not be possible to have the documents agreed and ratified fully by that date. Scottish Government officials have been advised accordingly and are comfortable with the arrangements set out below.
- 3.16 In terms of the South of Scotland IRSS, as there is no formal governance arrangements in place between the authorities, it is merely necessary for each authority to sign off the proposed document. Dumfries and Galloway Council will be presenting the IRSS to their Economy and Resources Committee on 15 September 2020 and once SBC agrees the IRSS at the meeting on 25 September 2020, it will be formally submitted to Scottish Government.

- 3.17 As an interim measure, it has been agreed that once agreed by their Members, Dumfries & Galloway Council will send a copy of the draft South of Scotland Indicative Regional Spatial Strategy to the Scottish Government before 18 September 2020 with the caveat that Scottish Borders Council still needs to agree it.
- 3.18 The South East of Scotland IRSS requires firstly to be agreed by the SESPlan Joint Committee on 21 September 2020 and then to be ratified by each of the six constituent local authorities. It is likely that due to the different Committee arrangements and cycles that it will not be possible to have the document fully agreed until October/November 2020. Following ratification by the local authorities, the IRSS will be reported for information through the City Deal governance arrangements.
- 3.19 The Scottish Government has advised that it is going to use the process of preparing IRSSs to help inform the statutory guidance needed to prepare the formal RSS. The formal Regional Spatial Strategy process will involve consultation with key stakeholders, communities and Elected Members.
- 3.20 The Scottish Government has advised that there will be an update on the review of NPF4 this autumn 2020. The timescale for the draft NPF4 to be considered by the Scottish Parliament is autumn 2021, with the final document to be tabled for parliamentary approval in spring 2022. The issue of subsequent statutory guidance will influence the timetable for the formal RSS, the review of the Local Development Plan 2 (October 2019) and the requirement for Local Place Plans (LPPs). LPPs require to be developed in conjunction with communities and will provide a key element for both land use and community planning in future.

4 IMPLICATIONS

4.1 Financial

Any immediate financial implications of producing the interim Regional Spatial Strategies provided for in the Planning Act have been accommodated for through the £5,000 grant funding from Scottish Government. The Council is not required to make any financial contribution to the development of either the IRSS. Resources have been provided within the existing staff establishment to assist in the development of the strategies.

The adoption of the documents will not have any immediate financial implications for the Council.

4.2 Risk and Mitigations

The adoption of the documents will not have any immediate implications for the Council in terms of risk. The IRSS provides the opportunity to bring together existing strategic planning issues, economic development strategy and connectivity projects.

4.3 **Integrated Impact Assessment**

There are no direct adverse equality implications arising from this report. An IIA has been prepared to support the report.

4.4 **Acting Sustainably**

There are no direct economic, social or environmental effects arising from this report.

4.5 **Carbon Management**

There are no effects on carbon emissions arising from 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**

There are no changes required to the Council's Scheme of Administration or Scheme of Delegation as a result of this report.

5 CONSULTATION

- 5.1 The Executive Director (Finance & Regulatory), the Monitoring Officer/Chief Legal Officer, the Chief Officer Audit and Risk, the Service Director HR & Communications, the Clerk to the Council and Corporate Communications have been consulted and their comments incorporated into this report.

Approved by

Rob Dickson
Executive Director,
Corporate Improvement & Economy Signature

Author(s)

Name	Designation and Contact Number
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Background Papers: None

Previous Minute Reference: None

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SOUTH OF SCOTLAND

INDICATIVE REGIONAL SPATIAL STRATEGY

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Introduction

This document presents the indicative Regional Spatial Strategy (iRSS) for the South of Scotland, a region which comprises the local authority areas of Dumfries and Galloway and the Scottish Borders. In doing so, it seeks to respond to the opportunity presented by the review of the National Planning Framework (NPF) for authorities to work together to identify the strategic development priorities they wish to see taken forward with enhanced status in planning and investment decision making within the South of Scotland; and input into the development of the forthcoming NPF4, at a national level.

Through this document, we articulate a number of shared outcomes and strategic development projects we wish to see achieved and delivered in our region by 2050 which will respond to the climate change emergency, secure sustainability in our energy supplies and land use practices; deliver an inclusive economy; bring meaningful improvements to the health and wellbeing of all of our citizens; facilitate the responsible management of our high quality landscape and heritage resources; and deliver

optimum connectivity to, from and throughout our region. The timescale for the programme set out in this iRSS is to 2050, with a 10-year review.

Over the next 30 years, the potential for change is significant, and the iRSS will need to be responsive and flexible to promote and develop our region's resilience, socially, and its agility, economically. The impact of the coronavirus pandemic is a stark reminder of the potential for radical change in even a matter of months. It is liable to impact on us all, and potentially for decades to come. We must plan to address the challenges and opportunities as we now find them. We need to adapt in recognition of the strong likelihood that we face a challenge which is qualitatively and quantitatively of a different order from any that we have encountered previously.

The need for us to lead in acting on climate change is ever more significant. The recommendations of the Scottish Government commissioned Advisory Group on Economic Recovery and Scottish Government's response to those recommendations, have reinforced

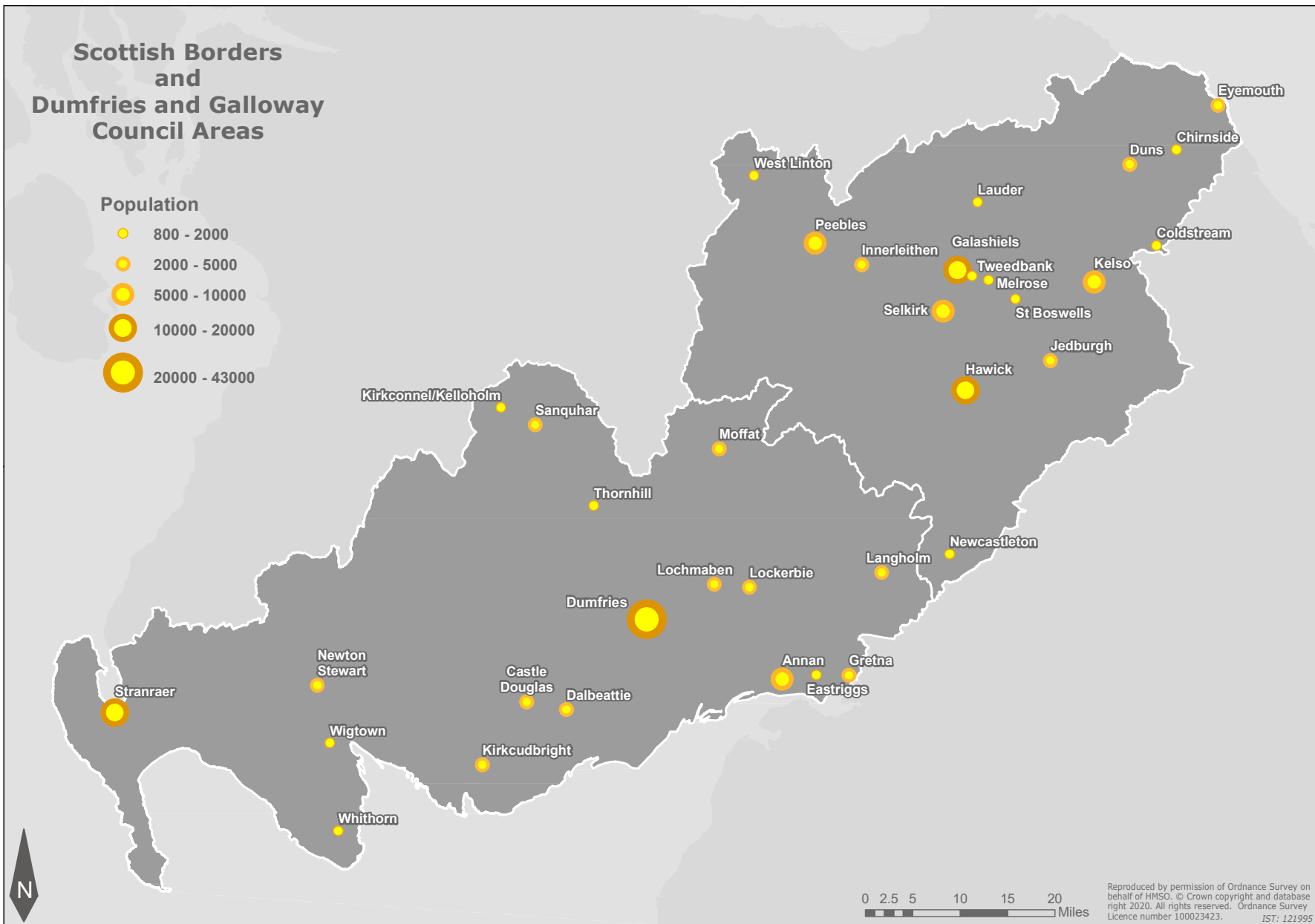
the need for a paradigm-shift towards a greener, net-zero and wellbeing economy which is why the South of Scotland's role and response to climate change is a cornerstone of this iRSS.

The strategic development projects identified in the iRSS will be delivered through a number of different organisations and delivery programmes including the Borderlands Inclusive Growth Deal, South of Scotland Enterprise, the Strategic Housing Investment Plan, the Scottish Government's Infrastructure Investment Plan, and the Strategic Transport Projects Review.

- ◆ Reflecting the objectives of a Regional Spatial Strategy set out in the Planning (Scotland) Act 2019, this document seeks to identify:
- ◆ the need for strategic development;
- ◆ the outcomes to which strategic development will contribute;
- ◆ priorities for the delivery of strategic development; and
- ◆ as far as practicable, the proposed locations of such development.

Scottish Borders and Dumfries and Galloway Council Areas

Population



Dumfries and Galloway and the Scottish Borders are distinctly rural areas with a number of small settlements shown on map above. Together, they constitute about 14% of the whole land area of Scotland; and have a combined population of about 263,000 people. Their population densities are practically identical; which, at 23/km², are the lowest outside of the Highlands and Islands and a third of the Scottish average; both areas have ageing populations and suffer the out-migration of young people.

Context

The South of Scotland comprises around 14% of Scotland's land mass, it is a distinctive region, which sits between the larger population centres and markets of the Central Belt and the North of England and has vital relationships with these and other regions beyond its boundaries.

The South of Scotland councils are part of the Borderlands Inclusive Growth Deal. This brings them together with the English local authorities of Carlisle City Council, Cumbria County Council, and Northumberland County Council in the promotion of the inclusive economic growth of the area that straddles the Scotland-England border. Dumfries and Galloway Council has vital relationships to the north with the Ayrshire Councils, South Lanarkshire and Glasgow; and perhaps most significantly of all, in the context of the UK leaving the EU, with Northern Ireland and the Republic of Ireland. Scottish Borders Council is also part of the Edinburgh and South-East Scotland City Deal – comprising the local authority authorities of Edinburgh, East Lothian, Midlothian, West Lothian, Fife and Scottish Borders, together with regional universities, colleges and the private sector.

At present, the strategic transport network (road and rail) runs predominately north to south, linking up the

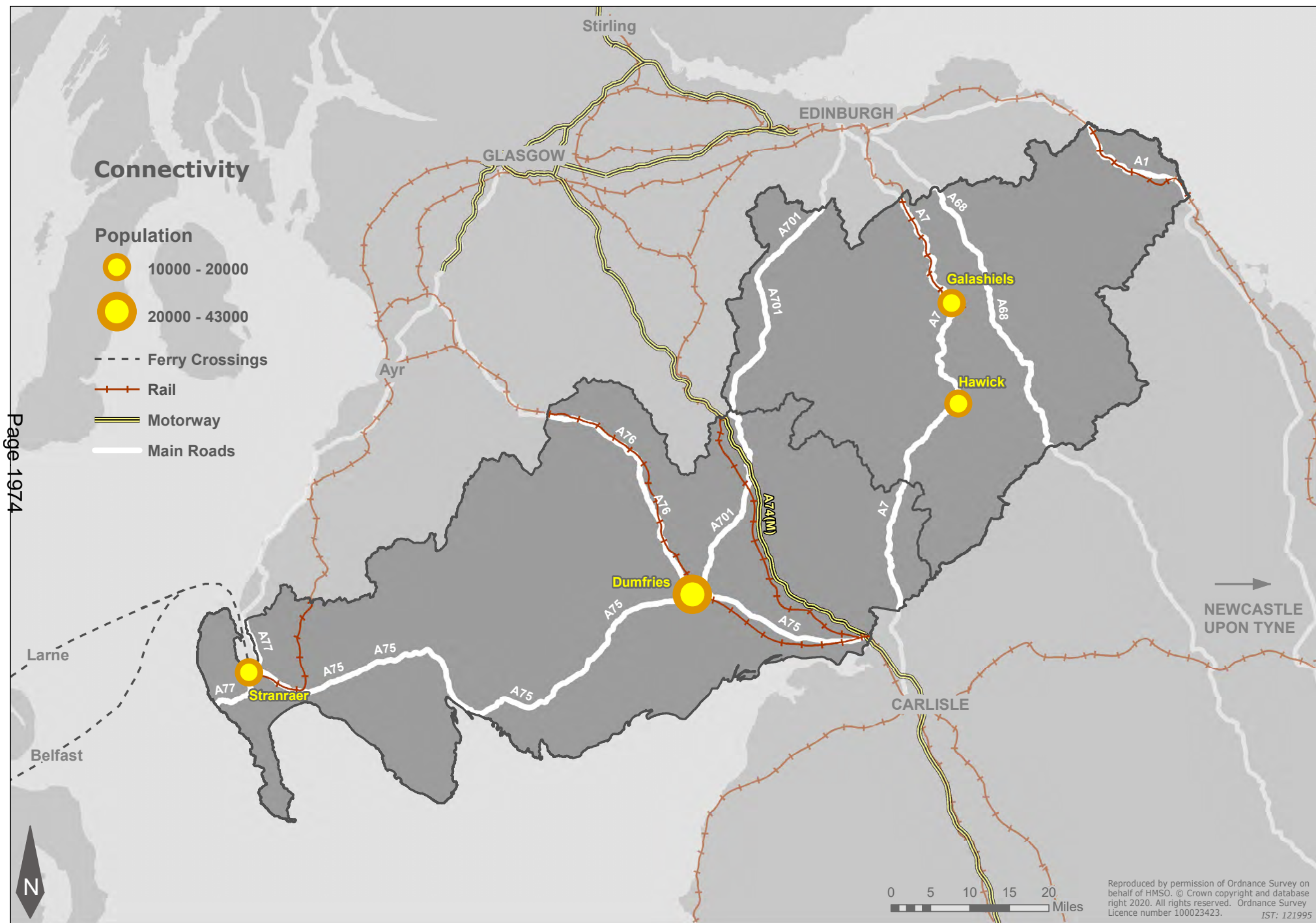
large urban centres either side of the region rather than facilitating access to and within the region. This is illustrated on the map below. The Borders railway is an exception although it currently only serves to link the national railway network, via Edinburgh, to the central Borders. At a national level, the South of Scotland is liable not to be perceived as a destination in its own right but as somewhere en route to somewhere else. The lack of good east west transport routes means that travellers and visitors arriving on national network routes are unlikely to perceive it or experience it as a coherent region.

There are a number of households and business properties across the region unable to access superfast broadband speeds and do not have access to 4G mobile connectivity, it is unclear when 5G mobile coverage will become available. This impacts on the region's attractiveness as a business location which is why delivery of the Borderlands digital infrastructure project is crucial.

Taking the South of Scotland as a whole, the region underperforms against conventional economic measures. Relative to Scotland, it has low productivity figures and limited value-adding activity. The business base is dominated by micro and small businesses with

a loss of larger businesses over recent decades. Our transport and digital infrastructure is poor compared to the Scottish average. The South of Scotland has many assets, located between the central belt and the North of England there is a large potential 'regional' market. There is also a strong sense of community and a rich cultural heritage; and an excellent quality of life. These assets combined with delivery of the strategic development projects outlined in this iRSS will establish the South of Scotland as a centre of opportunity, innovation and growth.

The iRSS provides an opportunity to align spatial strategy with a number of initiatives and strategies including the Borderlands Inclusive Growth Deal, the Strategic Transport Projects Review and emerging regional economic strategy. It also seeks to incorporate emerging thinking from the recently formed South of Scotland Enterprise (SOSE), the need for a shift towards a greener, net zero and wellbeing economy and the outcomes from the Scottish Borders Council land use study pilot. This iRSS has been developed with input from colleagues in economic development, transportation, sustainability, ecology, biodiversity, and strategic housing.



The main issues and opportunities in the South of Scotland are shown below.



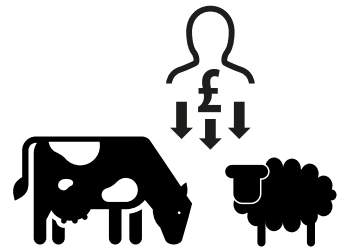
Affordability of housing stock an issue in some areas



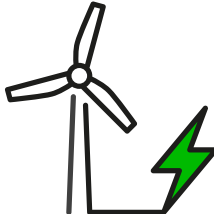
Ageing population



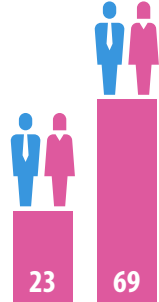
Poor digital connectivity



Low wage economy dependent on traditional rural sectors such as agriculture



Area is a significant generator of renewable energy



Population density of 23 people per sq km, a third of Scotland's average.



Rurality means high dependency on the car

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Area has large carbon sinks – forestry and peatlands



High dependency on public sector jobs – local government and NHS



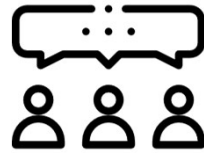
High levels of outward migration of young people



Improvements needed to the road and rail network



High quality landscape, natural and built environment



Strong cultural heritage and community spirit

Ambition

By 2050, the world we inhabit will be different to that we know today. By then, Scotland will have been a net zero nation for 5 years, with the rest of the UK due to attain net zero greenhouse gas emissions in 2050. This future opens a spectrum of opportunity for the South of Scotland, rich in transition assets. Digital advances too promise to transform the prospects of our region, as ever greater numbers of workers no longer tethered to workplaces, choose locations to live and work which offer greater quality of life.

The 10 year review of the RSS lends itself to thinking about how we plot a trajectory to 2050. Over the next 10 years, we must put the building blocks for our future development in place. For the South of Scotland to meet the outcomes set out in this iRSS, the following will need to happen.

NPF4 needs to recognise that economic growth and vitality in the South of Scotland is promoted along strategic 'growth corridors' which link economic hubs to national transport routes. These corridors run along key strategic routes: A1(T), A7(T), A68(T), A74(M), A75(T), A77(T) and A76(T) the existing railways. The extension of the Borders Railway to the high speed rail hub at Carlisle would lever in opportunities all along the rail line and throughout the Borders. Similarly, the

opening of Reston Railway Station will present new opportunities in Berwickshire and the relocation of the station at Stranraer with a new rail link to the Ports of Cairnryan would enhance economic growth.

Investment in a range of sustainable transport is required together with greater provision (at a national level) of rapid electric charging points to aid a more sustainable transportation method for those unable to use public transport. Radical improvements in public and low carbon transport options are needed together with strategic public transport hubs. This will require installation of thousands of electric vehicle chargers across domestic, commercial and public settings. It will require an integrated and properly resourced public transport system, unachievable without significant central government support.

If the area is to enjoy the economic, social and sustainability benefits experienced by others, digital and physical connectivity must be prioritised, and should reflect a level of service and connectivity which is industry leading and internationally competitive.

At regional and national level, we must develop solutions to address market failures experienced by the region, which hamper growth. NPF4 has a

vital role to play in promoting an approach which is focused not only on traditional economic hubs, but, again, on spreading opportunities, and improving the contribution that the South of Scotland makes to national economic wealth and wellbeing in a sustainable way. Growth corridors based on the concepts of connectivity and sustainability provide a means of linking hubs of economic activity and generating stronger outputs and improved outcomes for the region

In moving forward economically, ensure the region is ahead of national efforts to address the global climate change emergency; delivers a greener economy that contributes to net zero carbon ambitions; a low carbon society, is resilient to the effects of climate change, with safeguarded and enhanced natural capital.

Ensure that we create well planned and sustainable places in conjunction with communities that are well connected, and with green spaces. Doing this has the potential to boost the economic productivity of communities through connecting people to employment opportunities and preventing social isolation.

By 2050...



Greener economy that contributes to net zero carbon ambitions



Vibrant, diverse town centres integral to the life and economy of their community



Healthy communities with access to a high quality built and natural environment, open space, sport and leisure amenities, and active travel opportunities



The number of younger people living and working in the region will have increased



Diverse higher value economy spread across employment sectors



Communities actively involved in planning their future development



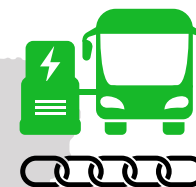
Improved digital connectivity



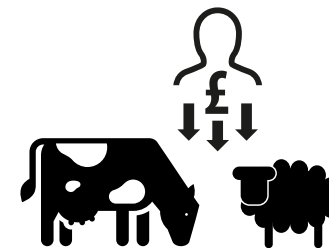
Low carbon society, which is resilient to the effects of climate change



Prime outdoor recreation destination in UK and internationally with a range of visitor attractions



A region with excellent strategic transport and active travel linkages



Reduced dependency on low wage sectors of the economy such as agriculture



Natural capital investment / innovation area, with safeguarded and enhanced natural capital



High quality landscape, natural and built environment

Strategic Themes and Aims

The themes listed in the tables below are inter-related in so far as the issues and opportunities are invariably interlinked and cut across more than one theme. Therefore, the identified strategic development projects will contribute towards a number of different outcomes under different themes. For simplicity, the projects have been listed once in the table under the theme to which their contribution is anticipated to be the most direct and significant. More information on the strategic development projects is set out in the appendix and if it has a specific geographical location is shown on the maps which are also in the appendix.

CLIMATE CHANGE – Energy and Environment			
Issues and opportunities – the need for strategic development	Aims – outcomes to which strategic development will contribute	Approach – the delivery of strategic development	Proposals - Strategic Development Projects
<p>The Scottish Government has set a target of net zero emissions by 2045.</p> <p>The South of Scotland is a significant generator of renewable energy. Increased renewable energy generation storage and transmission would benefit the region and Scotland and could be a significant catalyst for wider investment and supply chain growth. Cheaper electricity for communities could help reduce fuel poverty.</p> <p>Make best use of existing infrastructure - ‘reuse first’ principle, whereby previously used land, buildings, places, materials and infrastructure are given preference to new. Promote and incorporate strategic active and sustainable travel.</p>	<p>To deliver a greener economy that contributes to net zero carbon ambitions, and which is able to capitalise on the region’s green energy assets and potential.</p> <p>To create a low carbon society, which is resilient to the effects of climate change.</p> <p>To de-carbonize homes and premises and improve existing stock.</p>	<p>Dumfries and Galloway Council have declared a climate change emergency and set a net zero target for 2025, an Action Plan is being developed.</p> <p>SOSE have established an Energy Transition Group to develop a better understanding of the challenges and opportunities facing the region with regards to future energy supply, demand and transmission across a rural geography. The work of this group will be key in meeting the objective set out opposite.</p> <p>All new developments to be future proofed e.g. adaptability, designing in sustainability and incorporating electric vehicles and charging points– supply ahead of demand to enable ongoing transition.</p> <p>For housing developments, this could involve including home office space to reduce travel to work. Maximise existing infrastructure and use of buildings. Greater grant support for the conversion and reuse of historic buildings.</p>	<p>1. Chapelcross Green Energy Park</p> <p>2. Green Energy & Recycling</p> <p>3. Flood Schemes</p>

Issues and opportunities – the need for strategic development	Aims – outcomes to which strategic development will contribute	Approach – the delivery of strategic development	Proposals - Strategic Development Projects
The South of Scotland has extensive agriculture, forestry and peatlands contributing to the biodiversity of the region and carbon capture. The interrelationship between climate change, biodiversity, land use and natural capital needs to be recognised.	To make the South of Scotland a Natural Capital Investment/Area, by safeguarding and enhancing natural capital and building resilience in our environment for climate change adaptation (e.g. strategic approaches to woodland creation, peatland restoration and natural flood management).	Aspirations for biodiversity net gain, national ecological network and linkage to the national land use strategy, could be achieved through the Borderlands Natural Capital programme, and linkage to Regional Land Use Partnerships and Frameworks as they emerge. Promote the prioritisation of biodiversity and net biodiversity gain across large areas of the South of Scotland.	4. Borderlands Natural Capital Programme

ECONOMY – Employment and Inclusion			
Issues and opportunities - the need for strategic development	Aims – outcomes to which strategic development will contribute	Approach – the delivery of strategic development	Proposals - Strategic Development Projects
Low wage economy dependent on agriculture, fishing, forestry, tourism and leisure sectors traditional, which is vulnerable to external pressures such as Brexit and changes to the Common Agricultural Policy (CAP). There is a high dependency on local government and NHS jobs. Some parts of the region are more attractive to investors than others, resulting in uneven regional economic development.	To create an inclusive, sustainable, greener, diversified economy that maximises the value of investment and spend through community wealth building and local supply chains, and measures success reflecting a long-term commitment to a wellbeing economy. To future-proof local economy from impact of Brexit and changes to the CAP. To maximise jobs and ensure investment reduces the high dependency on low wage sectors of the economy, thereby counteracting uneven regional economic development	Deliver the strategic themes and projects identified in the Borderlands Inclusive Growth Deal. South of Scotland Enterprise (SOSE) to drive inclusive growth, increase competitiveness and tackle inequality within the region and establish the South of Scotland as a centre of opportunity, innovation and growth. Galloway and Southern Ayrshire Biosphere and Tweed Forum could be the delivery mechanism for the trailing of early delivery ideas and testing post CAP reform.	5. Stranraer Gateway Project 6. Strategic Growth Corridors A74(M) and A75(T) – Linked to Freeport 7. Development of Business Parks at Key Locations Along the A75(T)

Issues and opportunities - the need for strategic development	Aims – outcomes to which strategic development will contribute	Approach – the delivery of strategic development	Proposals - Strategic Development Projects
<p>Large rural area with low population density makes service/facilities provision challenging. There has been a loss of rural services, for example shops, post offices and public transport provision.</p> <p>The South of Scotland is an attractive area to relocate/retire to - due to high quality natural environment, landscape and cultural heritage – and, potentially even more so, in a post-Covid-19 context.</p> <p>Tourism is an important sector of the economy.</p>	<p>To deliver training, upskilling and reskilling to help meet the needs of a future higher value economy based on higher skilled, better rewarded and fair employment and business opportunities.</p> <p>To promote, widen and diversify appropriate employment opportunities in rural communities, while helping to strengthen traditional ones, all of which, can help support rural services.</p> <p>To Promote the South of Scotland as a prime outdoor recreation destination in UK and internationally and support the delivery of new visitor attractions.</p>	<p>Explore potential of key sectors in the South of Scotland to develop and diversify.</p> <p>Explore potential of renewable energy sector and job creation through manufacture, research and development.</p> <p>Support the future growth of the Universities and Colleges, and digital learning opportunities.</p> <p>The potential for businesses to relocate to rural areas is being supported and facilitated by greater digital connectivity which allows for greater home-working opportunities.</p> <p>Promote the South of Scotland as an outdoor recreation destination in UK and internationally. Various strategic development projects are identified to develop the tourism sector further.</p>	<p>8. Inclusive Economy Development Zones in Central Borders and Tweeddale</p> <p>9. Strategic Growth Corridors Along Existing and Extended Railway Routes</p> <p>10. Business Park / Housing/Care Home Development, Tweedbank Expansion</p> <p>11. Dairy Innovation Centre</p> <p>12. Great Tapestry of Scotland, Galashiels</p>

PEOPLE – Community, Health and Wellbeing			
Issues and opportunities - the need for strategic development	Aims – outcomes to which strategic development will contribute	Approach – the delivery of strategic development	Proposals - Strategic Development Projects
<p>Ageing population (75+ age group), increasing numbers living on their own with long-term health conditions, including dementia.</p>	<p>To support health and wellbeing within our communities through provision of a quality environment, access to open space, diverse sport and leisure amenities, and active travel opportunities.</p>	<p>Development of inclusive places and intergenerational homes with access to a range of facilities, health and social services, open space and the development of strategic active travel networks</p>	<p>13. Retention and Attraction of Young People to Live in Region</p> <p>14. Inclusive Place Making and Strategic Active Travel Network</p>

Issues and opportunities - the need for strategic development	Aims – outcomes to which strategic development will contribute	Approach – the delivery of strategic development	Proposals - Strategic Development Projects
<p>High levels of outward migration amongst young people within the region. There is a need to retain, as well as to attract, people of working age to the South of Scotland. This is key to the future of the area and its economic prospects.</p> <p>There is a need to provide our communities with a greater range of opportunities to maintain and improve their general health and well-being.</p> <p>Affordability of the housing stock is an issue in some parts of the region. There are small pockets of deprivation across region.</p>	<p>To support the creation, maintenance and development of strong, inclusive, healthy, viable and sustainable communities.</p> <p>To address the demographic challenges by attracting in a greater proportion of younger people to sustain the economy and services by promoting economic opportunities, quality of life and natural environment available in the South of Scotland.</p> <p>To create linkages between housing supply (affordability and quality) and economic development and growth.</p>	<p>Promotion of the South of Scotland as a place where people elect to live and work, because of the natural environment and quality of life in response to the demographic challenges.</p> <p>Creation of sustainable and inclusive towns that are adaptable and well-connected. Development of inclusive and walkable neighbourhoods with access to a range of facilities, employment, health and social services and open space.</p> <p>Develop a better understanding of the inter relationship of economy with (market and affordable) housing supply/availability.</p>	<p>15. Innerleithen Mountain Biking Innovation Centre</p> <p>16. South West Coastal Path Project</p>

PLACE – Landscape, Biodiversity and the Built Environment

Issues and opportunities - the need for strategic development	Aims – outcomes to which strategic development will contribute	Approach – the delivery of strategic development	Proposals - Strategic Development Projects
<p>High quality natural and historic environment and landscape recognised in the range and number of designations across the South of Scotland.</p> <p>Potential to build on the regional land use framework pilot led by Scottish Borders Council.</p> <p>Potential to designate a national park in both Dumfries and Galloway and Scottish Borders being pursued by local campaign groups.</p>	<p>To protect, and where possible, enhance, special places.</p>	<p>Develop the Region to become a Natural Capital Investment (or Innovation) Area based on a number of key proposals including the Biosphere in D&G/ South Ayrshire, Wild Heart of southern Scotland (between the SBC and D&G) and Tweed catchment based work (Peatlands, woodland creation and natural flood management and Destination Tweed).</p> <p>Empower communities to take greater ownership and have greater influence through Local Place Plans.</p>	<p>17. Natural Capital & Green Tourism</p> <p>18. Borderlands Place Programme</p>

Issues and opportunities - the need for strategic development	Aims – outcomes to which strategic development will contribute	Approach – the delivery of strategic development	Proposals - Strategic Development Projects
<p>Landuse, woodland creation and peatland protection being explored as part of wider partnership project for the South of Scotland. There is the potential within these, to enhance biodiversity through the opportunity for sensitive and considered habitat creation.</p> <p>The size of town centres; at least their role as retail and service centres, may contract over time, but a new vision needs to be developed as to how these areas can remain vital, vibrant and integral to the lives of their communities.</p>	<p>To enhance biodiversity to deliver multiple benefits through a number of strategic landscape scale delivery projects.</p> <p>Repurpose and reinvent town centres into vibrant, attractive 21st century spaces which remain at the heart of our communities.</p>	<p>Regional Land Use Partnerships (RLUPs) – to establish a framework for future land use priorities. Spatial plan for land use frameworks would be linked to regional spatial strategies.</p> <p>Enhance biodiversity to deliver multiple benefits through strategic landscape scale delivery projects. The Solway Tweed River Basin Management Plan, Shoreline Management Plan and Marine Plans</p> <p>Develop a forward-looking flexible approach to how town centres are used, what they might become, and what uses are appropriately accommodated there to support the economic, social and cultural needs of their communities, as well as being viable and self-sustaining in the 21st century.</p>	<p>19. Regional Land Use Partnerships</p> <p>20. Regeneration, Repurposing and Promotion of Town Centres</p>

CONNECTIVITY – Transport and Infrastructure

Issues and opportunities - the need for strategic development	Aims – outcomes to which strategic development will contribute	Approach – the delivery of strategic development	Proposals - Strategic Development Projects
<p>Poor digital connectivity impacts on the economy including homeworking opportunities. It is unclear when 5G will be available.</p>	<p>To take maximum advantage of digital and technological improvements.</p> <p>For the South of Scotland to be smart, resilient, sustainable, adaptable and to flourish, there needs to be effective internal and external digital connectivity.</p>	<p>Development of a digital economy that supports flows of innovation and investment to the South of Scotland.</p> <p>Opportunities for artificial intelligence could lead to new ways of working.</p>	<p>21. Borderlands Digital Infrastructure Programme</p>

Issues and opportunities - the need for strategic development	Aims – outcomes to which strategic development will contribute	Approach – the delivery of strategic development	Proposals - Strategic Development Projects
<p>Rurality means high levels of dependency on private car and poor public transport system. Low population density makes it difficult to switch to other modes of transport. Opportunities for multi modal transport are limited.</p> <p>Improvements to the internal and external road, rail and active travel network provides opportunities to improve accessibility between communities and access to larger centres outwith the south of Scotland.</p>	<p>To develop strategic transport and active travel linkages.</p>	<p>Strategic Transport Projects Review, Borders Transport Study and South West Scotland Transport Study will assess and prioritise transport projects.</p> <p>Improved connectivity to regional airports at Prestwick and Carlisle.</p> <p>Improved rail infrastructure - New railway stations, improved rail access to the proposed high speed rail hub at Carlisle, future extension of rail lines – Borders Railway Extension and new rail links.</p>	<p>22. Transport Corridor Improvements – A75(T) & A77(T)</p> <p>23. Transport Corridor Improvements – A76(T)</p> <p>24. Dualling the A1 (T)</p> <p>25. A7(T) Selkirk By-Pass</p> <p>26. Road Capacity Enhancements Between Dumfries and the A74(M)</p> <p>27. Improvements to the Local Road Network between Dumfries and Galloway and the Scottish Borders</p> <p>28. New Peebles Bridge</p> <p>29. Development of the Timber Transport Network</p> <p>30. Glasgow South Western Rail Line Improvements and New Rail Stations</p> <p>31. Glasgow South Western Rail Line – Stranraer/ Cairnryan Rail Line & New Rail Stations</p> <p>32. Increased Access to Rail Services on West Coast Rail Line and New Rail Station at Beattock</p> <p>33. Railway Projects - Extension of Borders Railway from Tweedbank to Carlisle via Hawick. New Railway Station at Reston</p> <p>34. New Rail Links Between the Glasgow South Western Line and the West Coast Main line and Between Dumfries and Stranraer</p>

Appendix - Strategic Development Projects

The colour coding used in the theme section of the table indicates which theme the strategic development project will impact on.

Proposals - Strategic Development Projects	Theme				
1. Chapelcross Green Energy Park	Climate Change	People	Economy	Place	Connectivity

What? To create a new nationally important Green Energy Park, by servicing some 200ha of land at the former nuclear power station at Chapelcross for business, industrial and energy generating uses taking advantage of its strategic location on the A74(M) and its existing national grid connection.

Why? The creation of a hub for a zero carbon economy in southern Scotland providing low energy and costs to businesses and the local community would be a catalyst for green energy production, research and development, storage and distribution that could act as a major economic magnet for the Borderlands area. To be delivered through the Borderlands Inclusive Growth Deal the project will bring investment, attract new businesses, create employment opportunities and new skills including research and development across the Borderlands area.

2. Green Energy and Recycling	Climate Change	People	Economy	Place	Connectivity
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What? To develop a green economy for the South of Scotland by providing subsidised green energy to business and industry sites and to dispersed rural communities.

Why? The area is a large generator and exporter of renewable energy. Decarbonisation of industry and energy sectors is dependent on new carbon dioxide (CO2) transportation infrastructure, coupled with low-carbon hydrogen production and carbon capture and storage (see Projects 1 & 5).

Borderlands Inclusive Growth Project is developing an Energy Masterplan and a series of Local Area Energy Plans will establish the foundation for the Energy Investment Programme in support of projects across the region. The project will also include the recycling of waste products to repurpose them for new uses.

3. Flood Schemes	Climate Change	People	Economy	Place	Connectivity
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What? To ensure our communities have effective protection against significant flooding events that impact on 'at risk' settlement areas.

Why? Climate change means that severe flood events are more frequent occurrences. Settlements and transport links are at increased risk from the frequency and extent of flooding. Scottish Borders Council is currently delivering the Hawick Flood Protection Scheme and undertaking five flood studies for Peebles, Innerleithen, Broughton; Earlston and Newcastleton. These studies will feed into the next funding cycle for the implementation of future flood protection schemes. Dumfries and Galloway Council is promoting flood protection schemes for Dumfries, Langholm and Newton Stewart. The authorities will coordinate with key stakeholders, to ensure the most sustainable mitigation methods are taken forward and will look to contribute to research and demonstration projects that seek to establish the effectiveness of natural flood management measures.

4. Borderlands Natural Capital Programme

Climate
Change

People

Economy

Place

Connectivity

What? A funding programme through the Borderlands Inclusive Growth Deal to support the development of the rural economy.

Why? The South of Scotland is characterised by extensive agriculture, forestry, peatlands and moorland. A challenge fund is to be established for businesses and land managers to trial environmentally friendly pilots of the area's natural capital, advance sector strategies and measures to capture and analyse real time information to maximise product yield, minimise pollution, promote carbon capture and flood management. These interventions would contribute to the development of a Natural Capital Innovation Zone across the Borderlands region.

5. Stranraer Gateway Project

Climate
Change

People

Economy

Place

Connectivity

What? To create a Stranraer Gateway based on the Stranraer Waterfront Project, improved transport infrastructure to and from Stranraer, the creation of a Freeport at Stranraer/Cairnryan (see Project 6) and a series of business and industrial land, low carbon heating and built environment projects.

Why? Stranraer is the main settlement in the west of Dumfries and Galloway and its location makes it a gateway to Ireland, Europe and the rest of the UK. The project will bring substantial economic benefits in terms of increased tourism, employment, training opportunities and connectivity all contributing to a sustainable place and inclusive growth.

Expansion of the marina is a key element of the waterfront regeneration project and one of the priority projects identified within Borderlands Inclusive Growth Deal. Strategic road improvements to the A75(T) and A77(T) are essential, relocation of the existing Stranraer station to within the town and the creation of a new station and rail link and active travel link at Cairnryan (see Project 31) which would include provision for both passenger and freight. A low carbon heating project to trial the use of hydrogen is proposed (see Project 2).

6. Strategic Growth Corridors A74(M) and A75(T) Linked to Stranraer/Cairnryan Freeport

Climate
Change

People

Economy

Place

Connectivity

What? The establishment of strategic growth corridors for business development on the A74(M) and A75(T) corridors to provide potential new business opportunities and a means of attracting new businesses to the area through the delivery of enhanced strategic locations linked to the designation of a freeport at the greater Stranraer/Cairnryan area.

Why? The designation of a Freeport zone linking the ports of Cairnryan and Larne with the wider Stranraer area and strategic transport corridors would bring significant benefits to the south west of Scotland and Northern Ireland, the A75(T) and A77(T) being essential to serving the UK/European and central belt of Scotland markets. (See Project 22)

The designation of a Freeport would be a significant boost to longer term economic recovery in support of inclusive growth for the area. The North Channel Partnership Strategy and Action Plan developed between Dumfries and Galloway Council and Mid and East Antrim Borough Council has identified the ports of Cairnryan and Larne as key strategic gateways between Scotland and Northern Ireland and between Ireland, the UK and Europe. In a post Brexit world these ports will become more important and the establishment of a Freeport at these locations could create a virtual bridge to Northern Ireland and Ireland. As such it also presents an opportunity to stimulate regional economic recovery in a post Covid-19 world.

7. Development of Business Parks at Key Locations Along the A75(T)

Climate
Change

People

Economy

Place

Connectivity

What? To develop a series of small business parks at key locations along the A75(T).

Why? This project will create employment nodes that will support the economies of the rural towns while maximising the connectivity that the A75(T) brings to the regional economy, given that it links Dumfries and Galloway with markets accessed via the M6 and A74(M) and with markets in Northern Ireland. Business and industry sites have been selected at Annan, Castle Douglas and Newton Stewart and development appraisals are being undertaken. The project would include a mix of serviced plots and/or new build business units to be delivered by the Borderlands Inclusive Growth Deal Business Infrastructure Programme. It also presents an opportunity to stimulate regional economic recovery in a post Covid-19 world.

8. Inclusive Economy Development Zones in Central Borders and Tweeddale

Climate
Change

People

Economy

Place

Connectivity

What? To promote greater availability of, and access to, new land for business and economic development within the Central Borders, Tweeddale and Berwickshire areas.

Why? Successful and sustained economic development within the Central Borders, Tweeddale and Berwickshire areas, is dependent upon sufficient new land being brought forward - as it will be through the forthcoming Scottish Borders Local Development Plan 2 - to help stimulate regional economic recovery in a post Covid-19 world. Possible Business and industry sites have been identified and development appraisals are being undertaken.

9. Strategic Growth Corridors Along Existing and Extended Railway Routes

Climate
Change

People

Economy

Place

Connectivity

What? The Borders Railway, and any future extensions of it, both within and through the Scottish Borders area, provide potential new business opportunities and a means of attracting new businesses to the area through the delivery of enhanced strategic locations within the vicinity of stations.

Why? The Borders Railway is a key transport corridor linking the area more effectively to Edinburgh, Scotland and beyond. The delivery and development of this greater accessibility at the heart of the region, provides new opportunities for businesses which need, or prefer, a base in the Borders, but which also require good transport connections from the regional level up to national, even international, level. As such, the railway is itself an opportunity to seed and develop related and interrelated business clusters, whose success, can help drive the area's wider economy, and stimulate regional economic recovery post-Covid crisis.

10. Business Park / Housing / Care Home Development, Tweedbank Expansion

Climate
Change

People

Economy

Place

Connectivity

What? The development of a 34ha site to the north of Tweedbank, allocated in the adopted Local Development Plan for mixed use.

Why? The Borders Railway blueprint seeks to promote development opportunities in the vicinity of the Borders railway line. The land allocated for the Tweedbank Expansion, has the potential to accommodate a range of development uses, capitalising on its close proximity to the Tweedbank railway terminal, its outstanding attractive parkland setting and its central location within an established housing market area. The site will include over 300 houses, a care home complex and a high amenity Class 4 business park.

11. Dairy Innovation Centre	Climate Change	People	Economy	Place	Connectivity
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What? To develop a dairy innovation centre at the Crichton Farm, Dumfries in support of the dairy industry.

Why? Dairy is a key sector in Borderlands and particularly in Dumfries and Galloway and Cumbria. The project will provide cutting edge research on developing new value-added processes for the dairy industry. The project will form part of a much wider investment to support the industry by Scotland's Rural College (SRUC) and will be delivered through the Borderlands Inclusive Growth Deal.

12. Great Tapestry of Scotland, Galashiels	Climate Change	People	Economy	Place	Connectivity
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What? The development of a new purpose built building in central Galashiels for the Great Tapestry of Scotland.

Why? The £6.7m project incorporates a 143 metre linear pictorial history depicting key Scottish events going back 12,000 years. The Tapestry is the largest in the world and aims to attract a significant number of tourists into the modern innovative purpose designed building. The Tapestry will help act as a catalyst to regenerate Galashiels town centre and develop opportunities the railway halt offers.

13. Retention and Attraction of Young People to Work and Live in Region	Climate Change	People	Economy	Place	Connectivity
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What? To provide greater and better opportunities for young people to live and work within the South of Scotland in all communities; and in environments that meet their needs in equivalent terms to those that they might more readily access elsewhere.

Why? The population of the South of Scotland is ageing and there are social and economic needs to find ways of generating and maintaining healthy, multi-generational communities in which it is possible for young people to continue to live and work in their home areas should they chose to do so, rather than being compelled to leave or to travel great distances in order to access work and opportunities elsewhere. The attraction of greater numbers of working age people will also support the economy, services and communities. The delivery of these strategic projects together with quality of life factors will assist in attracting this target group.

14. Inclusive Place Making and Strategic Active Travel Network	Climate Change	People	Economy	Place	Connectivity
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What? Development of inclusive places and intergenerational homes with access to a range of facilities, health and social services, open space and strategic active travel networks. This would involve improvements to cycle/walking infrastructure to facilitate multimodal journeys to better connect communities to key destinations including cycle paths parallel to trunk roads and improvements to the National Cycle Network.

Why? The South of Scotland has an ageing population and rural areas are ageing faster than other areas in Scotland. A pilot project at the Ladyfield housing site, Dumfries will test a variety of solutions and is aimed at developing a new sustainable model for a caring and inclusive society. The concept could also be applied to the re-purposing of the social and physical infrastructure of town centres for all and improve opportunities for active travel.

By improving the quality of active travel links this will encourage modal shift, increase connectivity in settlements and between key destinations, improve the environment of our places leading to improved economic and health outcomes.

15. Innerleithen Mountain Biking Centre

Climate
Change

People

Economy

Place

Connectivity

What? Multi million pound recreational project to boost tourism in Tweeddale and the wider Borders.

Why? The project will further promote the area for outdoor recreation and green tourism based on the area's natural assets. In August 2023, the Mountain Bike Innovation Centre, supported by Edinburgh Napier University, will open a new 2,400m² facility based at Caerlee Mill, Innerleithen. An associated Adventure Bike Park and Trail Lab will open late 2023 utilising around 430 ha of nearby Caberston Forest. The overall Mountain Bike Project will cost some £90 million over 10 years and will be funded by a mix of public and private investment, including £19 million from the Borderlands Inclusive Growth Deal.

16. South West Coastal Path Project

Climate
Change

People

Economy

Place

Connectivity

What? To establish a continuous 500km coastal path along the Dumfries and Galloway coast from the England/Scotland border to Cairnryan.

Why? It will create a new world-class outdoor and environmental tourism offer by investing in the natural capital and green infrastructure of Dumfries and Galloway and promote cross border links by connecting to the Cumbrian section of the England Coast Path.

17. Natural Capital and Green Tourism

Climate
Change

People

Economy

Place

Connectivity

What? The area to become a Natural Capital Investment and Innovation Area based on a number of key projects including the Biosphere in Dumfries and Galloway/South Ayrshire, the Wild Heart of southern Scotland and the River Tweed catchment area capitalising on opportunities for green tourism.

Why? The South of Scotland is rich in terms of its diverse historic and natural environments, rivers, coastline and landscape. There is the opportunity to promote the area for green tourism and to develop clear plans to ensure the visitor economy works as an element of an integrated ecosystem, dispersing visitors from other "hot spots" and into the South of Scotland. The area would become a prime outdoor recreation destination in the UK and internationally with a range of visitor attractions. A range of initiatives include Destination Tweed – the promotion of the River Tweed as a unique visitor attraction and the creation of a long distance route along its length, the Wild Heart of Southern Scotland project - an initiative from the Borders Forest Trust, which aims to achieve healthy, natural ecosystems through the revival and reintroduction of native woodlands and experiential tourism focused on the Biosphere of Dumfries and Galloway/South Ayrshire. Further strategic tourism projects are currently being developed on this basis (see Projects 15 & 16) and will all contribute to the promotion of the South of Scotland as an area for green tourism.

18. Borderlands Place Programme

Climate
Change

People

Economy

Place

Connectivity

What? To support towns across the South of Scotland which are important to the local economy by providing funding for their revitalisation through the Borderlands Inclusive Growth Deal.

Why? The South of Scotland is characterised by dispersed settlements which are important to the local economy. This funding programme will help to sustain communities. Each town that is included in the programme will require to develop a Place Plan which will provide a framework for funding.

19. Regional Land Use Partnership for the South of Scotland

Climate
Change

People

Economy

Place

Connectivity

What? The establishment of the South of Scotland as a pilot area for a Regional Land Use Partnership (RLUP).

Why? A successful pilot project led by Scottish Borders Council in conjunction with Dumfries and Galloway Council explored opportunities for future land use priorities based on the interrelationships between agriculture, forestry, biodiversity and climate change. The concept of a spatial plan for land use frameworks would in part replace indicative forest strategies and introduce a similar process for agriculture, link to regional spatial plans and rural/urban development planning. A RLUP would develop a land use framework and advisory function supported by delivery on the ground. There is a growing recognition that this could be a turning point in terms of Climate Change and Natural Capital, and land use is central to this. In a post COVID-19 world, RLUPs would contribute to a sustainable, inclusive, economic recovery based on a green agenda.

20. Regeneration, Repurposing and Promotion of Town Centres

Climate
Change

People

Economy

Place

Connectivity

What? To manage the long-term transition of traditional town centres into vibrant spaces which remain at the heart of our communities.

Why? The role of town centres is changing mainly due to increasing internet shopping, competition from out-of-centre floor-space combined with reduced expenditure growth rates. The impact of Covid-19 has accelerated this change. These factors make the economies of delivering successful town centres increasingly challenging. There is a need to consider ways in which town centres can be regenerated, and new uses promoted to improve their vitality and viability and retain the focus of town centres as community and service centres. There is a need for a strategy and action programme for town centres to enhance their overall health and significance. Vibrant and well-designed town centres play a key role in creating social connections, providing easy access to services. ensuring wellbeing and delivering good health outcomes. Sustainable town centres can also contribute to identifying solutions to problems such as housing demand, derelict sites and retaining the working age population in the area.

21. Borderlands Digital Infrastructure Programme

Climate
Change

People

Economy

Place

Connectivity

What? A transformational digital infrastructure project to deliver future proofed connectivity improvements that will enhance rural productivity and achieve inclusive growth. It will ensure that all properties in the area have access to full fibre connectivity, complemented with 4G and 5G mobile connectivity.

Why? Digital infrastructure is a critical component in the delivery of the strategic drivers of the Borderlands Inclusive Growth Deal and the rural business location proposition.

The project will enable the area to catch up and match UK levels of connectivity, provide equitable coverage across the Borderlands, with no place left behind, and deliver the connectivity to enhance business productivity and to allow Borderlands to secure and retain globally excellent digital activity in the future. Associated digital skills training and provision is a key component in the delivery of this project.

It will also contribute to the attractiveness of the area, contribute to population growth, improved productivity and inclusive growth.

22. Transport Corridor Improvements - A75(T) & A77(T)

Climate
Change

People

Economy

Place

Connectivity

What? A key strategic project to strengthen the A75(T) and A77(T) transport corridors which link the Cairnryan Ferry hub to the A74(M)/West coast main rail line and the A77(T) corridor north to Ayr and the central belt.

Why? It is important for the future of the south west of Scotland that the appropriate improvement of the A75(T) and A77(T) and investment in transport connectivity on these transport corridors is planned to support the ports of Cairnryan whilst improving the connections across the area. The region has a key role to play as a gateway to Scotland and provides important connections from Northern Ireland across the region to the rest of Scotland, England and Europe. It would enable the region to take advantage of wider opportunities and make the ports of Cairnryan the most attractive port for the transport of goods to and from Northern Ireland, a vital partner in trade and tourism. (see Project 6)

Upgrading the A75(T) and A77(T) corridors and a better link between Dumfries and the A74(M) (see Project 26) would also deliver on elements of the North Channel Partnership Strategy and Action Plan which has been developed between Dumfries and Galloway Council and Mid and East Antrim Borough Council. Borderlands Inclusive Growth Deal recognises that transport connectivity is vital for joining up the communities and maximising the economic potential of the Borderlands region.

This project would improve resilience of the strategic transport corridor, provide diversionary capacity, improve journey quality and opportunities for active travel at key nodes. Improved connectivity (across all modes) for communities in the South West of Scotland to key centres including Glasgow, Edinburgh, Ayr, Kilmarnock and Carlisle would be achieved.

A long term option for this transport corridor would be a new rail link between Dumfries and Stranraer. (see Project 34)

23. Transport Corridor Improvements – A76(T)

Climate
Change

People

Economy

Place

Connectivity

What? Capacity enhancements to the A76(T) to improve overtaking opportunities and town/village bypasses.

Why? The A76(T) is a key transport corridor linking Dumfries to Cumnock and Ayrshire. Additional capacity is required on this route together with improved overtaking opportunities to reduce accident rates and their severity and to improve journey quality and time along this strategic transport corridor.

Bypass options on the A76(T) could improve the safety of road users by removing traffic from the built up areas, improving journey quality and the quality of the environment in these settlements. It would improve resilience by providing diversionary capacity and opportunities for active travel at key nodes.

24. Dualling the A1(T)	Climate Change	People	Economy	Place	Connectivity
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What? To make the A1(T) a fit-for-purpose national road connection, with potential to enhance the regional transport network, and support the delivery of a wider strategic transport infrastructure for the Borderlands area.

Why? The A1(T) is a key transport corridor, whose upgrade would benefit the region in allowing vehicular traffic to flow more readily and safely to, from and through the Scottish Borders; bringing the road network up to an appropriate standard for this strategic corridor.

Improved transport links will help support the quality of life and impact on the area’s demographic profile and levels of prosperity in the area. Improved connections to major and regional centres would widen the opportunities available to current and prospective residents, leading to more sustainable demographic mix; a less socially isolated population; and potentially improved health outcomes.

25. A7(T) Selkirk By-Pass	Climate Change	People	Economy	Place	Connectivity
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What? In the interests of road safety and effective traffic dispersal, Scottish Borders Council is looking into the possibility of helping to provide a by-pass around Selkirk’s town centre, which could help improve safety by removing some traffic from built-up areas, improving journey quality, and environmental quality in Selkirk’s town centre.

Why? Selkirk is an historic settlement whose town centre is traversed by the A7(T), meaning that large vehicles and volumes of traffic are often conveyed along narrow streets which can struggle to accommodate and distribute 21st century types and levels of traffic. While it is considered that a by-pass would be liable to bring about safety and environmental improvements for the local community, the views of local residents and businesses which benefit from passing trade, will be sought, and considered. The support of the Scottish Government would be required to deliver any such road network upgrade.

26. Road Capacity Enhancements between Dumfries and the A74(M)	Climate Change	People	Economy	Place	Connectivity
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What? Development of road capacity enhancements between Dumfries and the A74(M) to improve connectivity to this strategic transport corridor improving access to Glasgow, Edinburgh and Carlisle.

Why? The existing links to the A74(M) – the A701(T) and A709 are poor with increasing volumes of traffic using the A709 via Lochmaben with substantive adverse impact on the settlement. Development of road capacity enhancements such as partial dualling and/or bypasses would improve overtaking opportunities, improve resilience of the strategic transport network and the environment of settlements. The package of measures also potentially includes considering the possibility to re-classify the status of the A701(T) and A709 roads

27. Improvements to the Local Road Network between Dumfries and Galloway and the Scottish Borders

Climate Change

People

Economy

Place

Connectivity

What? To improve the local road network and links between Dumfries and Galloway and the Scottish Borders.

Why? Existing east-west road connections between Dumfries and Galloway and the Scottish Borders are poor along the A708 & B7068, consisting of single track sections, substandard alignments and narrow bridges. There is a need to undertake road capacity enhancements in order to improve the local road network resulting in better links to the strategic road network and services.

28. New Peebles Bridge

Climate Change

People

Economy

Place

Connectivity

What? Erection of a new secondary vehicular / pedestrian bridge over the River Tweed towards the eastern side of the town.

Why? Peebles remains a very attractive town for a range of development interests. However, development opportunities are limited due to a number of factors including the limitations of the existing Tweed bridge to accommodate more traffic which would allow new development on land on the southern side of the river. A number of locations for a new bridge have been examined and a feasibility study will be required as well as funding measures put in place to ensure its construction. The Scottish Borders Local Development Plan (LDP) does not support nor allocate any new land for development on the southern side of the river until a new bridge is built.

29. Development of the Timber Transport Network

Climate Change

People

Economy

Place

Connectivity

What? A package of measures to support the transport of timber freight by road, rail and sea in the south west of Scotland.

Why? A series of measures to support a reduction in the level of timber transported by road could improve journey times, improve safety and increase route resilience. This project may remove timber from the Strategic Road Network, reduce the number of closures associated with accidents and improve route resilience.

The development of a timber hub at Beattock would result in the enhancement of freight capacity and link to the proposed high speed rail hub at Carlisle.

30. Glasgow South Western Rail Line Improvements & New Rail Stations

Climate Change

People

Economy

Place

Connectivity

What? Improvements to the Glasgow South Western Rail Line in terms of upgrading quality of the rolling stock, improved timetable opportunities and re-opening of rail stations at Eastriggs and Thornhill.

Why? Transport Scotland's Rail Services Decarbonisation Action Plan has confirmed the electrification of the route between Glasgow via Dumfries and Gretna to Carlisle by 2035. To improve connectivity and journey quality re-opening of rail stations at Eastriggs and Thornhill would provide new connections for these settlements and open up opportunities to access key services and the proposed high speed rail hub at Carlisle. It would also result in the enhancement of freight capacity. These options are currently being investigated through a separate STAG study by SWstrans.

31. Glasgow South Western Rail Line – Stranraer/Cairnryan Rail Line & New Rail StationsClimate
Change

People

Economy

Place

Connectivity

What? Relocation of the existing Stranraer station to within the town, creation of a new station and new rail link to Cairnryan and reopening of Dunragit Station.

Why? Transport Scotland's Rail Services Decarbonisation Action Plan has confirmed alternative forms of traction for the Girvan to Stranraer route by 2035. The relocation of the existing Stranraer station to within the town and the creation of a new station and new direct rail link for travel between Stranraer and Cairnryan would include provision for both passenger and freight and improve connectivity to the Ports of Cairnryan. It would also result in the enhancement of freight capacity. An integrated public transport hub at Stranraer would improve connectivity to/from the surrounding area.

To improve connectivity and journey quality the re-opening of the rail station at Dunragit would provide new connections to/from this location and open up opportunities to access key services.

32. Increased Access to Rail Services on West Coast Main Rail Line and New Rail Station at BeattockClimate
Change

People

Economy

Place

Connectivity

What? Improved access to increased rail services at Lockerbie and new rail station at Beattock providing access to the proposed high speed rail hub at Carlisle.

Why? Increased rail services from Lockerbie would improve connectivity to Glasgow, Edinburgh and Carlisle and improved access to rail services at Lockerbie including increased park and ride provision and active travel access would improve connectivity.

A new rail station at Beattock could have a positive impact against journey quality and connectivity for those travelling from the area and open up opportunities to access key services. This option is currently being investigated through a separate STAG study by Swestrans. The development of a timber hub at Beattock would result in the enhancement of freight capacity and link to the proposed high speed rail hub at Carlisle.

**33. Railway Projects – Extension of Borders Railway from Tweedbank to Carlisle via Hawick
New Railway Station at Reston**Climate
Change

People

Economy

Place

Connectivity

What? Key projects include the extension of the Borders railway from Tweedbank to Carlisle via Hawick and a new railway station at Reston.

Why? The proposals will improve connectivity, encourage sustainable travel, offer economic benefits and promote tourism. The success of the Borders Railway to Tweedbank must be built upon to open up other parts of the region for a range of benefits. Other potential railway related projects have been identified for consideration as part of the Borders Transport Corridors Study and these will need further consideration in future.

**34. New Rail Links Between the Glasgow South Western Line and the West Coast Main Line
and Dumfries and Stranraer**Climate
Change

People

Economy

Place

Connectivity

What? Develop new rail links between Dumfries and the West Coast Main Line (WCML) and between Dumfries and Stranraer to improve access and connectivity in the South of Scotland and to the Central Belt and Northern Ireland.

Why? These projects could reduce journey times and increase route resilience as new rail lines could provide alternative rail links, improve connectivity and access to services in the Central Belt. It would also help to stimulate investment at the ports of Cairnryan with positive impacts on the economy, encourage inward investment and tourism. With the extension of the Borders Railway to Carlisle (see Project 33) this would contribute to a sustainable transport network for the area and increase connectivity to Northern Ireland.

Strategic Development Projects

Climate Change

- 1 Chapelcross Green Energy Park
- 3 Flood Schemes

Economy

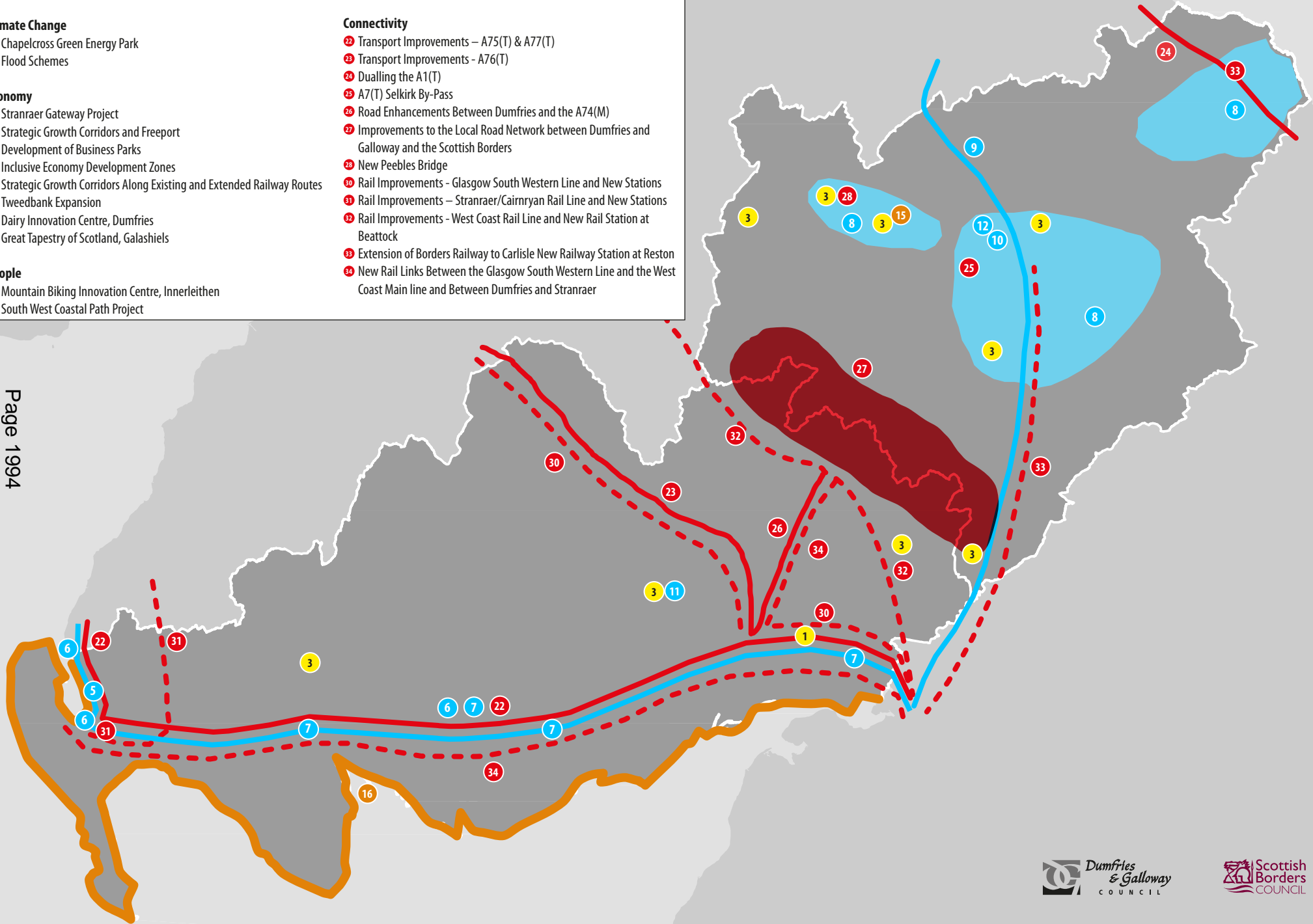
- 2 Stranraer Gateway Project
- 4 Strategic Growth Corridors and Freeport
- 7 Development of Business Parks
- 8 Inclusive Economy Development Zones
- 9 Strategic Growth Corridors Along Existing and Extended Railway Routes
- 10 Tweedbank Expansion
- 11 Dairy Innovation Centre, Dumfries
- 12 Great Tapestry of Scotland, Galashiels

People

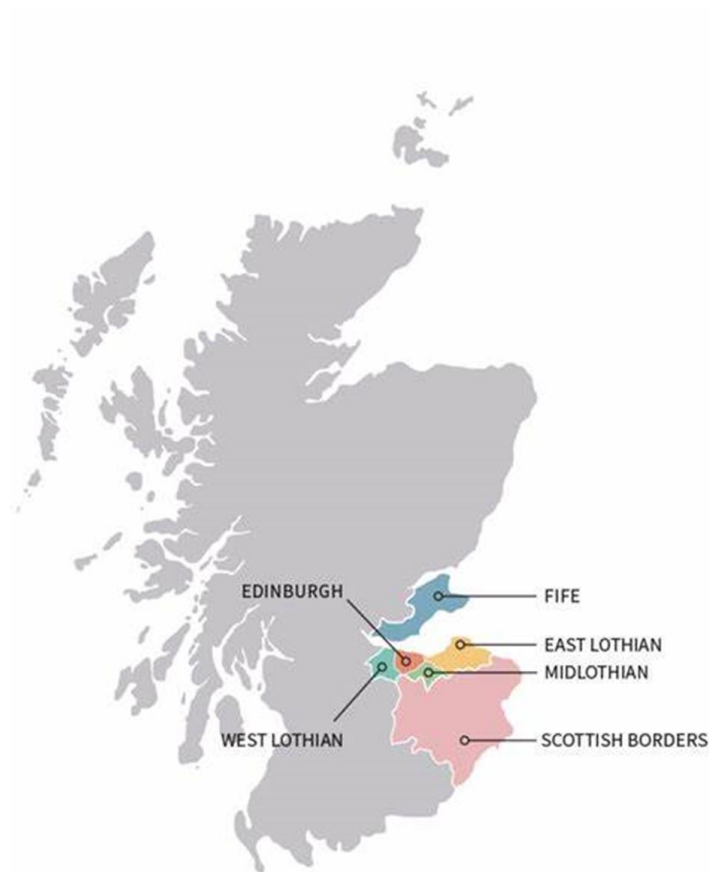
- 15 Mountain Biking Innovation Centre, Innerleithen
- 16 South West Coastal Path Project

Connectivity

- 22 Transport Improvements – A75(T) & A77(T)
- 23 Transport Improvements - A76(T)
- 24 Dualling the A1(T)
- 25 A7(T) Selkirk By-Pass
- 26 Road Enhancements Between Dumfries and the A74(M)
- 27 Improvements to the Local Road Network between Dumfries and Galloway and the Scottish Borders
- 28 New Peebles Bridge
- 30 Rail Improvements - Glasgow South Western Line and New Stations
- 31 Rail Improvements – Stranraer/Cairnryan Rail Line and New Stations
- 32 Rail Improvements - West Coast Rail Line and New Rail Station at Beattock
- 33 Extension of Borders Railway to Carlisle New Railway Station at Reston
- 34 New Rail Links Between the Glasgow South Western Line and the West Coast Main line and Between Dumfries and Stranraer



Regional Spatial Strategy for Edinburgh and South East Scotland City Region



Foreword

I am delighted, along with my fellow Council Leaders and Planning Leads in City of Edinburgh, East Lothian, Fife, Midlothian, Scottish Borders and West Lothian councils to agree this interim Regional Spatial Strategy for the South East of Scotland. The South East of Scotland has for many years been the powerhouse of the Scottish economy. The six authorities in the southeast have worked individually and in partnership to ensure that growth occurs while ensuring the protection and enhancement of the regions important environmental and culture assets. The authorities have and will support the right developments in the right place, particularly where they increase opportunities for our businesses, people and communities.

The interim Regional Spatial Strategy sets a framework for this support to continue. The regional authorities are committed to meeting significant levels of housing growth already planned for and providing for sustainable economic development but we cannot do this alone. This was most apparent when Ministers rejected the second Strategic Development Plan (SDP2) that covered much of the area now covered by the Regional Spatial Strategy.

SDP2 set a strategy to meet the most recent agreed assessment of housing growth in full. However, questions were raised about the capacity of the roads and transport infrastructure to cope with the level of growth proposed. Ultimately, the plan was rejected on the basis that the transportation impacts had not been fully assessed and mitigated, highlighting the need for an infrastructure led approach to delivering development.

The interim Regional Spatial Strategy commits to supporting the level of growth in SDP2 and the area of North East Fife which is now incorporated within the strategy area. However, if this growth is to be delivered significant investment in sustainable transport and other infrastructure, including schools, will be required. It is imperative that the forthcoming review of the National Planning Framework addresses the link between development and infrastructure once and for all and puts a funding regime in place which supports an “infrastructure first” approach. Fellow Leaders, Planning Leads and I look forward to working with government to achieve this.

Of course, many things have happened since the six authorities agreed the spatial strategy set out in SDP2. The COVID-19 pandemic will undoubtedly change the way people work and the climate emergency requires everyone to think differently about what they do and how they do it. That will require a flexible approach to achieving resilience and sustainable growth. Brexit may also bring challenges for all sectors of the rural and urban economies of the region.

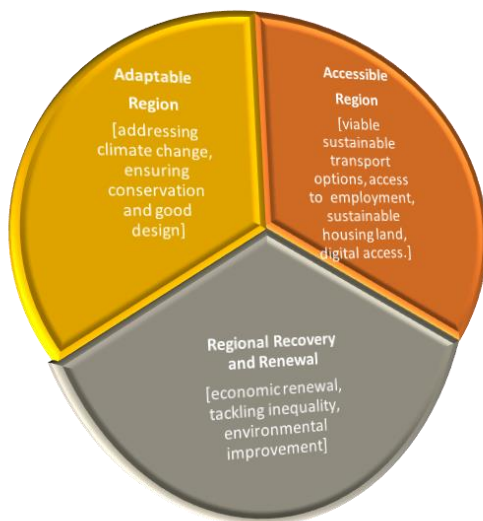
Fellow Leaders, Planning Leads and I believe that the strategy provides a flexible framework to address the challenges ahead and we remain, as a partnership, committed to working with government and agencies to ensure that the necessary investment to support the strategy is in place.



Councillor Russell Imrie

SESplan Convenor

Regional Challenges and Strategy



As the Capital region of Scotland, with connections to the rest of the country and beyond, the South East Scotland Local Authorities will work together for the benefit of the region and Scotland as a whole. As mentioned in the Scottish Government's Advisory Group's Report 'Towards a Robust Wellbeing Economy for Scotland' (June 2020), differences between regional geography and sectors need to be "recognised, respected and championed". To this end, the Local Authorities have agreed on a series of shared overarching themes through which the economic and environmental prosperity of the region and benefits to health and well-being will be realised.

The report of the Advisory Group on Economic Recovery sets out the importance of a green recovery as a major change in renewal in the post Covid environment. All the South East Scotland Local Authorities will soon have declared climate emergencies and are looking to pursue climate change related action at a corporate level and through their Local Development Plans. The National Climate Change Strategy and policy in National Planning Framework 4 (NPF4) must provide the context for the Local Authorities to take decisive action and assist with this green recovery.

As Scotland's capital region, it is vitally important that it functions effectively for the benefit of the whole country. The timely delivery of strategic infrastructure will provide the framework for the delivery of all development that is required to effectively meet the themes outlined above. The implementation of the Transport Transition Plan (TTP) recovery following the COVID 19 crisis, the Infrastructure Commission findings, particularly around on the early delivery of infrastructure, and the alignment of Strategic Transport Projects Review (STPR2) with the progression of NPF4 require to happen to allow carbon reduction and the sustainable delivery of new development.

These national actions will be made a reality through spatial interventions, council policies and through the policy and programmes of other regional stakeholders to achieve a robust, resilient and wellbeing economy. They will also be progressed through a Regional Growth Framework to be developed by the six South East Scotland Local Authorities and partners over the coming year.

Regional Overview

The Edinburgh City Region will continue to be a very attractive area for business and people to locate and this focus will accelerate due to the Covid crisis and the realisation of business that it can locate to smaller city regions without losing their global reach. The population of the region is expected to grow over the next 10 years by over 200,000 people. Including the nation's capital city, the region will continue to be the main driver of the Scottish economy so for the benefit of the country, it requires a significant level of investment and action to successfully perform this role and accommodate this growth. International, national and regional transport infrastructure needs continued investment to support sustainable growth and change.

The six South East Scotland Local Authorities and the wider stakeholders in the region have responded to this demand over the last few years by identifying locations for an unprecedented level of development that will be required to address the increasing population and employment base. To plan for this, effective land for just under 100,000 houses has already been identified across the region for the period to 2032. Tables 1 and 2 below highlight the effective land available when compared with the land supply targets set out in SESplan2 (see Table 3). Although these sites are effective their effective delivery as part of this overall strategy is dependent on the provision of large amounts of strategic infrastructure which requires interventions at a national level. Much of this housing development is still to be delivered and will provide a significant supply of future housing well into the lifetime of this Regional Spatial Strategy and consequently NPF4. A key element of this housing delivery are the seven strategic sites, including the proposed national development at Blindwells, that will deliver new communities in key locations across the region.

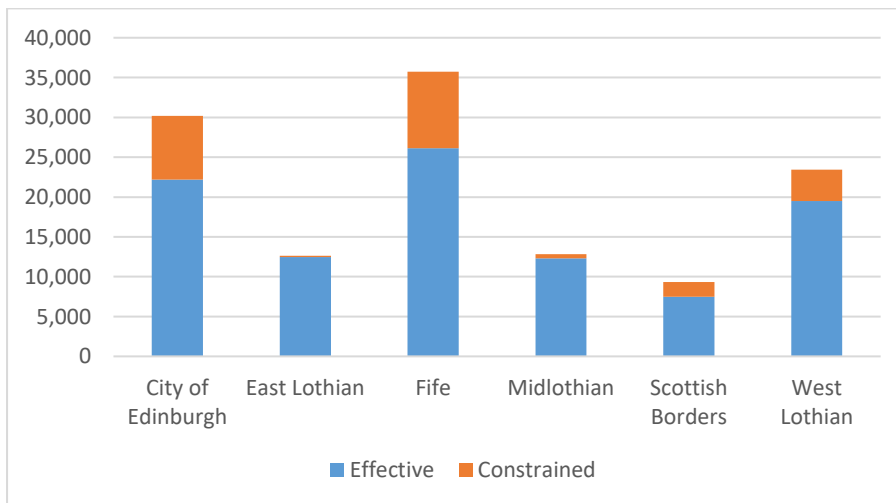


Table 1: Constrained and Effective Housing Supply (2018)

	Effective Land Supply	Average completions for last 5 years	No. of years effective supply
City of Edinburgh	22,194	2,185	10
East Lothian	12,456	486	26
Fife	26,119	1,429	18
Midlothian	12,323	619	20
Scottish Borders	7,500	281	27
West Lothian	19,505	690	28
Total	100,097	5,690	18

Table 2: Effective land supply based on comparison with SDP2 +TAYplan (NE Fife only) housing Supply targets

As Regional Spatial Strategies and Local Development Plans are reviewed they will need to consider the emerging impacts of Covid-19 and Brexit on business and other sectors including tourism, culture, higher education and on population growth through UK, European and world migration trends.

The challenge is always to deliver housing land in a sustainable manner that enhances existing communities and creates low carbon, accessible communities. This is made more important by the critical need to address climate change and community and economic resilience to threats such as Covid 19. Education, transport and green network infrastructure identified must be delivered as an integrated part of this overall development strategy. Without this, the challenges of the region would become acute and the aims set out in this strategy and at a national level cannot be achieved.

Delivering the planned levels of development is a challenge but one which the six South East Scotland Local Authorities are proactively addressing. The projects set out in this strategy have, on the whole, been progressed through being allocated and scrutinised through the development plan process. To assist with delivery, partnerships between the local authorities and wide variety of stakeholders are in place. An example of this is the Edinburgh and South East Scotland City Region Deal which will go some of the way to assist with the delivery of this infrastructure and strategy.

Also, further growth and development can only be accommodated sustainably in the region through appropriate sustainable transport interventions. Infrastructure will have to be programmed and properly funded if the strategy is to be delivered. That will require public and private investment but ultimately it will be for NPF4 to set a framework for deliverable infrastructure investment. This spatial strategy aims to mitigate the delivery of committed development and associated infrastructure and make better use through renewal of existing assets whilst identifying interventions to enhance both sustainability and potential to accommodate further growth with lower climate change impacts and more resilient communities.

Private sector contributions to delivery of some of this infrastructure is often subject to challenge and the extra pressure on local authorities through capital expenditure and revenue consequences is significant and unsustainable. These are significant challenges that the region has faced for a long time without funding mechanisms to address them and cannot be solved simply through developer contributions or local authority action. There are cross boundary issues of national importance which

require interventions and investment at a national level, particularly the shift from car based travel to public transport and active travel. Some of these requirements relate to existing development and needs (e.g. carbon neutral transport) rather than growth so cannot therefore be funded by new development. A holistic approach towards investment is therefore required in order to reach sustainability targets.

The six South East Scotland Local Authorities and stakeholders will actively pursue the delivery of the projects and themes in this regional spatial strategy, a task that will be made easier with their reflection in NPF4. Whilst there has been significant recent investment in the Queensferry Crossing and the rail network across central Scotland and from the city to the Borders, regionally there requires to be substantial investment by national agencies in the infrastructure required to give sustainable movement solutions for the level of nationally important growth and economic activity in the city region. There are also areas of policy that require national action as individually or collectively the member authorities do not currently have the policy backing to implement their aims. These investment and policy gaps must be addressed by NPF4 as well as regional action to allow the shared themes of the Regional Spatial Strategy and national agendas to be delivered.

To achieve this, NPF4 must achieve the following key requirements:

- A commitment from the Scottish Government to fully fund, or where appropriate part fund, strategic infrastructure. The region will, and can, support significant growth, but it cannot be to the burden of individual authorities, or authorities working in partnership, to deliver the infrastructure required to benefit the national economy of Scotland.
- A commitment from Scottish Government to establish an investment mechanism whereby local authorities working in partnership with the development industry and other key agencies can deliver upfront infrastructure so that sustainable development is delivered on an infrastructure first basis as recommended through the Infrastructure Commission report;
- A commitment from Scottish Government to coordinate a low carbon transportation strategy across the Edinburgh City Region, addressing the reasons why Ministers rejected SESplan2. The strategy shall include a commitment to deliver the planned Sheriffhall Roundabout upgrade, Edinburgh bypass orbital public transport solutions and coastal transport options;
- NPF4 needs to set clear housing targets at the levels set out below and included in SESplan SDP2*** Where targets cannot be met, through lack of market delivery, Councils must be supported in the first instance by Scottish Government, rather than being faced with the prospect of housing allocations being awarded on appeal on unsustainable sites contrary to the national planning principle of a plan lead system;
- NPF4 shall enshrine the principles of planning; which include the primacy of place-making and good design for the benefits of communities, economic growth, climate change mitigation, wellbeing, and biodiversity enhancement, enabling local development plans based around significant active travel and public transport solutions; and
- NPF4 shall commit the development industry to carbon neutral and biodiversity enhancement only development, requiring a position statement on carbon and biodiversity offsetting.

Local Authority	Recommended annual average housing supply target	housing supply target ** +	Recommended housing land requirement ** +
*City of Edinburgh	3,100	43,400	47,000
East Lothian	516	9,282	10,224
Fife	1,093	19,674	21,654
Midlothian	518	9,318	10,260
Scottish Borders	289	5,202	5,760
West Lothian	523	9,420	10,350
Total	6,039	96,296	105,248

Table 3: Recommended Housing land requirements and Housing supply targets for inclusion in NPF4

*City of Edinburgh Council Choices for City Plan 2030 and Housing Study, January 2020, subject to approval

**Figures for East Lothian, Scottish Borders, West Lothian, Fife and Midlothian are for the period 2012 – 2030

+ Figures for City of Edinburgh are for the period 2018 to 2032.

*** SESplan 2 plus the NE Fife element of TAYplan

Through NPF4 connections must be made across all relevant policy areas, and major influences on the planning system including; climate, inequality, ecology, housing, health, welfare, education, economy, technology, transport and energy. The current challenges brought about by Covid 19 may have lasting effects on the economy. While demand for new development will recover it is important that in the short-term standards in new development are not prejudiced by a desire to stimulate growth. The ambitions around climate change, health and well-being, connectivity and place making remain through the pandemic and when it recedes.

Regional challenges and strategy

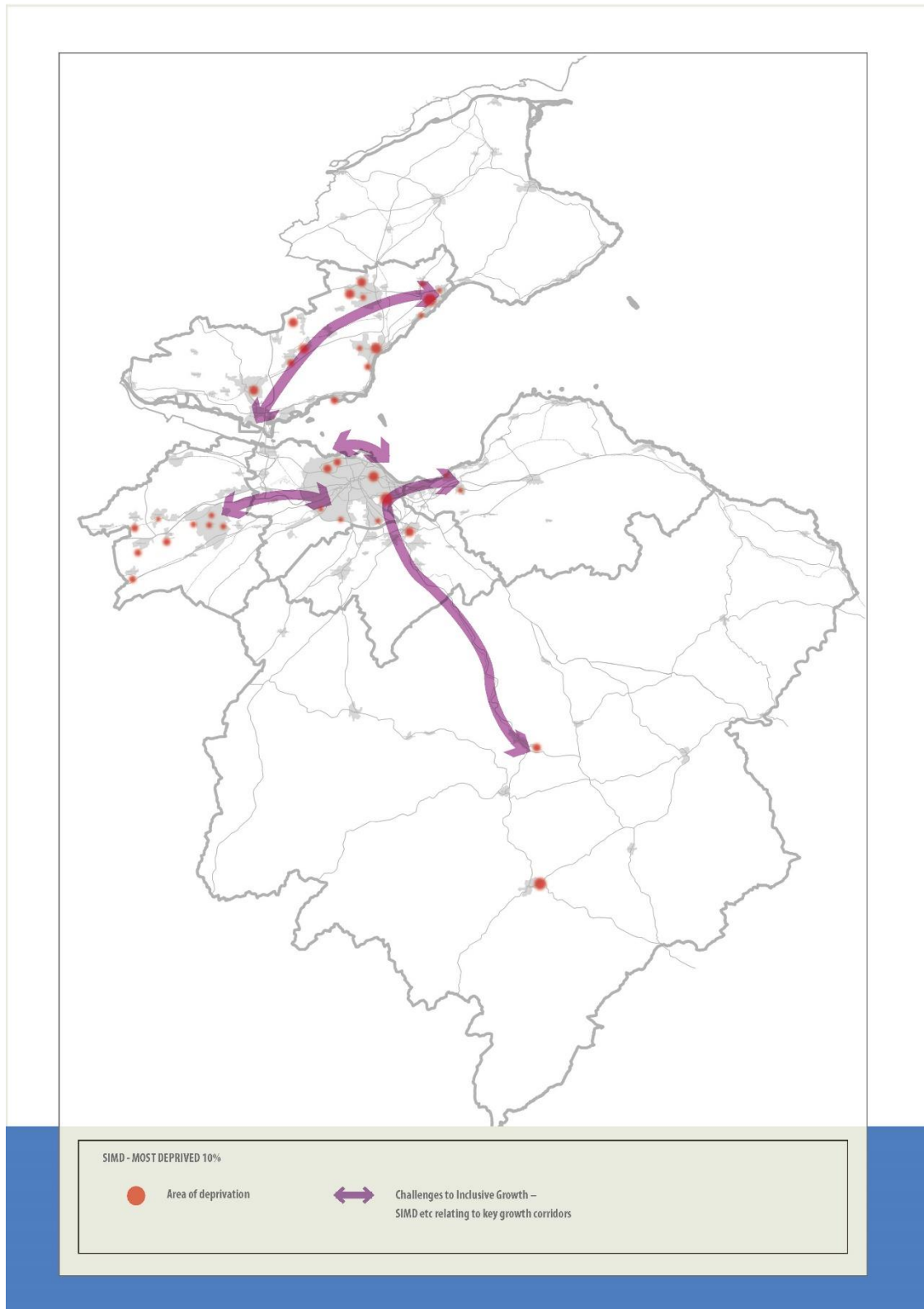
This strategy is expressed in two sections:

The challenges and solutions that affect the whole region or are of a cross boundary nature; and, those that are specific to a distinct part of the region.

The delivery of both sections is required to successfully achieve the environmental, economic and accessibility themes of the spatial strategy for South East Scotland.

Regional Recovery and Renewal [Tackling inequality, environmental improvement, economic renewal]

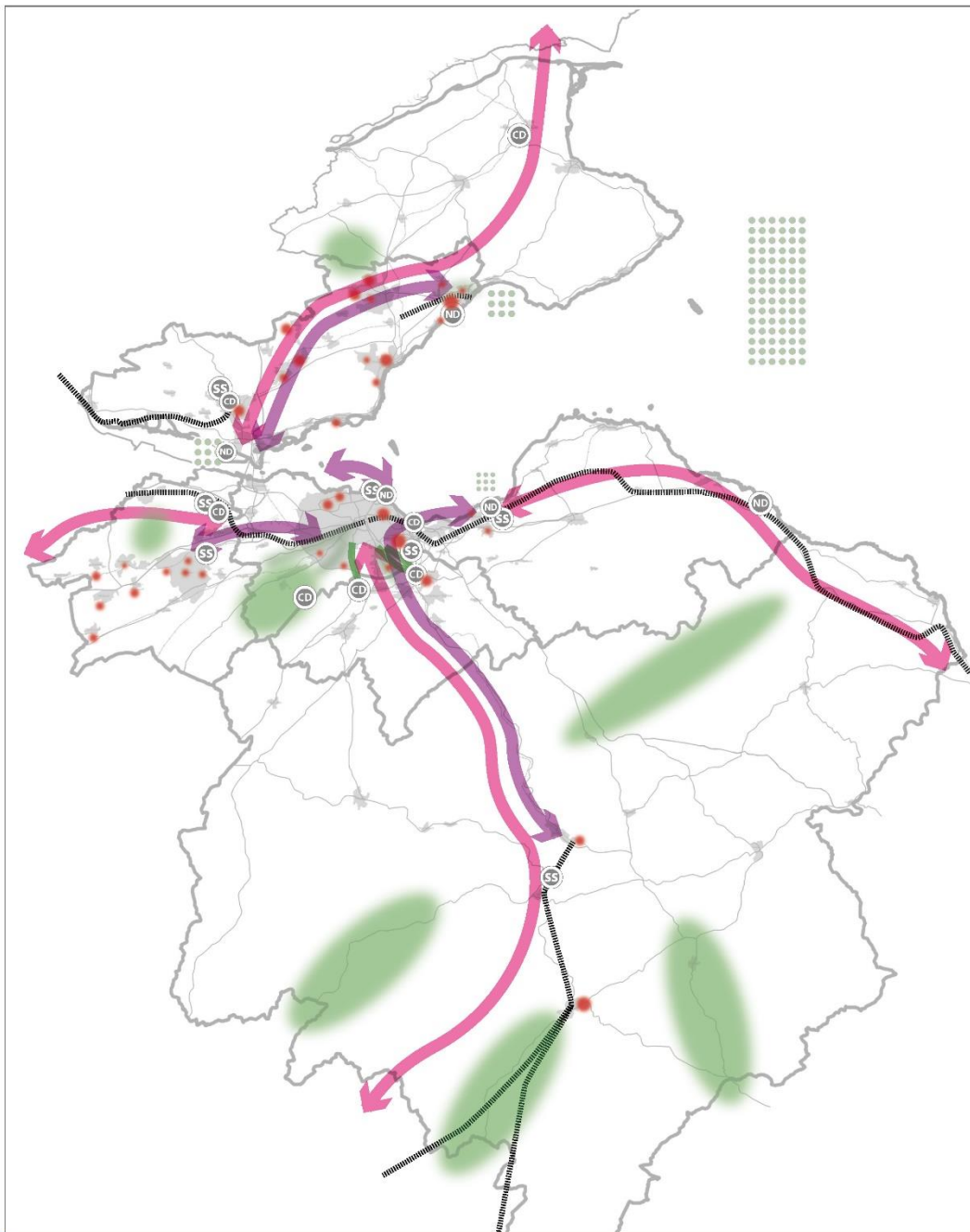
Tackling Inequality



Pockets of multiple deprivation persist in part of the region, and nearly a fifth of children live in poverty. Inequality is reflected, in concentrations of poorer households in relatively poorer neighbourhoods: these include disadvantaged groups such as ethnic minorities and the disabled, in neighbourhood contexts, which have negative effects on economic and social wellbeing. Areas that currently experience higher levels of deprivation including, southwest and northwest Edinburgh, east Edinburgh/west east Lothian, Mid Fife, Midlothian and the west of West Lothian and areas of the Scottish Borders will be the focus of investment to improve the quality of the urban environment including town centres. These areas should be made more accessible through greater affordable connectivity and access to employment and training.

The Covid crisis confirms the importance of digital connectivity and improved investment in this is essential for a just transition into a future economy. Many areas experience digital skills poverty, with almost one in five adults in Scotland not having the skills to make full use of digital technology at home or at work. This presents a significant challenge and opportunity for communities to benefit from digital infrastructure, including how services can be delivered, where this is made accessible.

Housing need and demand has recovered from the levels of the post 2008 recession, with high levels of completions across the area. The need and demand for affordable housing is significantly above deliverable levels given funding arrangements. The impact of Covid on the economy may have a future impact on these levels of housing demand as well as on work and commuting patterns, all of which need to be considered. However, housing will remain an important driver of the economy but delivery must balance local need and emerging sectoral requirements such as adaptable housing for older people, accessible homes for the disabled and appropriate provision for travellers. It is also important to ensure that new housing is situated in genuinely sustainable areas that meet the challenges of accessibility and climate change. Other services and facilities must be readily accessible along with housing through mixed-use neighbourhoods and local connectivity.



OVERALL STRATEGY					
	Challenges to Inclusive Growth – SIMD etc relating to key growth corridors		Strategic Housing Site		Green Network
	Corridors requiring sustainable mobility		Proposed National Development		Strategic Growth Area
	Transport Intervention		City Deal Project		Sustainable energy - Offshore wind energy and renewables industry
			Area of Deprivation		

Economic Renewal

Committed and potential opportunities provide sufficient employment land for economic renewal, regeneration and redevelopment. The region includes a number of significant business clusters. These are broad locations where groups of similar business sectors operate where there are opportunities for expansion. Some of these largest clusters are around west and southeast Edinburgh, Mid Fife, Dunfermline, and Guardbridge/St Andrews, Galashiels, Midlothian and the M8 corridor. West Edinburgh remains an area of significant strategic potential of national and regional importance and the ongoing collaborative West Edinburgh Study will inform strategy here.

The region has a competitive advantage of data driven innovation e.g. Building Information Modelling as the basis of a circular economy re-using building materials or the 70+ spin outs in central Edinburgh from the University's campus there. Several innovation hubs and new assets are coming on stream through City Region Deal funding. The Local Authorities and partners will work on how best to link them to strategic business clusters so that there is greater regional impact.

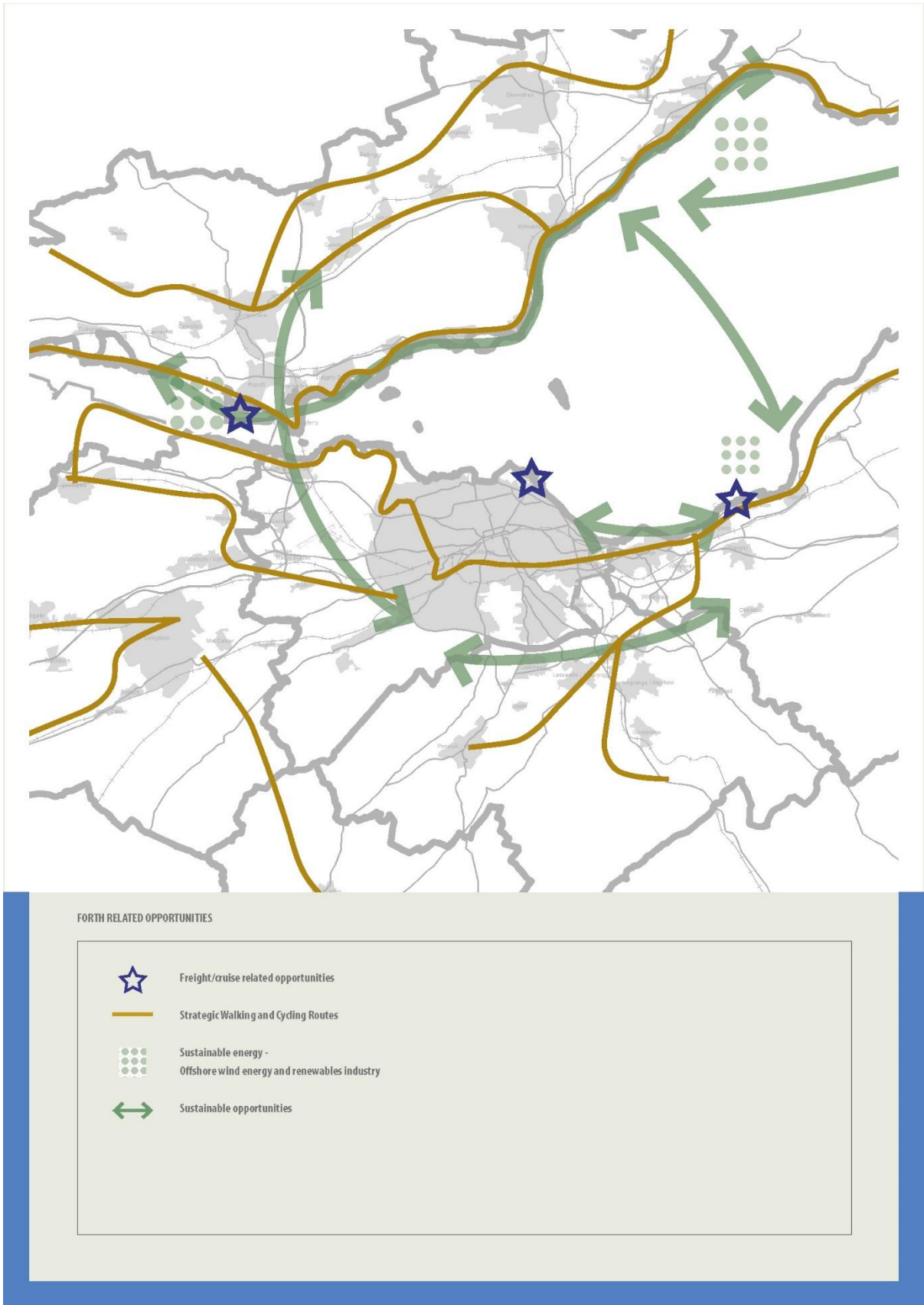
Support for investment along key transport corridors – M8, M9, M90 and existing rail corridors – is crucial to provide for economic development and growth in business clusters at Newbridge, Livingston, Winchburgh, Bathgate and Whitburn, and the M90 through Fife. Economic cluster linkages could be improved by cross boundary tram connectivity e.g. from Edinburgh Bioquarter to the Bush in Midlothian. In addition existing innovation projects will continue to be delivered at Queen Margaret University, Easter Bush, St Andrews, and Eden Campus Energy Centre, Guardbridge. Economic regeneration through low carbon development at Granton Waterfront will be led by City of Edinburgh Council.

Alongside this provision there will need to be flexibility to respond to business sectors which need flexible and co-located/connected industrial/business hubs. This post COVID-19 focus needs to recognise that large serviced and planning policy safeguarded estates may not meet all modern business requirements. Office use and related travel is likely to reduce because of the Covid pandemic but work related travel will still be significant and more sustainable modes of travel must be accessible if climate change targets are to be met, with transport emissions one of the top two impacts on air quality and CO2 emissions.

Not all parts of the region, such as Scottish Borders Council and Mid Fife, have shared the growth or productivity levels typical of other parts of the region. A fundamental strategic aim is to ensure that the economic benefits of the city region are distributed more effectively across the city region's more deprived urban communities and rural hinterland. The rural economy is also very important to the region and will be allowed to diversify in an appropriate manner with particular emphasis being of support in a post Brexit era. In rural areas, the authorities will support further appropriate agricultural diversification, which will be required as a counter to likely Brexit issues. Equally, there will be support for the promotion of tree planting and food production both as a rural industry and due to its positive contribution to tackling climate change. For Borders forestry opportunities may come through the SOSE / Borderlands funding opportunities, which will be developed in conjunction with Dumfries and Galloway Council, Carlisle City, Cumbria and Northumberland Councils. Tourism will be one key area that can be encouraged although the impact on local housing and community will need to be carefully managed.

The region's coastlines are underused and for this to change recognition and action needs to be included in NPF4. On the Forth, there are opportunities primarily at Leith, Rosyth and Burntisland to rebuild and support the resilience of sea freight, deliver associated economic development, which is

underpinned by port infrastructure and through development of cruise infrastructure, support the area as a destination. With this aim passenger/cruise opportunities will also be investigated at the former Cockenzie power station site. The Forth currently has no passenger services either on a local or national level and these require to be developed and implemented.



There are already recreational paths round most of the Forth in the form of the Fife Coastal Path, the Pilgrims Way and the John Muir Way and these must be maintained and extended in an appropriate

manner to provide community access to the coast. Renewable energy opportunities both onshore and offshore can contribute to climate change targets. Climate change will also bring the need to plan for sea level rises. Regional partnership can assist in the consideration of these opportunities, both through this strategy and the proposed regional partnership of the Upper Forth Valley.

Environmental Improvement

The region has a wide range of countryside, coast and urban green, blue networks, and high quality urban environments, important assets for both human health and the wider natural environment. The protection and enhancement of the natural environment is key to retaining the identity of the region. The quality of its urban realm requires to be enhanced through the implementation of a strong place based approach.

The coastline of south-east Scotland helps define the identity of the region and presents significant opportunities and challenges, particularly in relation to an expanding population and climate change. The coast itself is an important asset that supports globally important wildlife and is crucial in the context of climate change. The coast is also increasingly recognised for its value to human health and wellbeing. Consideration will be given to how a regional coastal strategy could assess, balance and plan for all of these issues, particularly in relation to climate change.

Addressing climate change needs general environmental improvement and protection, with green networks for travel and recreation to connect existing and new development as essential parts of any large-scale development. Green and blue networks and active travel links should support decarbonised public transport to ensure the effective connection of new neighbourhoods with adjoining communities, as well as learning and work opportunities and other commercial and public services. Particular focus is needed to ensure that deprived communities have equal access to high quality greenspace and connectivity.

As part of the post Covid 'Green Recovery', the significance of renewables, and the role of regions will increase. To achieve the net zero carbon nation (2045) targets, areas like the Scottish Borders will have a significant role in addressing the carbon challenge through programmes such as tree planting and peat land restoration. This will be carried out in a structured manner.

Proximity and access to green and blue spaces form an important part of the city regional spatial strategy.. Green and blue networks will be extended across the region, including as integral parts of new development. An urban green network will extend across and out from Edinburgh that will link with other networks across the south east. The delivery of the blue network will be assisted by the work of the Edinburgh and Lothian Strategic Drainage Partnership. These networks will provide routes for wildlife and sustainable travel whilst connecting existing assets of the Lammermuirs, the Pentlands and lowland river valleys. The River Leven Project will deliver significant benefits for communities, the environment and wellbeing and has the potential to stimulate economic growth. The role of the Central Scotland Forest and Green Networks requires to be reassessed and reinvigorated through NPF4 to ensure it has the ability to coordinate the delivery of strategic scale green indicatives. Opportunities such as the ClimateZone in East Lothian will be progressed with the dual aim of environmental improvement and the enhancement of the quality of surroundings for deprived communities. Pentland Hills Regional Park is co-managed by Edinburgh, Midlothian and West Lothian, located near to over half of the City region's population and through increased investment can provide for wellbeing benefits for residents and visitors.

Peatland forms a critical carbon sink; restoration of peatland therefore needs to be a regional priority. Afforestation in appropriate locations within river catchment area has the potential to contribute to water flow management.

Adaptable, a more resilient region [Tackling climate change, building design and conservation]

Tackling climate change

Whilst in this Strategy as a specific theme, the response to climate change will flow through all themes of national and local planning policy. Strong policies at a national level and the delivery of sustainable infrastructure are essential now to address sustainable movement, provide sustainable energy, contribute to net zero targets and promote inclusive growth. Without stronger policy in these areas the national climate targets will not be achieved.

The regions changing climate will bring challenges that will require more climate resilient communities. Particular challenges will be around the need to increase flood risk management and manage the impact of sea level rise. Frameworks like the Edinburgh Water Management Strategy will assist with this process. Also, addressing the biodiversity crisis, people's health and wellbeing and urban design need to be integral in climate change strategy as they are key factors in the success of the region's future development.

National and regional strategy must support investments to deliver net zero emissions through green transport infrastructure, local, regional and cross boundary heat and power networks, carbon capture and storage, energy generation and storage, and hydrogen. Building design must improve to address climate change and large-scale new developments must be in sustainable locations, have an energy efficient ethos and be adaptable to future uses.

Councils will, where appropriate and acceptable in planning terms, support the decarbonisation of the energy supply system. However, to make this a reality there needs to be much stronger policy in NPF4 or legislation to allow local authorities to require developments to contribute to net zero targets. To meet the Scottish Governments 2045 target, greater action is required now.

Existing renewable energy across the region can be enhanced by a wide range of as yet unused opportunities including sea water along the Forth Estuary and North Sea coast, mine water across much of the region, solar, and further offshore wind energy. These should be promoted and linked in with future investment and development. The necessary transition to a greener economy will be pursued in a 'just' manner to avoid further exacerbating rural inequality. It is vital to recognise the interrelationship between climate change and biodiversity/ecosystems loss and promote the prioritisation of biodiversity and net biodiversity gain. The development of offshore wind energy is supported however, careful consideration needs to be given to addressing the requirements for land-based infrastructure to support offshore wind energy.

Retrofitting existing housing stock to better energy efficiency standards, construction of low and zero carbon buildings, installation of district heating networks, new renewables technology, hydrogen and new EV technology, the circular economy, all create economic opportunities. The six South East Scotland Local Authorities will pursue the delivery of carbon neutral development at all scales of site but they will put particular emphasis on the delivery of carbon neutral new settlements and areas at locations such as the proposed national development at Blindwells and Granton Waterfront, and

creating opportunities around Fife Energy Park for hydrogen facilities and beyond to Burntisland and Longneth which will advance low carbon technologies into mainstream development on a strategic scale. Overall, design and performance must be pushed up the agenda to enable poor layout, design or response to the landscape context of a proposal become primary reasons for refusing applications. The same should be true in terms of measures to address future climate.

Conservation

The pace and scale of housing growth across the city region is now visibly changing the appearance and character of many of our communities. Across the region the current protection for listed buildings, conservation areas, town centres, open spaces and green networks will continue. Conservation Areas will continue to be promoted and properly managed as the best examples of Scottish townscape that there are and that promote much of the tourism benefit for the country. However, stronger enforcement powers and funding are required by local authorities to deal with dereliction of listed buildings and to manage their maintenance.

Accessible Region [connectivity, infrastructure delivery, sustainable housing sites]

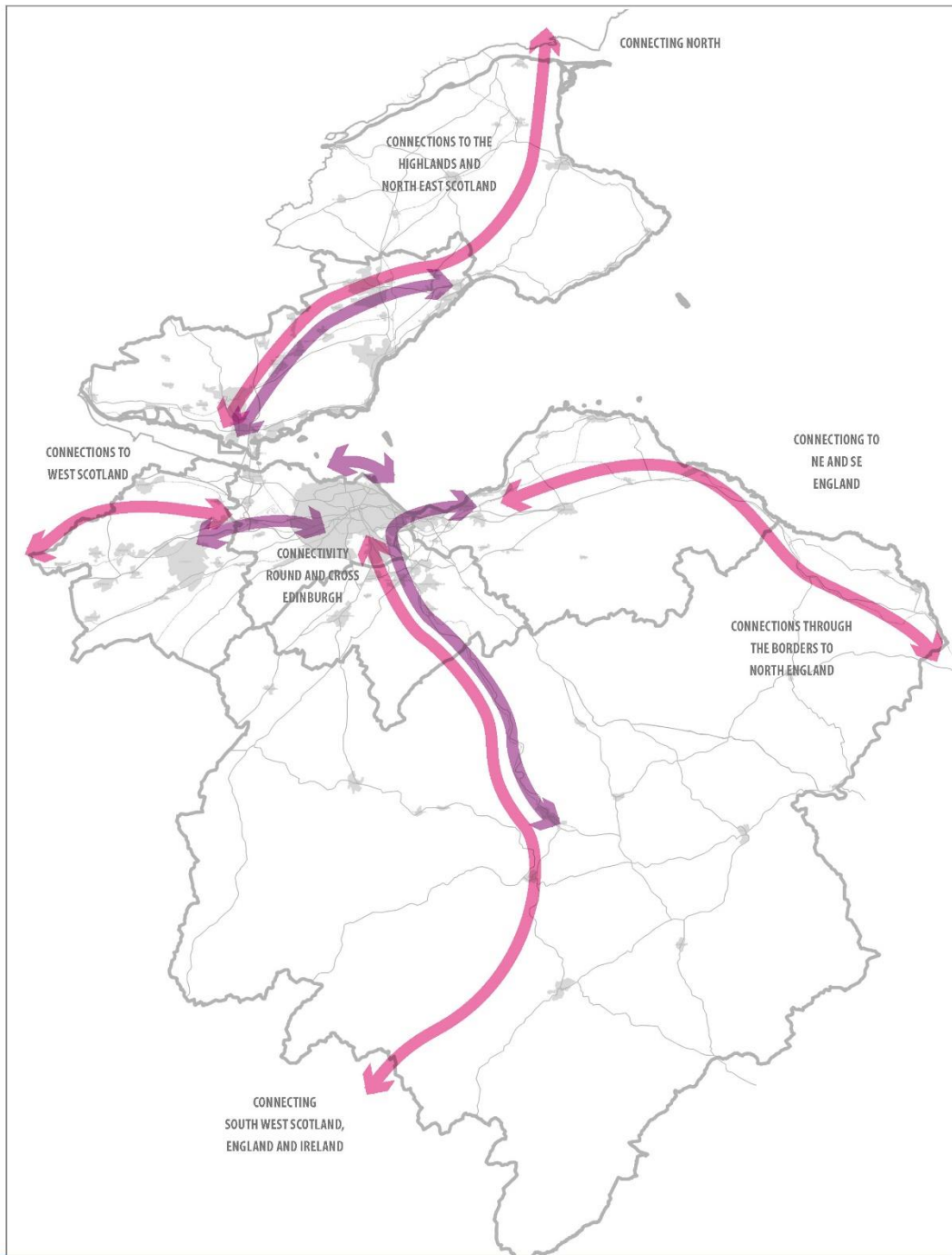
Connectivity

The Edinburgh Forth coast, the west of East Lothian and mid Fife/Levenmouth and parts of the Scottish Borders are particular cases with poor connectivity to the area's economy. Connectivity is both about transport infrastructure and strong connections between communities and settlements to ensure there are no barriers to participation. Addressing the challenges of the Covid crisis and climate change emergency needs a transformational approach to transport and travel - connecting people and places by sustainable strategic public transport and active travel corridors. Cross boundary deficiencies in connectivity and affordable public transport options can mean disconnection from work opportunities, including in more rural areas. To this aim the Local Authorities will actively engage with the STPR2 process and will expect it to align with the development of NPF4.



Better connectivity, physical and digital, and new infrastructure that allows sustainable movement is critical to success. This applies to both the urban and rural areas. Indeed, many rural parts of the region experience poor connectivity, putting them at a competitive disadvantage. Connecting infrastructure needs to be identified and delivered before new development sites are completed to give the best opportunity for sustainable habits to develop. In a post Covid19 "new normal" and in response to the climate change emergency this means regional public transport, an active travel commuter network and more sustainable use of road networks through EV infrastructure for public and private transport.

The strategy focus is twofold. Firstly, improve the linkages along existing major transport corridors to enhance connectivity beyond the region. Better direct public transport connections between the City Region and the south and southwest is needed to alleviate significantly higher unemployment in recent years. Connections west and south of Glasgow (including onwards to Ireland) involve changing in central Glasgow adding to journey time or at Carlisle for the southwest. An extended Borders railway line and a link to the West Coast Main Line would create stronger links with Dumfries and Galloway across east and west of South Scotland and to Ireland as well as the more urbanised northern parts of the region. Improvements to the East Coast Main Line, including the delivery of East Linton and Reston Station, will improve accessibility around the region and to the North, Midlands and South

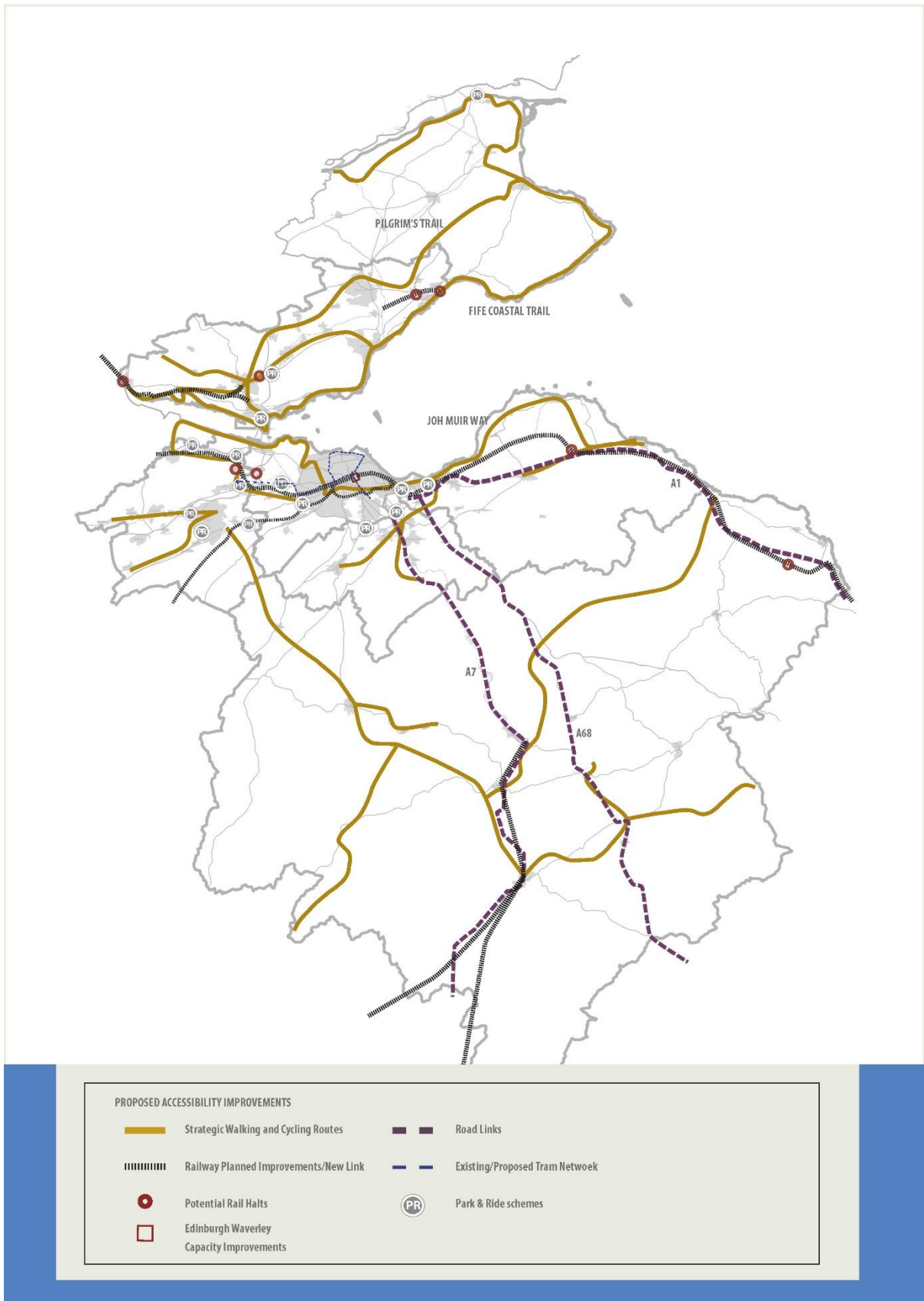
of England and onwards to Europe while also addressing local line congestion issues. Working alongside existing East Coast Mainline stops such as Dunbar, a new Edinburgh to Berwick service could also more local connections to the North of England.



EXISTING REGIONAL CONNECTIVITY

-  Challenges to Inclusive Growth – SIMD etc relating to key growth corridors
-  Corridors requiring sustainable mobility

Connectivity to major regional Cities in England from Edinburgh and the wider region is limited and the East Coast Mainline needs better connections with the north and Midlands of England and onwards to Europe and the potential for a direct connection between the Edinburgh City Region and Channel Tunnel via Ebbsfleet to avoid London connections should be promoted. Sustainable public transport development in heavy rail including Waverley and Haymarket Stations capacity, the 'Chord' proposed link with Kirkliston with a potential station, potential 4 tracking of the East Coast Main Line and High Speed Rail would facilitate sustainability and capacity in regional settlements and beyond. Additionally, rail investment would allow for greater connectivity in and beyond the city region, including the regions of England and to Europe and to Ireland. The Alloa-Dunfermline rail line will open up the Fife Circle to wider connections with access to Rosyth Port and opportunities to reopen a direct rail link via Kinross would improve connectivity in Fife and northwards and link to significant growth in south Fife. The regeneration benefits of existing, underused rail infrastructure linking to redevelopment at Leith and Seafield should be part of an integrated investment strategy. Four tracking of the East Coast Main Line and High Speed Rail requires to be pursued.



Sea connectivity is a very sustainable travel option which is currently very under utilised in a commercial and leisure sense. Sea connections to the rest of the UK and beyond are important and

needs to be developed further. Opportunities for freight and leisure facilities at Leith, Rosyth and Burntisland, as well as the potential for Cruise facilities at Cockenzie require to be explored. Travel across the Forth needs to be improved with routes made available between Fife and East Lothian.

Secondly, enhance the inter region links. Infrastructure investment is essential in both urban and rural areas to ensure that locations such as northeast Fife the Scottish Borders are part of an 'inclusive City Region economy'. Key infrastructure links between deprived areas to the wider region are already planned. Improved connectivity within the region is vital, including North-South transport links such as the full dualling of the A1, A68 and A7 Trunk Road networks. Improved linkages to the North east of England can bring a great deal of economic opportunity. Cross border liaison with proposals in Northern England is essential to ensure coordinated action. East-West links which are currently poor will also require significant investment. The spatial strategy addresses the impact of over a decade of economic austerity with the commitment to the reopen the Levenmouth Rail line, the likely undertaking of the partial electrification of the rail network between Dunfermline and Alloa and the provision of new rail stations in areas such as East Linton and Winchburgh. The extension to the tram network and routes around Edinburgh and major improvements to the West of the City along the M8 and M9 corridors, through new stations and sustainable transport routes and the improvements to rail infrastructure to the East that will increase the level of local services.

The Edinburgh City bypass and its key linkages require a comprehensive solution to address the severe congestion that the area experiences. Although not the focus of climate policy, efficiency in roads is required to be addressed, both around the Edinburgh City Bypass. Implementing existing commitments including the new Sheriffhall junction, the A701 relief road and associated A702 link/active travel improvements and the A7 urbanisation project contribute towards this objective although they must be part of an overall zero carbon vehicle use strategy for the area.

Faster and more efficient bus services in and out of the City from areas like East Lothian would provide a sustainable travel option. Such a move would be supported by the planned moves towards transport interchanges / hubs around Edinburgh, coupled with the increasing uptake and potential of e-bikes, demonstrate that delivery of cross-boundary active travel routes should be planned for if opportunities for modal shift and more sustainable lifestyles are to be fully exploited.

These projects should be supplemented by the delivery of the Edinburgh City orbital bus route, extending the Edinburgh tram network to areas adjacent to Edinburgh, including South Fife and identifying new Park and Ride opportunities. The upscaling of electric vehicle charging infrastructure across the region will support the transition to zero carbon vehicle use.

Infrastructure Delivery

Timely delivery of infrastructure will be key to successful delivery of NPF4 and any regional strategy. Local Development Plans and new development sites need to plan for and identify this connecting infrastructure and have confidence over its delivery before the sites are completed in order to give the best opportunity for sustainable habits to develop. Achieving sustainable growth must be linked to investment in, and realistic programming of, the required infrastructure, facilities and services to support development – a sustainable infrastructure first approach. Such a change will require greater collaboration and partnership between providers, Government, local authorities and the development sector. This could include the development and use of more innovative finance initiatives and extending the City Growth Deal model.

Digital Access

The shift to digital infrastructure will also help with both climate change mitigation and adaptation. The experience of Covid 19 impacts and restrictions have rapidly enhanced the ability for people in some sectors of the economy to work remotely and reduce travel. Major investment in digital connectivity must become a key focus to increase regional and countrywide resilience to maximise the potential benefits of new ways of working. The rural areas which continue to experience poor digital connectivity will be a focus for investment in broadband infrastructure to ensure the increase viability of rural businesses and sustaining dispersed homeworking to reduce commuting.

Critically, there are still significant deficiencies in mobile and internet networks in the area and across the South of Scotland and parts of Fife which recent investment programmes have not adequately addressed. The potential for greater commercial benefits and home working to compete with urban areas can only be realised through investment to unlock the area's economic potential.

Sustainable Housing Sites

Local authorities will aim to ensure that there is a sufficient supply of housing land to meet the housing land requirements/targets as to be set out in NPF4. Within the region policy will continue to promote the presumption in favour of brownfield development and minimum levels of density appropriate to urban and edge of urban sites, to promote better public transport and active travel provision and more sustainable neighbourhoods where the density supports a level of local services, public transport and employment opportunities. Community resilience and sustainability needs to be planned for in this way.

The six South East Scotland Local Authorities will ensure that Planning is aligned with other regimes, including Local Housing Strategies and Health and Social Care Strategic Plans. Planning must be closely linked to Housing to 2040 and the Scottish Government's ambitions for the housing system. To enable this approach, it must also be reflected in planning policy, guidance, decisions and actions to ensure climate change mitigation through low carbon place making

However, there is also the need to develop a new approach to the calculation of required housing delivery through an effective provision of land, as an essential part of its vision for how economic renewal should be distributed across the region. This is not to avoid the need to deliver housing but to allow the planning system to focus on the delivery of high quality development and places.

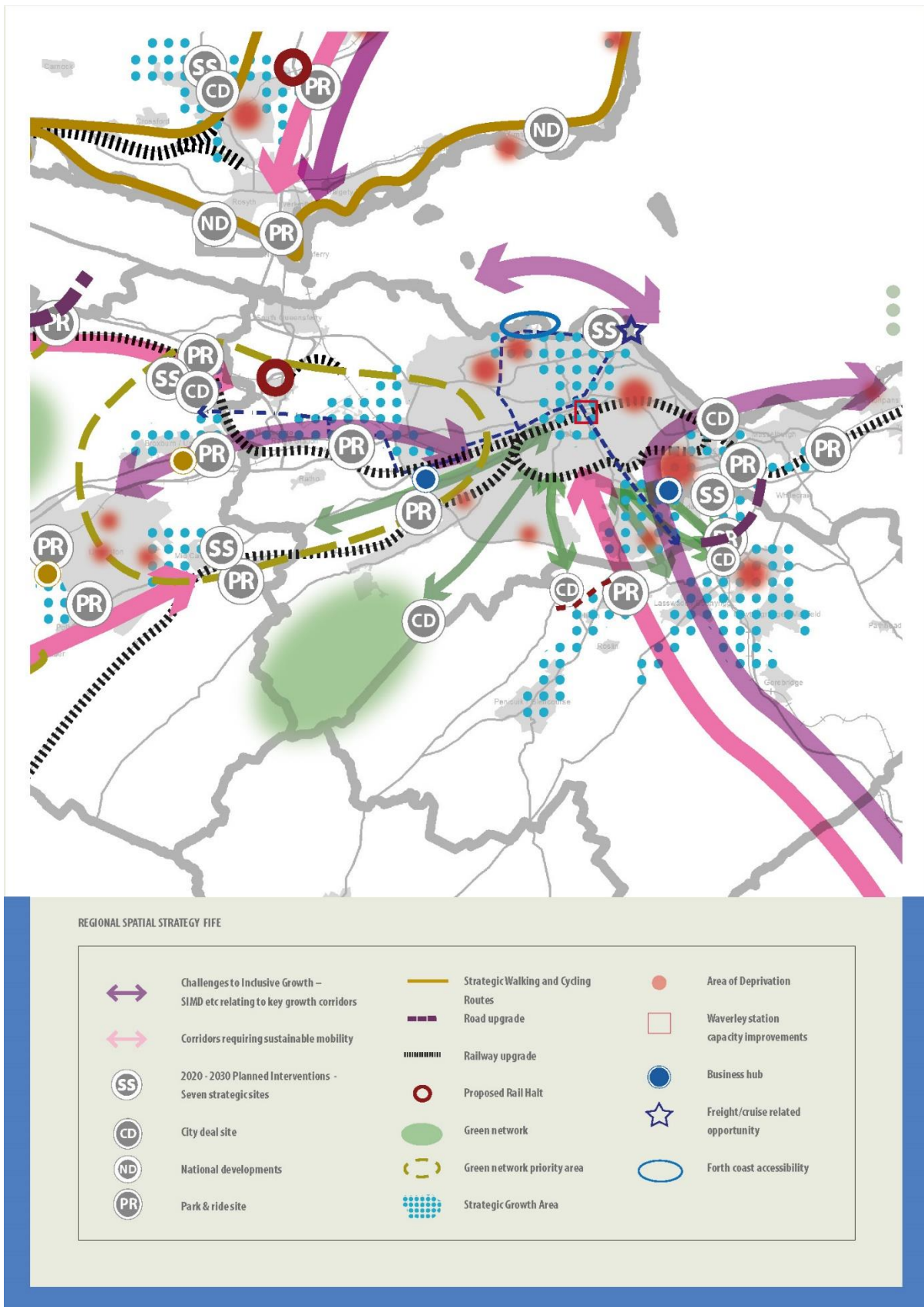
The seven strategic sites and significant brownfield sites are major opportunities to contribute to national and regional growth and should be exemplars in design and place making. This requires appropriate funding mechanisms to ensure that the opportunities for delivery are matched by quality of outcomes.

It is important to recognise that areas of South East Scotland located in close proximity to Edinburgh experience very different rural pressures from some of those in the south of the region. Countryside areas within an hour's drive time of the city, are under significant development pressure and do not need repopulated. Restraint towards housing development will continue to be implemented in these areas, whilst growth should be focused around key sustainable transport locations such as Borders railway stations.

The needs of the rural areas are diverse and this strategy recognises that further away from the city, housing is a key driver of the economy and provides a key part of our social and physical infrastructure. In recent years investment in affordable housing has been particularly important in meeting needs of differing sectors of communities across the city region. It is critical to deliver high

quality housing in the right locations, maximising the benefits of investment from both the public and private sectors.

Focus on the City



Edinburgh is the centre of the city region, providing significant opportunities for employment, higher education and leisure dependent on good connectivity. The city is home to 10% of the Scottish population. In recent years there has been infrastructure investment in central Scotland's heavy rail network, increasing capacity; the first line of the city region tram network and also in active travel. Given the accelerating climate change challenge and requirement for sustainable renewal there is a need for significant ongoing infrastructure investment improving connectivity within the city and city region as part of a coordinated regional and national sustainable growth and change strategy.

Edinburgh has approved commitments to build a minimum of 20,000 affordable homes by 2027, to be carbon neutral by 2030 and for inclusive good growth. The increasingly urgent national and local commitments to address climate change, housing need, inclusive growth and health and wellbeing need planning and transport strategies which deliver the potential for active travel and public transport interventions to support local and national objectives.

Edinburgh and the region must focus on development which enables carbon neutral targets to be reached, building neighbourhoods, promoting brownfield development, higher densities and mixed uses with high amenity green spaces in locations where good public transport and active travel connections can be made and used to ensure need to travel and travel distances are minimised. Transport based development corridors may provide opportunities where needed.

Edinburgh's role in the regional and national economy in providing jobs means it experiences high levels of in-commuting (60,000 in bound car journeys daily). To address congestion, air quality and carbon impacts, investment in decarbonised public transport systems is a priority to promote non car based travel behaviours. The scale of investment to support rail capacity), tram network, bus transit and active travel interventions across the region to support national and regional carbon neutral commitments is significant. The wider area impacts of travel as a result of nationally significant city and region economic growth need to capture the objectives of the National Transport Strategy and STPR2 as requiring national as well as regional and local action.

Mass rapid transit by tram or guided bus through north/south Edinburgh with cross boundary regional links to east, south and west would offer sustainable links to reduce car commuting. This expanding regional network requires to connect key development sites within the city, such as the Waterfront (both at Granton and Seafield) and the Bio Quarter / regional hospitals and for West Edinburgh, providing connectivity within the city and the city region to harness their full potential to provide necessary homes and nationally significant employment opportunities. A wider review of transport options and how these could contribute to the nationally significant contribution of Edinburgh to inclusive growth, carbon reduction and sustainability is listed below.

Green infrastructure needs to be a policy objective in terms of design as well as overall green network and as part of travel and flood risk management options. The latter will require a coordinated approach with other public agencies including Scottish Water. Through increasing rainfall intensity alluvial flooding is an issue which will require to be dealt with through changes to place based attenuation which will require to form a citywide strategy and will require investment.

South East Scotland partners have developed an ambitious regional housing programme, which aims to increase the supply of homes across all tenures, to deliver vibrant and sustainable communities across the region. Taking a place-based approach across infrastructure, land, finance, innovation and skills, it seeks to accelerate the delivery of affordable housing, the seven regional strategic sites and incorporate innovation in construction.

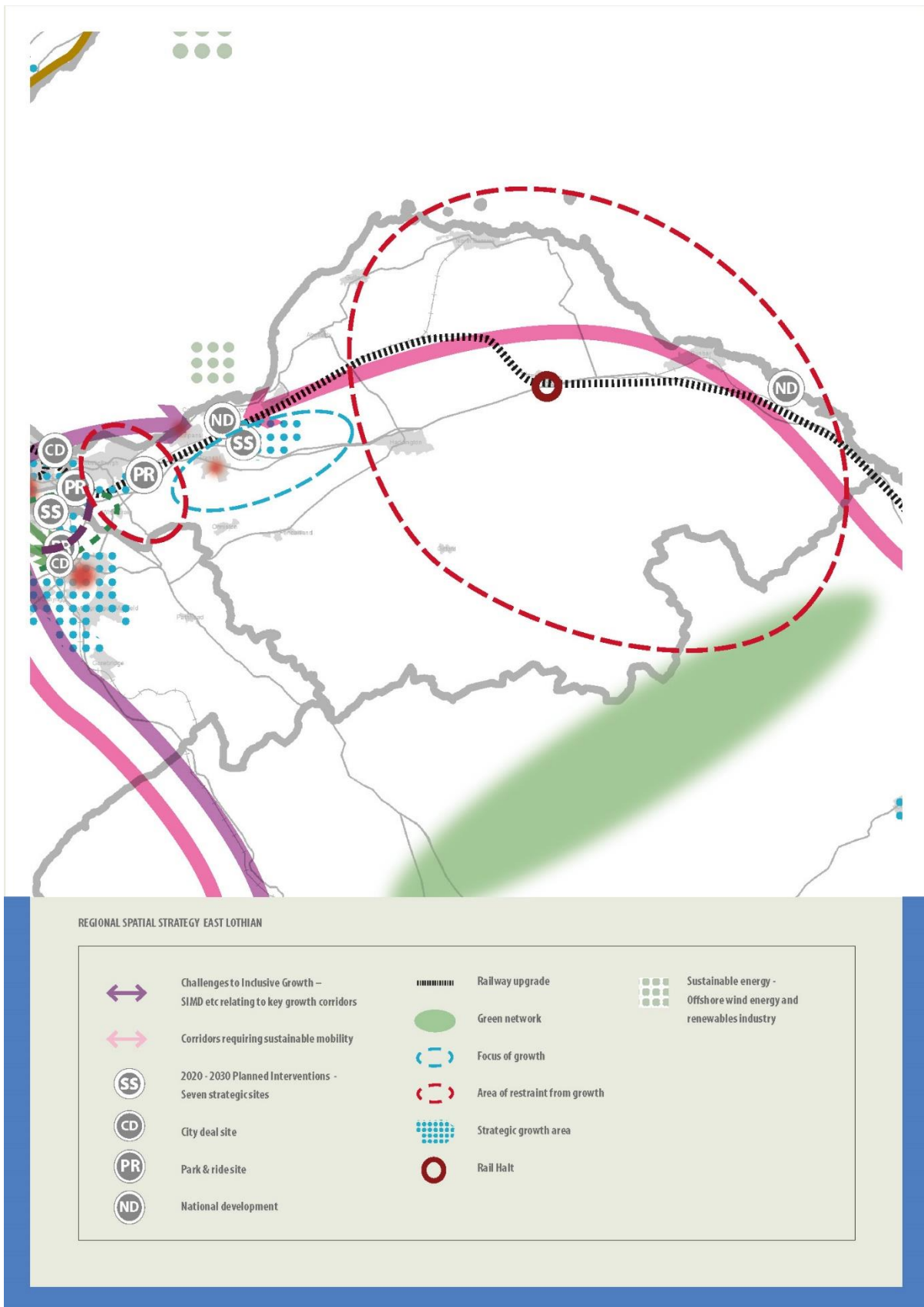
There are significant brownfield development opportunities within the city bypass which can contribute towards sustainable long-term regional growth. A strategic spatial approach for sites which are in public sector ownership, working across national and local public sector agencies to maximise the strategic benefits of their development to the city and city region needs to be encouraged. A coordinated development approach can address affordable housing (including for key workers), provide mixed use communities with integrated facilities and employment opportunities.

Edinburgh's spatial strategy focuses on harnessing the economic and social potential of improved connectivity. Brownfield sites of regional and national significance will be promoted through the next City local development. These will require infrastructure to support them and ensure they are well connected and zero carbon. Coordinated regional and national infrastructure investment in the heart of the city region can enable the above to be delivered, with other significant public health benefits resulting, for national objectives on physical and mental health and wellbeing.

The coastal path linked to development at the waterfront with significant areas of open space also offers opportunity for city regional recreation. These key development sites are physically linked to neighbouring authorities.

The Green Belt forms an important part of the spatial strategy for Edinburgh and the city's relationship to the surrounding countryside. In addition to recreational benefits, prime agricultural land has strategic importance for sustainable local food production. At a micro level the importance of food growing within place making is acknowledged and incorporated into citywide strategies for green spaces.

Focus on the East



Key strategic priorities for East Lothian are to the west of the County around strategic sites at Blindwells and Cockenzie and the ClimatEvolution Zone as an opportunity to genuinely address national climate change targets and to place Scotland as a world leader in developing net zero carbon places.

A one of the seven strategic housing sites in the region, the Blindwells Development Area and former Cockenzie Power Station site are together some 625 hectares of mostly brownfield land. Over a 30 year period, these strategic projects can enable significant new employment and economic development opportunities, including a new regional town centre. There is significant potential enable this long term development opportunity in a sustainable, inclusive, healthy and low carbon way.

Circumstances have changed in relation to the former Cockenzie Power Station and there is a need to recognise the wider opportunities and multiple benefits that a more flexible approach to the delivery of employment generating uses on the site and not just focus on energy and related development.

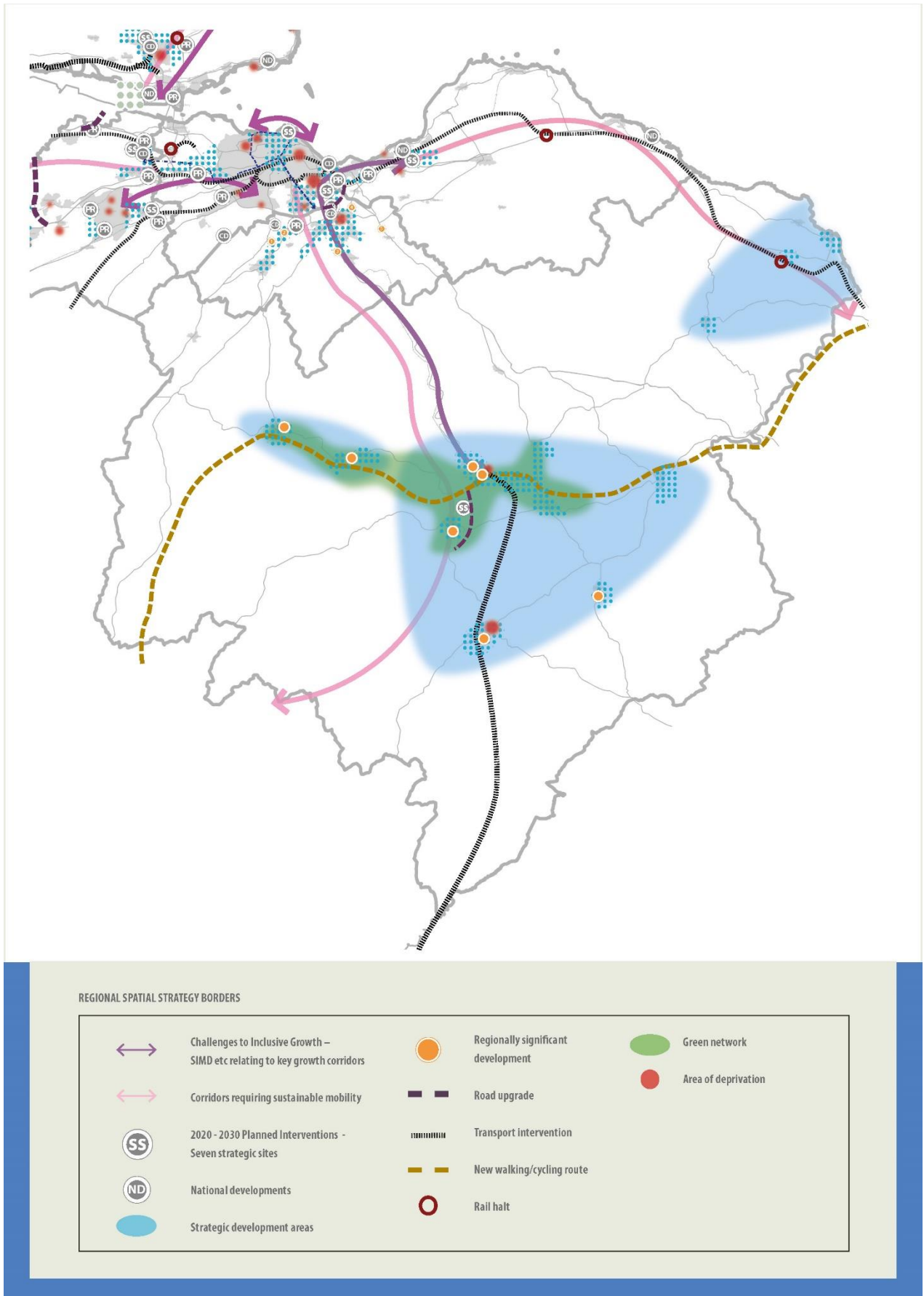
Future housing development will be focused within parts of the west of the County around Blindwells. This is due to the land availability and the sustainable opportunities to link in with travel routes to and from the City. Conversely, restraint to growth will be shown to the far west and east of the county where large scale development has recently taken place. Here existing infrastructure and settlement patterns have been altered at a fast pace and there are few options for the expansion of some infrastructure.

Torness nuclear power station, scheduled to close in 2032, has a major role in the country's energy supply. The Council supports its continued presence and potential for redevelopment, and notes the particular challenges and opportunities that will arise from decommissioning, including its deep-water access. It is important to recognise the key role this site plays in the local economy and the need to have a 'just transition' around any changes proposed.

Torness also provides a grid connection, with another grid connection nearby further inland to serve Crystal Rig Wind Farm. Clearly, the maritime setting off the coast of East Lothian is of increasing national importance for offshore energy generation, and the Council would welcome a national approach through the NPF to addressing the requirements for land based infrastructure to support offshore wind energy whilst considering cumulative seascape and landscape impacts.

One of East Lothian's assets are large areas of prime agricultural land including a good proportion of the very best soils in Scotland. With the need to improve food security and encourage more local production there needs to be greater protection of this resource through the direction of future development across the region to brownfield land.

Focus on the South



Key strategic interventions in Scottish Borders will be delivered through interaction of a range of initiatives including the Edinburgh and South East Scotland City Deal, the Borderlands Deal and the evolving iRSS for Southern Scotland with Dumfries & Galloway Council. Participation in the South of Scotland Regional Economic Partnership and the work of the South of Scotland Enterprise Agency is also be critical to the delivery of inclusive economic growth, sustainable development and addressing existing economic fragility.

There are three identified growth zones in the Borders based around central Borders (incorporating Galashiels, Hawick, Selkirk, Jedburgh, Kelso, Earlston), Eastern Borders (Duns, Eyemouth) and western Borders (Peebles, Walkerburn, Innerleithen), which are the principal areas of search for growth, investment, redevelopment and regeneration.

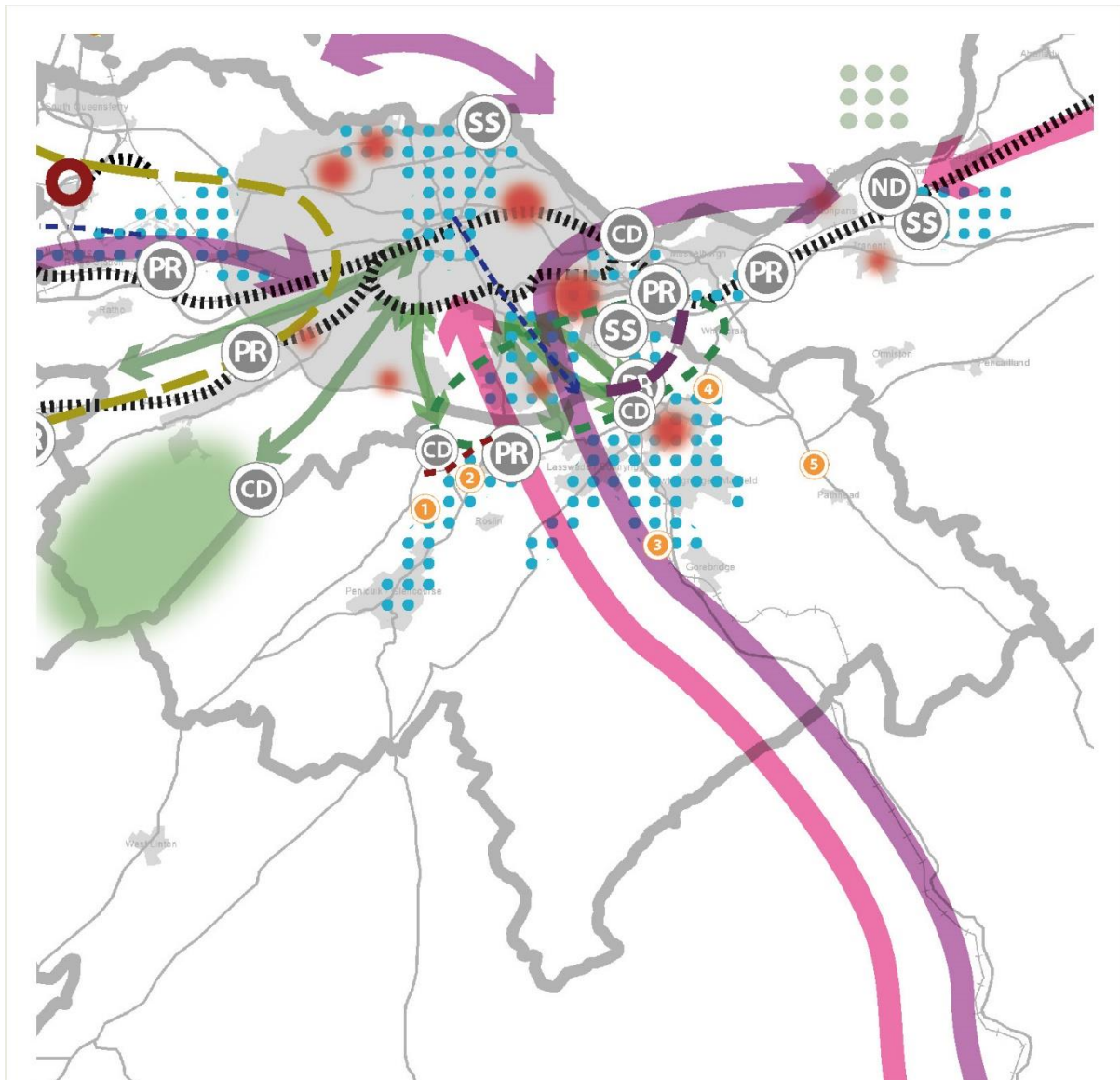
Regionally significant development in the central Borders is linked to the existing railhead at Tweedbank, with the development of the Tweedbank Business Park and a mixed-use expansion of the settlement, plus the potential for the extension of the Borders Rail to Hawick and Carlisle. In the eastern Borders, it relates to the proposed new station at Reston. In the western Borders, this involves the development of the Mountain Biking Innovation Centre in Innerleithen. A significant cross Borders project is Destination Tweed a new National Walking/Cycling route that follows the route of the Tweed from source to sea.

Critically, there are still significant deficiencies in mobile and internet networks in the area and across the South of Scotland which recent investment programmes have not adequately addressed. The potential for greater commercial benefits and home based working to compete with urban areas can only be realised through investment to unlock the area's economic potential.

The strategy promotes a place-based approach to our communities and the repurposing of town centres, moving away from retail and recognising the importance of the integrated service provision including education and community uses as well as supporting the Health and Social Care agenda. Town centre regeneration is promoted through various tools including BID's, CARS schemes and projects such as the Great Tapestry of Scotland in Galashiels.

The Scottish Borders benefits from a high quality natural, built and cultural heritage, the sensitive stewardship of which assists economic and social vitality. The Scottish Borders has a vital role to play in national and regional action in response to Climate Change, reflecting its capacity for renewable energy production and woodland creation.

Focus on the Centre – Midlothian



REGIONAL SPATIAL STRATEGY MIDLOTHIAN

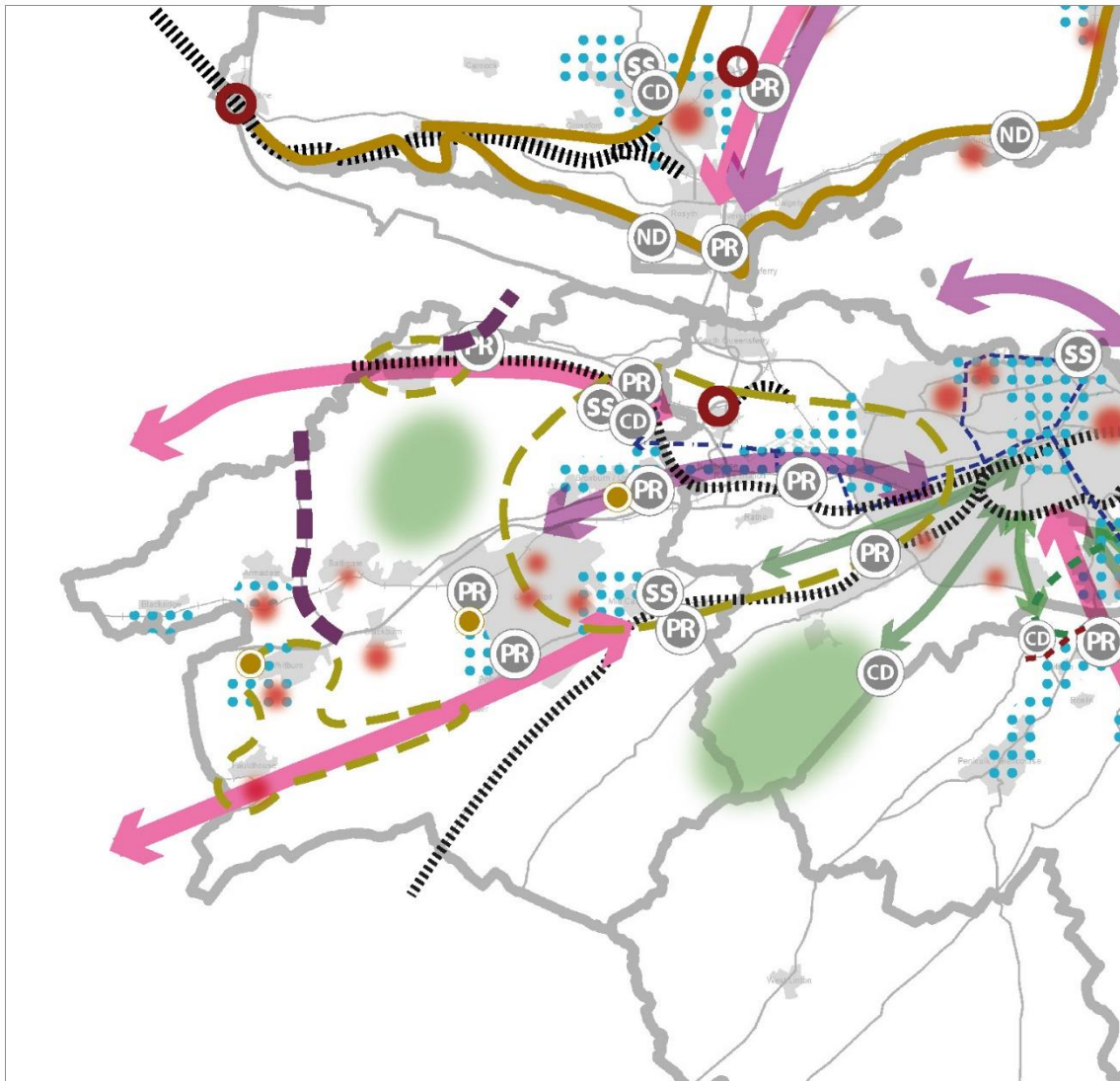
	Challenges to Inclusive Growth – SIMD etc relating to key growth corridors		Road upgrade		Strategic Growth Area
	Corridors requiring sustainable mobility		Railway upgrade		Area of Deprivation
	2020 - 2030 Planned Interventions - Seven strategic sites		Active travel improvement		Regionally significant developments -
	City deal site		Green network	1. Midlothian science zone	
	National Developments		Green network priority area	2. West Stralton/ Midlothian gateway	
	Park & ride site		Cross boundary green network development	3. A7 urbanisation	
				4. Salter's Park	
				5. A68 dualling	

To ensure Midlothian benefits from, and contributes to, the shared prosperity of the region it is important to maintain the identity of Midlothian by supporting and promoting its existing town centres while also seeing key development sites of regional significance being delivered. In particular; the Shawfair new settlement which will comprise over 5,000 new homes, a town centre, 70 hectares of employment allocations, a railway station on the Borders Rail line, renewable energy projects and new schools and community facilities.

In addition it is essential to have the continued development of the Midlothian Science Zone (The biotechnology campus at the Bush); the 60 hectare 'Midlothian Gateway' employment site at West Straiton (which it is hoped will incorporate a new arena to service the south east of Scotland and beyond) and the Salters Park employment site (which it is hoped will incorporate a new film and television studio).

To help, to maintain the character of the area action will be taken to reinforce the green belt and expand cross boundary green network opportunities along the A720 City Bypass between Straiton, Lasswade, Gilmerton and Sheriffhall junctions to mitigate impacts of new development either side of the City bypass.

Focus on the West



REGIONAL SPATIAL STRATEGY WEST LOTHIAN

	Challenges to Inclusive Growth – SIMD etc relating to key growth corridors		Road upgrade
	Corridors requiring sustainable mobility		Railway upgrade
	2020 - 2030 Planned Interventions - Seven strategic sites		Green network
	City deal site		Green network priority area
	National development		Strategic Growth Area
	Park & ride site		Significant business cluster

In West Lothian the spatial strategy is focused on strategic growth corridors along key transport routes – M8, M9 (Winchburgh) and rail corridors (Linlithgow/Bathgate/Livingston South lines to Glasgow and Edinburgh). This allows for containment and promotion of the urbanised area to deliver the core development areas/strategic allocations at East Broxburn/Winchburgh, Armadale, Livingston and Almond Valley (Calderwood, Gavieside and Mossend) and Heartlands.

Enhanced public transport including rail enhancement, the provision of a new rail station at Winchburgh, park & ride facilities at key transport hubs at Broxburn/Uphall and active travel routes across West Lothian will promote sustainable access to local facilities.

This includes provision of strategic walking and cycling routes within and through the district and key active travel routes identified in the Council's Active Travel and Core Path Plans.

To further promote sustainable transport and connectivity, opportunities to extend the tram line into West Lothian will be kept under review. Improvements to the A801 and M9 junction 3 upgrade will further assist with economic growth and connectivity.

Livingston will continue in its role as a strategic town centre providing a mix of retail, residential, leisure and commercial uses whilst promoting the 5 traditional town centres – Armadale, Bathgate, Linlithgow, Whitburn, Broxburn to continue to thrive as town centres.

Delivery of the Polkemmet and Breich Water Green Network priority area, Linlithgow and west Edinburgh together with the protection of the sensitive landscapes in the Pentlands and Bathgate Hills and enhancement of the landscape character at and around settlement gateways.

Focus on the North



REGIONAL SPATIAL STRATEGY FIVE

	Challenges to Inclusive Growth – SIMD etc relating to key growth corridors		Strategic Walking and Cycling Routes		Area of Deprivation
	Corridors requiring sustainable mobility		Road upgrade		Sustainable energy - Offshore wind energy and renewables in industry
	2020 - 2030 Planned Interventions - Seven strategic sites		Railway upgrade		Proposed Rail Halt
	City deal site		Green network		Green network priority area
	National developments		Strategic Growth Area		
	Park & ridesite				

Fife's strategic position stretching between three of Scotland's cities from Edinburgh north to Dundee and west to Stirling with a long coastline and strategic transport routes provides excellent opportunities for investment to strengthen Fife's communities and economy.

Ongoing planned strategic growth of Dunfermline is the largest of the City Region's development areas, with levels of strategic infrastructure investment highest outwith a Scottish city. Fife will build on this strong growth around Dunfermline and the Forth bridgehead area through further development across the former Fife coalfield communities, Kirkcaldy, Glenrothes, and through to Levenmouth to regenerate communities and strengthen town centres.

St Andrews strategic growth area will deliver a mixed use development within a high quality environment. The Eden Campus Energy Centre, and associated research and commercialisation hub at Guardbridge is central to the University of St Andrews' strategic drive to become the UK's first energy carbon neutral university. Strategic growth is also proposed at Cupar North. Opportunities in more rural areas to the west and east for low carbon, renewable energy, and food production need to be considered further. The River Leven Project is significant in its scale with transformational opportunities, and SGN's H100 Fife project is seeking to deliver a 'first of a kind' demonstration of a 100% hydrogen network to supply 300 customers in the area of Levenmouth; this will comprise of an end to end system from power generation, distribution, to customer connections and requires to be reflected in NPF4 as a national development.

Continuing to facilitate the long term planned growth of Fife's strategic growth areas remains a focus to provide over 21,000 new homes with mixed business and commercial development. This requires public sector collaboration, Government investment and partnership working with the private sector to achieve investment in physical and community infrastructure such as transportation, water and drainage and education to support committed development and attract further private and public investment, and in digital infrastructure to enable data driven innovation, diversify the economic base, and create employment opportunities in areas in challenging economic circumstances.

Growth clusters at the Forth bridgehead, mid- and east Fife include opportunities for renewable energy innovation, hydrogen, and district heating which can contribute to a green economic recovery. Each are also set to benefit from significant capital investment in new rail links and road enhancement to establish strategic economic links to Clackmannanshire/Forth Valley and Dundee, and energy network investment at the University of St Andrews' Eden Campus.

In west Fife, the Port of Rosyth can enhance import and export infrastructure, linked by improved road and rail corridors including freight rail access via the Fife Circle. On the M90 regional growth/investment zones have the potential to strengthen Fife's outdoor leisure and tourism opportunities and further economic development potential, as well as A92 corridor. Further opportunities for sea transportation (freight and leisure) on the Forth and Fife coast as part of Scotland's east coast connectivity requires to be part of NPF4's strategy.

As we look to a green economic recovery, the strategy includes exploring the potential for a more sustainable, resilient logistics and distribution network considering experiences in that area during the Coronavirus pandemic. Fife's Sustainable Energy and Climate Action Plan (2020-30) demands changes to land use to decarbonise how we live and increase the resilience of Fife's communities and economy. Funding from across the public sector will be required to deliver this.

**ANNUAL REPORT OF THE CHIEF SOCIAL WORK OFFICER
2019/20**

Report by Chief Social Work and Public Protection Officer

SCOTTISH BORDERS COUNCIL

25 September 2020

1 PURPOSE AND SUMMARY

- 1.1 This is the Chief Social Work Officer (CSWO) annual report on the work undertaken on behalf of the Council by the CSWO in this statutory role.**
- 1.2 It provides the Council with an account of the decisions taken by the CSWO in the statutory areas of:
- Fostering and Adoption,
 - Child Protection,
 - Secure Orders,
 - Adult Protection,
 - Adults with Incapacity,
 - Mental Health
 - Justice.
- 1.3 The report also gives an overview of regulation and inspection, workforce issues and social policy themes over the year April 2019 to March 2020, and highlights some of the key challenges for Social Work in 2020/21.
- 1.4 This year, given the workload implications caused by the Covid-19 pandemic, Scottish Government recommended the use of a condensed reporting template to enable CSWOs to present shortened reports for local governance structures. This recommended template has been used.

2 RECOMMENDATIONS

- 2.1 I recommend that the Council approves the report of the Chief Social Work Officer attached as *Appendix A*.**

3 BACKGROUND

- 3.1 In compliance with their statutory functions under the Social Work (Scotland) Act 1968, all Local Authorities must have a CSWO. This requirement was reinforced by the recommendations contained in the Changing Lives Report published by the 21st Century Social Work Review Group to strengthen the governance and leadership roles of the CSWO.
- 3.2 A specific role of the CSWO in Scottish Borders, is to lead professional Social Work across the Council and to ensure that the Council's statutory Social Work legislative requirements are met. The CSWO role reports directly to the Chief Executive of Scottish Borders Council.
- 3.3 In recognition of the challenges and pressures brought on by the Covid-19 pandemic, Scottish Government recommended the use of an abbreviated template for this year's annual report. This template has been used.

4 OVERVIEW AND EVALUATION

- 4.1 In 2017 the governance arrangements for Social Work in Scottish Borders Council were revised with the CSWO reporting directly to the Chief Executive. In 2018 the CSWO role absorbed the operational responsibility for Public Protection services on behalf of the Council, creating the role of Chief Social Work & Public Protection Officer. For the purposes of this report, the role and function will be referred to as Chief Social Work Officer (CSWO).
- 4.2 In regard to the ongoing integration agenda of the Health & Social Care Partnership (HSCP), as CSWO, I attend the Integration Joint Board (IJB) as a non-voting member to provide professional advice and guidance in matters pertaining to Social Work.
- 4.3 Between April 2019 and March 2020, there have been a number of achievements, including:
 - an ongoing focus on improving arrangements for the discharge process from hospital to enable people to move to appropriate care settings in a timely way
 - the ongoing development and redesign of a wider remit Public Protection service.
- 4.4 Key Social Work performance data is contained in the report in *Appendix B*. Please note that this element of the report is this year limited because of the ongoing demands of weekly reporting to Scottish Government in response to the Covid-19 pandemic.
- 4.5 A number of the challenges faced by Social Work in 2019/20 are identified in the report including ongoing financial constraints. As a service we continue to strive to identify and implement new ways of working and engaging with those who use our services – and to do so in a cost effective way, whilst always aiming to deliver improved outcomes for our service users.
- 4.6 We continue to experience challenges in the recruitment and retention of staff. We are engaged in a trainee program to create opportunities for some of our existing 'unqualified' staff to progress onto professional Social Work qualification.

- 4.7 The work on reviewing and developing our Public Protection services has progressed with the successful realignment of governance, enhanced co-location arrangements and improved working practices being at the centre of the changes.
- 4.8 Despite the challenges, the Council continues to be well placed to deliver high quality services and improve outcomes for all of the people who access Social Work services.

5 IMPLICATIONS

5.1 Financial

There are no costs attached to any of the recommendations contained in this report but managing service change and efficiencies in the light of increasing demographic demand whilst maintaining service quality remains a significant challenge.

5.2 Risk and Mitigations

There are no specific concerns that need to be addressed in respect of the recommendations contained in this report.

5.3 Equalities

Social Justice and Equality are key values in Social Work and there are no adverse equality implications arising from the work contained in this report

5.4 Acting Sustainably

There are no anticipated economic, social or environmental effects.

5.5 Carbon Management

There is no impact on the Council's carbon emissions.

5.6 Changes to Scheme of Administration or Scheme of Delegation

There are no changes required to either the Scheme of Administration or the Scheme of Delegation.

6 CONSULTATION

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

Approved by

Stuart C. Easingwood, Chief Social Work and Public Protection Officer

Signature

Author(s)

Name	Designation and Contact Number
Stuart C. Easingwood	Chief Social Work and Public Protection Officer 01835 824000

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. Nicola Tait can also give information on other language translations as well as providing additional copies.

Contact us at Social Work, Scottish Borders Council, Newtown St Boswells, Melrose, TD6 0SA, 01835 825080.



SCOTTISH BORDERS COUNCIL'S
**CHIEF SOCIAL WORK
OFFICER ANNUAL REPORT**
2019/20



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Chief Social Work Officer Annual Report 2019/20

SECTION 1. Governance and Accountability

1.1 Background and context

Scottish Borders Social Work services have clear governance arrangements in place. The Chief Social Work Officer (CSWO) is a member of the Council's Corporate Management Team (CMT) and as such has direct access to Elected Members, the Chief Executive and senior managers of other Council services. The governance of Social Work Services is undertaken through two separate but interconnected structures. Children and Families, Justice and Public Protection services are directly managed through internal Council structures and all other delegated services are managed through the Integration Joint Board (IJB). The arrangements are embedded and provide assurance that the social work function is being undertaken to the highest possible standards. The CSWO is a non-voting member of the IJB and offers professional advice and guidance to the IJB on matters relating to Social Work Service delivery. The CSWO is a member of IJB Leadership Team and also attends the Executive Management Team (EMT) meeting between NHS Borders and Scottish Borders Council further strengthening the integration of services.

In all Social Work Services there are a range of multi-agency operational and strategic groups that add significant value locally to the work of Social Work. There continues to be a strong emphasis on partnership working in these forums and, given the co-terminus nature of the Local Authority with the local NHS Board, this is proving to be a critical element of our improvement journey.

With the recent appointment of a new Service Director Children, Young People Engagement & Inclusion, close working between the CSWO and this new director continues to ensure that across services, we remain focussed on keeping children and young people safe, improving health & well-being, reducing inequalities, targeting support to maximise life experiences, opportunities and inclusion and increasing participation & engagement.

The CSWO has continued to monitor, review and advise the Council on Social Work matters, whilst providing effective leadership for all staff in Social Work and Social Care in providing high quality and safe services for the Borders. The CSWO assures the quality of social workers and of social work practice by ensuring that we have robust auditing processes, quality and performance indicators and quality assurance/improvement measures in place.

The CSWO is the Agency Decision Maker approving Fostering, Permanence and Adoption arrangements.

The leadership structure within Adult Social Work and Adult Social Care saw both interim and permanent change during the year, which stabilised the senior management structure across our five locality social work teams. The reintegration of the arm's length care organisation, SB Cares, into the Council's control from December 2019 again strengthened management to support the integration agenda. This also helps support the Councils Fit For 2024

transformation agenda and to galvanise the relationships across Social Work, Social Care, Communities and Health, to integrate both strategically and operationally.

Joint Health & Social Care priorities brought Health & Social Care leadership together to establish plans to improve patient/client experiences through and out of hospital by taking a “Home First” approach. Embedding a single governance structure over the hospital based social work team and hospital based patient discharge teams appears effective – however formal implementation has been delayed due to Covid-19.

In response to the Covid-19 pandemic, joint governance across key services was established to ensure a coordinated, whole system approach was managed effectively. This structure will continue to evolve as we develop our Locality model of operations.

1.2 Critical Services Oversight Group and Public Protection

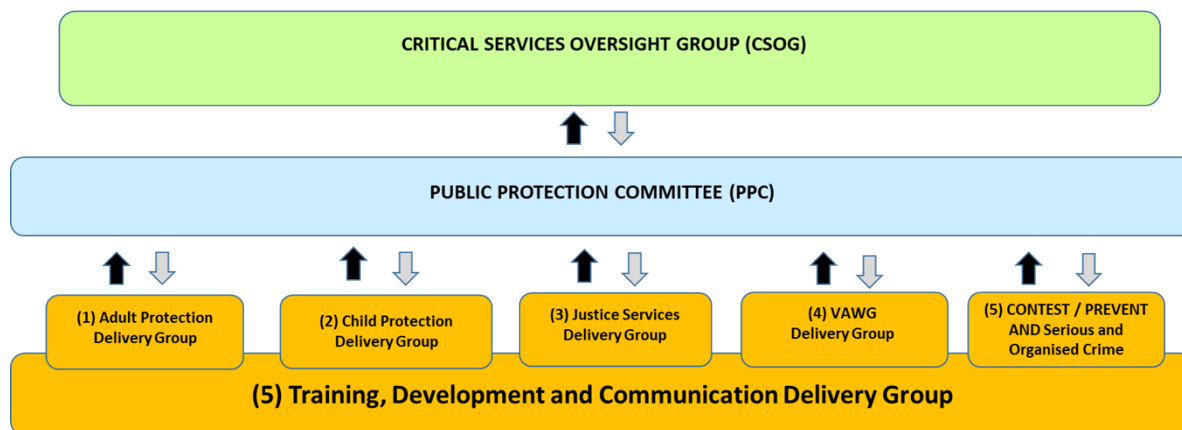
The Critical Services Oversight Group (CSOG) instructed a review and redesign of Public Protection services within Scottish Borders, to improve how Adult Protection and Child Protection Services respond to risk on a multi-agency basis. This was in response to Adult and Children’s Services inspections that identified the need to improve practice, streamline processes, to improve communication and to work more collaboratively in improving outcomes for the most vulnerable in our communities.



Two major challenges included the setting up of an integrated Public Protection Committee, with associated service groups bringing different staff, reporting patterns and timeframes into alignment, and of course the impact of Covid-19 on all services.

From the January 2020, the Public Protection Committee has fulfilled the statutory roles of the Adult Support Protection Committee and the Child Protection Committee as well as incorporating Justice Services, Violence Against Women and Girls, CONTEST/Prevent and Serious & Organised Crime. A small team of training and development officers support the training requirements identified for staff and the public. This is done via the Training Development and Communications Group, overseen by the Child & Adult Protection Lead Officer for the Council.

The revised high level governance and accountability structure for Public Protection services is shown in the diagram below:



SECTION 2. Service Quality and Performance

This section provides an overview of the service, the service performance and key risks broken down in the following areas:

- Children & Families Social Work
- Learning Disability & Mental Health
- Justice
- Adult Social Work
- Public Protection

2.1 Children & Families Social Work:

Delivery of Children and Families Social Work (CFSW) in the Scottish Borders is structured around 2x long-term teams operating in the East (Duns and Hawick offices) and the West (Galashiels and Peebles offices) of the region. A central Duty Team manages all duty and intake enquiries across the Borders. The Family Placement Team, Child Protection Unit (as part of Public Protection services), Youth Justice and Throughcare Aftercare also have this region-wide remit.

The strategic direction of practice and service developments within CFSW is driven by national policy, legislative direction and best practice. Within the Scottish Borders, the key strategic documents are the multi-agency [Integrated Children and Young People's Plan 2018-21](#); the [Scottish Borders Corporate Parenting Strategy 2018-21](#); and the Children and Families Social Work Service Development Plan 2020-22.

The CFSW development plan provides a framework of service development. It was developed following staff consultation and as part of the corporate 'Fit For 2024' transformation programme. The Plan has 10 priority areas for development:

1. Introduce a strengths-based approach in how we work with families, with a particular focus on the introduction of Family Group Decision Making.
2. Review and revise our approach to planning for children who require adoption or permanent placements out with their birth families.
3. Explore options for the future delivery of our services to children affected by disabilities and their families.
4. Develop proposals for the development of Whole Systems Approach for young people who offend.

5. Support staff to further improve the quality of recording – in particular chronologies, assessments and child plans.
6. Continue to develop initiatives aimed at improving our recruitment and retention of social workers and first line managers.
7. Contribute to the development of the Public Protection Unit to ensure good practice in Child Protection.
8. Improve performance and data information and its analysis and use across the whole service.
9. Ensure all Children and Families Social Work guidance, policies and procedures are reviewed and updated systematically.
10. Develop the use of Self-directed Support across Children and Families Social Work.

Each priority area is being taken forward by the service – with some elements more advanced than others.

In the Scottish Borders there is a commitment to support children and families on a voluntary basis where appropriate. In total **66%** of the cases (*excluding the short-term cases held by the Duty Team*) are managed on a voluntary, non-statutory basis. When including cases held by the Duty Team, this increases to **77%** (*figures as at September 2019*). The Getting It Right For Every Child (GIRFEC) principles of early intervention, multi-agency co-operation and communication; and a holistic approach to meeting the needs of children, young people and their families are firmly embedded in operational practice.

Early intervention, edge of care and reparative work for children and their families is delivered by both the Long Term teams and a range of third sector organisations.

In terms of statutory work, there has been a slight increase in the overall numbers of looked after children in the Scottish Borders. In comparison to last year, this has increased by **8 children** from 194 to 202 (a 4% increase). Residential placements increased from 22 to 30 placements, but there was a reduction in secure care placements from 3 to 1 young person. **33** young people are supported in Continuing Care placements in the Borders and **50** young people are also supported on an Aftercare basis.

Over the year, the number of children subject to child protection registration has ranged from **34 to 48** (*this reflects individual children and not whole sibling groups*) and there have been no spikes to indicate a rise in children at risk of significant harm in the Borders. The number of inter-agency referral discussions (IRD) have held ranged from **25 to 50** per month. The Child Protection and Reviewing Officers (CPRO) adhere to set timescales for holding and reviewing cases where children are subject to child protection registration; are looked after and accommodated; or are subject to the Vulnerable Young Person's Protocol. A wide range of information is provided to the Child Protection Delivery Group (*as part of Public Protection governance arrangements*) for the purposes of quality assurance. Response times to disclosures of harm are good and assisted by the ability to easily and quickly share information within Public Protection services and the close proximity of the Duty Assessment Team within the same building. The majority of child protection concerns raised are responded to by the Duty Assessment Team.

There is a systematic approach to quality assurance and service improvement within CFSW. Six-monthly quality assurance reports are compiled and include case file auditing approaches, multi-agency case file auditing and other formal audit & quality assurance

processes. Information on participation with children, young people and their families and resultant outcomes is also included in the reports. The findings of these reports directly influences training, staff and service development. Alongside ongoing service delivery and development, considerable effort is focused on improving aspects of our services to children young people and their families - this year there has been particular focus on the systematic use of chronologies, risk assessment, assessment and planning – and improvements in these areas can be demonstrated in audit reports.

Work has progressed to improve practice in providing permanence for children in the Scottish Borders and there has been demonstrable improvement in all aspects of permanence over the reporting period. The time between the formal ratification to pursue permanence at the S.31 LAC Review and presentation of the case at the Permanence Panel – has averaged **4 months**, which is the lowest figure since permanence timescale auditing began. There has been incremental improvement in the completion of permanence planning processes and there is still scope for improvement here. In order for CFSW and partner agencies to improve both operational practice and permanence planning timescales an independent consultation/review was commissioned from the Adoption and Fostering Alliance, Scotland (AFA). This consultation report was completed in February 2020 and the findings will inform developments and improvements in permanence planning throughout 2020-21.

The Scottish Borders Council Fostering Service remains the largest provider of care for looked after children and young people in continuing care, providing care for **74** children and young people. Recruitment of foster carers remains an area of priority for the service and over the course of the year, **6** new foster carers (*3 households*) were recruited. In the same period, **2** foster carers were de-registered as they had come to the end of their fostering career. The Family Placement Team is heavily involved in encouraging the participation of children and young people in service development and the team hosted the fourth annual half-day fostering conference in October 2019. A group of care experienced young people were involved in the planning and delivery of the conference. As well as delivering workshops and performing music and poetry, a selection of their artwork, stories and other achievements were on display. The theme of the conference was Continuing Care.

Kinship care has continued to be an area of growth and development in 2019-20. **53** children and young people were placed in kinship care by 31st March 2020. This is an increase of **5** over the previous year. All children and young people in kinship care in the Borders are placed there on a statutory basis as looked after children, ensuring they have the same rights to continuing care and aftercare as any other looked after child.

In terms of Throughcare Aftercare, one third of cases are now in continuing care rather than after care. This trend points towards young people remaining in placement longer and no longer leaving care at 16 years of age. In early April 2020, Albert Place (*which provides short term tenancies for care leavers starting out on the housing ladder*) celebrated 10 years of existence. The Albert Place accommodation is a joint Scottish Borders Council/Scottish Borders Housing Association (SBHA) initiative and data indicates that **92%** of care leavers who have lived in Albert Place sustain their tenancy for more than 12 months.

There are currently several risk factors affecting CFSW in delivering statutory functions including:

- The expansion of the wider remit Public Protection service has been interrupted on an operational level – the teams due to co-locate in the Langlee Complex were close to moving when lockdown and social distancing measures came into effect. This included DAAS, Safer Communities and representation from the Justice team.
- Independent advocacy services for children and families in the Borders are limited. Currently CFSW commission a service from ‘Who Cares? Scotland’ for looked after children, though the size of the contract means that service provision has to be prioritised for those children and young people looked after outwith the local authority. The Borders Independent Advocacy Service (BIAS) has recently been commissioned by the Scottish Children’s Reporters Administration to ensure children and young people receive the statutory support they require when attending a Children’s Hearing. These are the only specific independent advocacy services available for children and their families. Proposals have been put forward for the commissioning of a comprehensive independent advocacy for children.
- Continued increases in the requirement for supervised parental contact (*directed by Children’s Hearings and the court*) has eroded the efficacy of the early intervention support role of the Social Work Assistant. This has meant that the opportunity for quality early intervention, family and parenting support has decreased significantly and has, to an extent, created some disparity in service provision depending on the geographical area in which someone lives in (due to differing geographical demands in terms of supervised contact).
- Participation and involving children and young people and their families in service development is improving across CFSW. Participation is becoming embedded with children and young people in residential care, foster care, Throughcare Aftercare and in those attending statutory LAC Reviews, however consistent participation of children and young people in service delivery and development remains a challenge. Some areas have participation embedded in their service areas, but this is not universal. This is a clear risk to the service as there is a clear national policy expectation that participation is integral to all service delivery and development.

2.2 Learning Disability & Mental Health:

The Social Work elements Learning Disability and Mental Health (LD/MH) manages their waiting lists through a monthly prioritisation meeting and there continues to be a high level of Adult Support and Protection and Adults with Incapacity Act activity across LD and MH.

Transition planning is a particular area of challenge for the LD service (i.e.) when a child moves from children’s to adult services. This is a critical transition point for young people and their families and we have developed a Transitions Pathway with an aim to make improvements including capacity and as such there has been development of appropriate accommodation and support arrangements in line with needs of existing service user groups.

Services for Children Affected by Disability (CHAD) has been affected by vacancy and recruitment issues, but work has continued to review all CHAD policies and procedures and to support the CHAD Resources Panel. Over the past year CFSW have also worked in partnership with Aberlour Child Care Trust and SBHA to develop a residential resource in the Scottish Borders for children with complex needs.

The Integration Joint Board (IJB) recently considered the commissioning of a new ‘Shared Lives’ scheme. Shared Lives is a regulated form of social care where an LD adult who need support or accommodation are matched with an approved Shared Lives carer, who then

supports and includes the individual in their family and community life. Shared Lives provides long term live-in, but can also cover short breaks and day support options.

The mental health social work team are delivering social work/care management to service users who are known to community mental health teams, Borders Addiction Service (BAS) and by negotiation with Locality Teams.

The Care Home and Community Assessment Team (CHAT) were established to specialise in meeting the needs of older adults with mental illness and dementia, working within care homes and community hospitals across the Scottish Borders. The team works across the entirety of the Borders providing cover to 92 community hospital beds and 695 care home beds within Scottish Borders. The team has capacity to assess, plan treatment and intervene (where necessary) for 60-70 individuals per week. Additionally a rolling programme of training and implementation of stress and distress techniques is undertaken with each care home and community hospital throughout the year.

The team aims to provide proactive and responsive support to care homes and community hospitals to help them better meet the needs of their residents and patients with mental illness and dementia. Interventions offered by the team include carrying out mental health and memory assessments, advising on the best type of treatment for the individual and advising staff on managing the symptoms and behaviours of people with mental illness and memory problems. The team also provides training and education for care home and community hospital staff to provide them with the skills and knowledge to provide effective care for residents and patients.

The service can be accessed via referrals made by GPs, or senior care home/community hospital staff. All referrals are:

- Sent to a central CHAT referral inbox
- Screened on the same day and the referrer is informed of the outcome (if the referral is appropriate CHAT will contact the care home or community hospital by phone to arrange an appointment. If the referral is inappropriate contact will be made and advice given on how to proceed)

The CHAT team assess the individual looking at:

- Advice and treatment regarding specific mental health issues.
- A person-centred care plan that ideally involves the individual, family, carers and staff in maximising quality of life, physical health and comfort.
- The advice and training necessary to support staff in meeting an individual's care needs and maintaining them in their current care setting

2.3 Justice:

During the reporting year, **345** criminal justice social work reports (CJSWR) were submitted and of these **84** were for repeat offenders. This is an increase of 24 CJSWR's from the previous year (*a 7% increase*). Community Payback Orders (CPO) continue to be the most widely used social work managed court disposal with a total of **136** CPOs issued. Of this:

- 59 were for unpaid work and/or other activity with no supervision
- 44 were as above but with supervision
- 33 for supervision but with no unpaid work and/or other activity.

Conduct Requirement (CR) primarily used in domestic situations to restrict access to an address and a Programme Requirement (PR) to engage with either The Caledonian Men's Programme or the sex offender programme are the most common secondary requirement made alongside supervision. In 2019/20 there were with **12** CRs and **13** PRs imposed.

Scottish Borders was the first local authority in over 10-years to be inspected by the Care Inspectorate for the delivery of CPOs. The [report](#) highlighted positives including:

- Individuals subject to community payback orders experience strong, respectful and consistent relationships with staff but the service is not yet able to demonstrate the difference these relationships are making to improved outcomes.
- Assessment of risks and needs is a strength, driven by a national framework and training.
- Operational managers are supporting their staff well, enabling them to deliver statutory supervision requirements.

And also areas for improvement:

- The organisation and delivery of the unpaid work service is not operating effectively to provide a reliable community-based disposal.
- There is no clear and effective governance structure for justice services.
- Leaders do not have a sound enough understanding of the performance of the justice service to inform improvement priorities, planning and activity.

There have been several areas of development and good practice in Youth Justice over the year. The Scottish Government Whole Systems Approach refresh project has led to the development of cross-border and local authority protocols for dealing with young people aged 16-18 offending in areas other than their place of residence. A bail support scheme (in partnership with Police Scotland) for young people aged under 18 and an increase in preventative work with partner agencies (Education and the Scottish Fire and Rescue Service) has also been beneficial.

The Youth Justice Team also successfully implemented [Movement Restrictions Condition](#) (MRC) as a 'step down' alternative from secure care. This approach has been successful with no return to secure care and was sustained for 6 months.

When required, Throughcare Aftercare can support care leavers who are being released from custody and eligible for voluntary throughcare support post sentence.

A review and restructure of the Unpaid Work Service took place and the service has introduced a new full time service co-ordinator role and alongwith a dedicated full time Justice Support Worker to undertake the development of Other Activity and deliver the '[Outcomes Star](#)' identification of need tool; this tool can be used to inform appropriate work and other activity placements. The rurality of service provision coupled with limited opportunities to source and facilitate 1:1 placements remains a challenge, however it is anticipated that through increased promotion of service, presentations at community council meetings and regular articles highlighting work undertaken across Borders communities, in the council's community newsletter, that new and diverse opportunities can be identified.

Statistical evidence suggest that introduction of an increase in the Presumption of Short Term Sentences from 3 months to 12 months in June 2019 has not resulted in a significant increase in the Courts use of Community Payback Orders.

The Woman's Hub, set up in 2018 has continued to embed itself, with all women requiring to attend the service being seen from the hub. In addition to undertaking statutory work, the [Reconnect Programme](#) is well attended by women working through statutory orders, alongside those who engage on a voluntary basis. In addition to the base programme of work, sessional work also includes input from addiction support services, sexual and oral health, Healthy Living Network (cooking), Domestic Abuse Advisory Service, Rape Crisis, Victim Support, the Anti-Social Behaviour Unit, mindfulness work and various craft sessions. The Women's Hub has also been used by Psychology colleagues from Health to deliver the [Survive and Thrive](#) group programme to assist women address adult and childhood trauma. Both the Caledonian Programme Women and Children's workers are based at the hub.

The Scottish Borders Community Justice Board was established following the enactment of the Community Justice (Scotland) Act 2016. This places a duty on a number of statutory organisations to co-operate in the exercise of their respective functions in relation to community justice. The Board meets every 2 months and has an improvement action plan as part of their delivery process. Within community justice there are seven common improvement actions, the Board have specific activity against each.

A number of the risks and challenges for the service are as a result of the rurality of the Borders:

- Relatively low numbers of people in the justice system can make commissioning of services challenging, often statutory services offer the most credible option when considering best value and accessibility.
- Service users can face challenging travel arrangements impacted on by limited public transport options. While we seek to assist this by meeting with people in locations close to home and covering travel costs, the central base in Galashiels remains the most accessible location for service users to attend, due to the bus and rail hubs located in the town.
- Arrangements for the delivery of the Caledonian System Men's programme, in partnership with Lothians and Edinburgh City, are failing to meet the needs of many men who reside in the Borders but for reasons including employment and/or transport issues cannot attend groups. This can result in men waiting some considerable time for a suitable place or the need to return the order to Court.

In Spring 2020 a review of Caledonian programme was commenced with a view to securing a more accessible service for men and increasing safety for partners and children affected by domestic abuse across the Borders. This review will continue into 2020. One area being considered is to develop a better understanding of what the Sheriff would like to have available to then aid decision making for disposal. In contrast to other areas, few Caledonian assessments are requested by the local Court, with social workers using their professional judgment to inform decisions to assess for suitability.

Over the course of the year, **12** Drug Testing and Treatment Orders (DTTO) were recommended to the Court. Only **4** of these recommendations were converted into orders. It may be that this treatment option is not best placed to facilitate change and return positive outcomes for individuals placed on DTTO's or perhaps the low numbers reflects a feeling that the order fails to meet the courts expectation on outcomes. Delivery of this service will be reviewed going forward into 2020.

The number of people managed under MAPPA has shown a slight increase in comparison to the corresponding period last year, however numbers remain reasonably stable. Breach proceedings for those subject to supervision have remained very low throughout the reporting period.

Performance Indicator		Apr – Jun 18	Jul – Sep 18	Oct – Dec 18	Jan – Mar 19	Apr - Jun 19	Jul – Sep 19	Oct – Dec 19	Jan- Mar 20
1	Total Number of sex offenders subject to MAPPA.	93	94	95	97	98	104	104	104
2	No' of sex offenders in the community at end of period	95	95	97	94	103	101	103	104
3	No' of sex offenders managed at MAPPA Level 1	90	91	93	95	95	102	102	98
4	No' of sex offenders managed at MAPPA Level 2 at period end	3	3	1	2	2	2	2	6
5	No' of sex offender cases managed at MAPPA Level 3 at period end	0	0	0	0	1	0	1	0
6	No' of registered sex offenders on statutory supervision at quarter period end	30	27	31	37	36	32	35	32
7	No' of registered sex offenders assessed as very high risk of harm at period end	0	0	0	1	0	0	0	0
8	No' of registered sex offenders assessed as high risk of harm	2	4	5	7	6	8	6	8
9	Breach proceedings instigated against registered sex offender quarter	3	1	0	0	2	0	0	1
10	Probation order or Community Payback Order revoked due to breach	0	0	0	0	0	0	0	0

2.4 Adult Social Work:

The service is working well and meeting the statutory requirements for assessment, support planning and risk management. There is a focus on improving work practice and the quality of services to service users, whilst maintaining responsibilities in regard to public protection and statutory duties.

In regard to referrals, waiting lists continue to reduce in both numbers on the list and importantly waiting time. There is an overall downward trend on waiting times with any spikes being directly attributable to local and time specific staff gaps.

Locality modelling work has been accelerated due to COVID 19 and will be progressed throughout 2020. It seeks to put in place an integrated response that embeds the principles of community led support and builds on the work of our What Matters hubs. The 'What Matters Hubs' have proven effective in providing a local doorway into services and in delivering improved response times and reduced social work referral waiting lists. Pre-covid, the WM hubs operated in the main centres of Hawick, Peebles, Galashiels, Kelso, Duns and Eyemouth, with the total number increasing to 14, due to hubs setting up in smaller towns and villages and as pop-ups (e.g.) at the Kelso Show. During the year, the WM hubs were attended by approximately **940** people. Hub appointments can be made but the majority of people used the 'drop in' approach and feedback indicates that this has been valued by people using the hubs and by staff. The WM hubs provide easy access to informal and formal support, with third sector partners signposting to community options wherever appropriate, along with on the spot assessment. Perhaps unexpectedly, the hubs have also attracted a

number of complex clients with either mental health or addictions issues who otherwise would quite often be beyond the reach of traditional models of service delivery.

This local access to Social Workers, Occupational Therapists and support workers from across third and independent sectors has proved effective and has been identified as an area for service growth, with Community Led Support and Locality service modelling emphasised as a core model for transformation. Our Covid-19 response has further proved that a blend of physical, virtual and telephone based response is required for the future.

During the year there have been challenges in recruiting staff and in particular qualified social workers. Newly qualified workers continue to receive a range of individual and group support, including mentoring and a “grow your own” approach across the whole of Social Work to training selected staff to become qualified social workers has commenced in conjunction with the Open University to help ensure that we have a skilled workforce going forward.

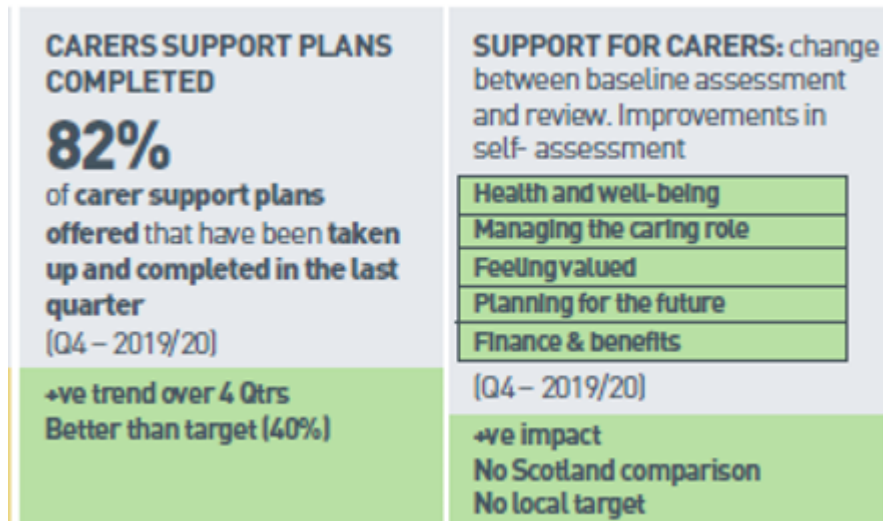
A Health & Social Care Quality & Performance Framework was developed to address the issue that existing performance indicators didn't sufficiently capture the performance of teams. The framework has been used to create performance and risk 'Dashboards'.

As of March 2019, **85%** of adults receiving social care support were recorded as using self-directed support (SDS). Reviewing capacity was increased in the short term to ensure that all people eligible for social care support have had a 'good conversation', with outcomes focussed support and the offer of the four SDS options. This work is now complete.

The SDS working group identified the lack of choice in the market limiting SDS options if there is no provider capacity or carers available. Commissioning conversations with stakeholders involved in designing and providing local supports commenced with a strong emphasis on collaborative and partnership contracting. Key messages from a follow up stakeholder conference in November 2019, indicated that the providers and third sector present were keen to look at working together and differently. This work will be built on in 2020/21 and will link up with Locality developments.

With carers and the Borders Carers Centre (BCC) a single pathway has been established for carers to access information and support. BCC staff provide information and early intervention, and through carer support plans arrange support for carers that meets the eligibility criteria. The number of carers being offered and accepting a carers support plan is steadily increasing as are the numbers of carers eligible for and receiving support.

There were **238** carer support plans completed in 2018/19 and **432** in 2019/20. There was also an increase in the percentage of carers who accepted the offer of a carers support plan. Information from carers indicates that carer support plans help carers feel more valued and more able to manage their caring role. A panel has been set up to consider the needs of replacement care under the Carers Act and staff have had guidance and training on this. Additional staffing put in place to respond to carers support needs continues to offer a responsive and focused service to unpaid carers across the Borders.



Within hospital settings there has been a continuing focus on reducing delayed discharges and shifting the balance of care from hospital (acute) to community – including ward restructuring and the reinvestment of resource into community based services. Episodic surges of patients into acute and community hospitals brought increased delayed discharges during winter as reduced social work resources worked hard to keep up with the pace of patient admissions and discharge.

The reintegration of SB Cares into the Council enabled the operational oversight of the hospital based social work team (START) to be supported under SB Cares. This allowed the START budget to be made permanent and, with SB Cares having several hundred staff, created opportunities to create a more adaptive response within hospitals and community.

Work commenced to develop a 'Trusted Assessment' model, enabling staff from across health and social care to carry out assessments which have historically only been undertaken by Social Work staff. Winter pressure and then the Covid-19 pandemic unfortunately interrupted this trial but it will continue during 2020/21, with the aim to:

- Improve patient flow across the H&SC system
- Improve the customer experience because one professional is able to undertake a single assessment of their needs – traditionally this may have required multiple interactions / assessments
- Create efficiency by freeing up time and unnecessary travel
- Reduce length of stay and delays in transfer of care
- Improve the speed at which people can access the service and support they require

Within our five social work locality teams changes were made to reduce waiting lists for services, to review packages of care and to maximise available capacity. The Matching Unit has continued to work effectively as a centralised 'broker' for packages of care to create a single point of contact between care providers and people requiring community based home care. Thus, improving the pace at which people receive the support they require as quickly as possible and enabling swift hospital discharge.

New processes were introduced to focus on reducing patient length of stays, better use of joint resources and greater partnership across health, social care and social work. A project

to combine four NHS Borders hospital teams into one hospital based social work team was slow to get traction operationally and was suspended due to pandemic. However, greater collaboration through daily hospital 'hub' discussions is seeing a re-set structure that reflects the locality modelling taking place across the Scottish Borders.

The introduction of a 'panel' to approve packages of care sought to ensure that capacity within home care services was maximised whilst also ensuring social work assessments for social care were scrutinised and quality checked prior to approval. Panel approval focused on slick and quick decision-making to ensure that people's care & support was not delayed.

Throughout Winter 2019, senior management and operational managers from within the hospital and Adult Social Work met, often daily, to agree actions and priority areas to maintain the safety of the hospital. This resulted in improved relationships and a better understanding of joint pressures. Therefore, at the beginning of the pandemic response these relationships that had been built up helped to deliver what was required and services were able to mobilise quickly.

2.5 Public Protection

In Scottish Borders, the newly formed Public Protection Committee (established January 2020) gave considerable thought to membership and chairing of the Adult and the Child Protection Delivery Groups. Social Work is represented at senior management level alongside managers from other agencies, stakeholders, advocacy and organisations that represent the views of service users where appropriate. The Adult Protection Delivery Group (APDG) has focused on:

- Updating AP procedures to reflect the important role of the Adult Protection Officers (APOs);
- Creating a Dissemination Strategy to ensure all relevant staff are aware of the work of the Group;
- Introducing a survey from the APO to assist the quality assurance role;
- Implementing improvements identified in the Joint Inspection and follow-up inspection reports;
- Agreeing/sharing contingency plans for service delivery during Covid-19;
- Developing effective engagement in IRDs from the Health sector.

In regard to Child Protection (as part of Public Protection services), data has been utilised to prioritise and to map families in most need in regard to domestic abuse, alcohol, drugs, poor mental health, neglect, and internet safety (potentially leading to Child Sexual Exploitation). An audit was undertaken on the use and impact of the Neglect Toolkit, including staff focus groups, feedback from parents and an amended survey format for parents having been in the child protection process, to try to increase survey responses. A practice review was also undertaken.

Operationally, the Child Protection Delivery Group (CPDG) has focused on:

- Regular audits, capturing critical information about the CP process and identifying emerging patterns and trends.
- Completion of Inter-Agency Referral Discussions (IRDs) and monitoring to ensure that IRDs are concluded within our 21 day target (from start to conclusion).
- Developments to the Neglect toolkit including practitioner improvements.
- Improving chronologies including proposals to develop multi-agency integrated chronologies.
- Methods to better capture the views of children/young people and parents in the child protection process. Approaches have focused on surveys to date including a CPRO survey, a parent survey and the survey for following up with a child after CP case conference who is over the age of 8.
- Creating a Dissemination Strategy to ensure all relevant staff are aware of the work of the CPDG and that there is opportunity for practitioners to feedback.
- Providing bespoke training for local groups and voluntary organisations (215 staff)

In regard to the surveys mentioned in the bullet list above, an online Practitioner Survey conducted in November to gain multi-agency practitioners' views and experience relating to Child Protection practice in the Scottish Borders had responses from 316 practitioners from a range of services including education, social work, health and others. Key findings included:

- Practitioners have confidence in the Child Protection service, structure and pathways.
- The majority of respondents indicated that they are able to access appropriate information, support and training.
- The general perception is that there is a lack of early intervention services and capacity in general. Practitioners expressed concern that this could potentially lead to more children and families experiencing Child Protection interventions and that earlier intervention should be prioritised.
- All respondent groups indicated that communication across agencies generally works well, but that systems to record chronologies should be standardised across agencies, with chronology training available to all new staff across all sectors. The introduction of an Education rep within Public Protection to provide consistent and regular feedback to schools was suggested by several respondents as a way to improve communication between key partners.

Adult Support and Protection has changed in Scottish Borders. On the back of the review and redesign of the services, a new role of Adult Protection Officer was placed within the Public Protection Unit. These posts sit alongside alongside Child Protection Reviewing Officers, Police and NHS colleagues, creating a 'think family' approach to the management of risk across the region. Due to Covid-19, colleagues from the Safer Communities Team and specifically Domestic Abuse services, have had their move to the collocated Public Protection Unit delayed but they will move as soon as it is safe and practicable to do so.

Adult Support and Protection auditing is completed jointly between the Adult Protection service and the Locality teams who undertake the investigation work. New Adult Support and Protection guidelines came into force early 2020. After some initial issues with the new processes, the operational guidance has been embedded quickly.

Following the 2017 inspection, AP risk assessment, chronologies, and quality assurance tools have all been reviewed. The follow-up inspection which took place in November 2019 noted improvement in the oversight of cases, increased use of Adult Protection (AP) risk assessment and chronologies, improved use of quality assurance tools for AP and non-AP cases and closer working with the Scottish Fire & Rescue Service in appropriate hoarding and fire safety cases. Areas identified as requiring further improvement were case timescales, the monitoring and improvement of performance, the need to evidence views of service users and their families and the quality of recording and evidencing.

Within Adult Protection, there were **3** Significant Case Reviews (SCR) and **7** Child Sexual Exploitation (CSE) meetings. As well as working to increase the safety of those involved, these meetings consider the local issues, including how to learn, improve and disseminate practice through various delivery groups. Work on a risk management process for people who do not meet the criteria for AP intervention has been undertaken.

Number of Adult Protection Referrals	330
Number of cases which required AP Intervention(Inquiry/IRD/Investigation)	330
Specific Intervention which required AP IRD (Crime or Serious harm)	108

Of the referrals reported by external agencies as adult protection:

- Financial harm and physical harm continue to be the two highest types of harm in Scottish Borders. This is a recurring trend over a 5 year timeframe and is mirrored in national figures.
- Alleged neglect figures are similar to last year but domestic abuse figures have increased around Adults at Risk of harm.
- The majority of harm occurs in an adult's own home, usually by someone known to them. The second highest setting of harm comes from private care homes. There continues to be ongoing training for care home staff around dementia, care home standards and Adult Protection.

SECTION 3. Resources

In general terms, the financial pressures and efficiency programmes within NHS Borders and Scottish Borders Council (Turnaround and FF2024 respectively) continue to put significant emphasis on establishing sustainable services across the Health & Social Care Partnership. All service areas have focused on financial sustainability. Operationally, the staffing budgets remained on target, however care at home and care home budgets continue to be exceeded. The need to reset the baseline budget is being modelled through the Social Work Delivery Group established for financial year 2020/21.

3.1 Children & Families Social Work:

The primary financial pressure for CFSW is, as in previous years, the cost of external, out of authority residential placements for young people. Current residential placements range in cost from £2,650 to £5,299 per week for young people with social, emotional and behavioural needs. Residential placements for children and young people with complex needs ranges from £2,763 to £4,226 per week. The financial plan commitment for out of authority residential placements for 2020/21 is £5.6 million and is projecting an overspend of approximately £200,000. Of note is the increasing proportion of the out of authority residential care budget being required for children and young people with complex needs. The budgetary constraints are also impacting on the delivery and development of key service areas, notably early intervention and provision of independent advocacy.

3.2 Learning Disability & Mental Health:

The use of specialist facilities for high risk, high need client's produces financial pressure.

The service continues to regularly review care plans and specialist service costs including out of area placements including projecting the anticipated cost for individuals from Scottish Borders, who are currently receiving NHS treatment in specialist resources elsewhere. These individuals will require local facilities when they are fit for discharge but we may not have anything available within Scottish Borders to meet their anticipated needs.

The quantity of time and endeavour to undertake work associated with clients for whom the Local Authority acts as their Appointee for welfare benefits has been an ongoing issue. We have actively used a CCA finance post to enable much of this work but it also takes a considerable amount of social worker time. The CCA finance post works proactively with the service users and in-patients. Delivering monies/support to corporate clients, visiting various places to access monies etc.

3.3 Justice:

Section 27 grants in 2019/20 saw a 1% reduction from the previous financial year. The grant did not reflect the local pay award of 3% in the year, requiring increased staffing costs to be covered at the expense of other service provision. Year-on-year monies allocated to the delivery of Caledonian Woman's and Children's Service have not increased, unlike the financial demands of service delivery. The service requires continued ongoing financial support from Section 27.

The Scottish Government has provided annual transition funding of £50,000 to deliver specific community justice related initiatives and to offset the time spent by the coordinator in the preparation of meetings, plans and annual reports.

3.4 Adult Social Work:

Budget pressures within Adult Social Work and Social Care were acknowledged from the outset of financial planning. The increasing demographic demands for the service, combined with pressure to meet those demands with reduced resource was, and remains, a significant challenge. The main financial pressures are as a result of increasing levels of needs, requirements for home based care and higher demand for care homes/nursing care.

The Community Equipment service fulfilled all equipment requirements, including stockpiling equipment, initially as part of BREXIT planning but now in relation to covid-19 service response. The equipment service is funded by a joint SBC/NHS Borders budget. In recent years the base budget has not met the needs of the service and this is evaluated year on year.

Our Borders wide sensory impairment team continued providing advice, support, training and a range of assistive equipment to people with sensory challenges. This service remains on budget and, as across our services, when COVID 19 lock down commenced staff and service users adapted to more remote support and management of key risks. For example, Social contact for deaf and hard of hearing service users has been maintained via video conferencing and contact with visually impaired service users via telephone support and prioritising critical risk through the continuation of smoke detectors for hearing impaired service users.

There are considerable financial pressures due to the numbers of young people transitioning from children's to adult services with high levels of support needs. Work is ongoing to increase local resources to reduce the number of people being placed out of Scottish Borders. We continue to work with NHS Lothian in the development of NHS in-patient facilities for AWLD to reduce the number of expensive private hospital placements and will continue to work to commission and deliver services as efficiently as we can.

3.5 Public Protection:

In terms of resources, the change to the public protection model has amalgamated the role of the CP and AP lead officer roles into one post that works directly with the single Public Protection Committee. Since this post has been filled by the CP Lead Officer, there is a need to increase the capacity in the PPC support team with a member of staff who has Adult Protection experience, this is underway. The addition of more Adult Protection Officer's and a move to have a dedicated operational Team Leader to oversee the Adult Support and Protection process will give a solid platform for oversight going forward, crucially bringing Adult Support and Protection in line with Child Protection and other elements of Public Protection.

The ability to have a fully functional collocated Public Protection Unit will be realised as soon as Covid-19 restrictions allow, giving us a true multi-agency hub for managing risk across the lifespan.

SECTION 4. Workforce

4.1 Children & Families Social Work:

Staffing has been an issue during 2019/20. There have been a number of vacancies at all levels of the service, including key managerial positions at Team Leader, Group Manager and Chief Officer levels. This has resulted in a number of posts being filled by temporary locum social work staff, leading to a detrimental effect on the continuity of support for children and families, for service morale and for staff development. This situation has been recognised for some time and unfortunately a planned comprehensive recruitment drive for social work staff across the service was delayed by the onset of Covid-19 and the resulting disruption to services.

Staffing and recruitment are also impacted by the age and experience of the workforce. Applications for vacant social work posts are predominantly made by newly qualified social workers. Whilst this is not an issue in itself it can lead to imbalances of experience within teams and require additional management time to supervise recently qualified staff. There is also an increasingly older age profile across staff teams.

CFSW is committed to workforce development on both an individual and service basis. The CFSW Learning & Development Framework details all mandatory training, post training qualifications and opportunities for career development and continuous learning for staff across all levels of the service. Development of the framework is directly influenced by the findings of quality assurance approaches, as well as other national and local service priorities.

4.2 Learning Disability & Mental Health:

Additional staff are required to deliver services for the increasing number of younger people accessing services having been given a neuro-developmental diagnosis (ADHD, ASD).

A workforce review would be beneficial to identify how best to meet the increasing demand and the peak that is anticipated in regard to the mental health impact of Covid-19. It is anticipated that there will be an increased demand overall for mental health support and in particular post-traumatic stress disorder. We need to determine and establish the right proportion of social worker time within the different teams and how much of this requires an individual with a professional social work qualification versus what could be undertaken by other staffing without this. This could ensure that demand is met and meets the needs of the clients.

The service also needs to undertake a significant training needs analysis to ensure the current work force not only has the skills, knowledge and experience required to meet the current demands but that we are also prepared for the anticipated demands we are aware of, including trauma informed practice, working with and interventions to support individuals with neurodevelopment disorders.

A more generalised approach to recruitment and attracting people to the Borders could be useful in addition to having mechanisms in place to rotate staff into different roles not only within the mental health service but also in Locality teams. This could help develop connections between teams, create more positive working relationships and a better understanding of respective services.

There is a significant need to upskill the team and the broader workforce in the legislative aspects of mental health. We need to work with our partners in Health to ensure that there is not only a plan of how to create a better integration model within Scottish Borders but also how to implement this plan and ensuring that social workers are truly integrated members of multidisciplinary teams.

There is a clear role for the whole team and the professional lead in ensuring that social workers are able, and supported, to assert and adhere to their social work values. That they are given the space and time to educate their Health colleagues to understand the role and statutory functions of social work as well as challenging the assumptions made based on the medical model, whilst also maintaining a strong connection with their employing authority and continue to work within the policies of the organisation and are able to fulfil their statutory duties.

4.3 Justice:

The Justice service has a good track record for the retention of qualified and paraprofessional staff. Staff who have joined the service have generally sought to develop their careers and remain in post for significant periods of time and as such the service does not have a high staff turnover. However the recruitment of staff, when the situation does arise, can be problematic with the service experiencing similar recruitment issues to other social work services, resulting in re-advertisement of posts and vacancies open for a considerable period, which then places pressure on the remaining staff. The service also attracts and recruits a number of newly qualified social workers who do not necessarily have the desired level of Justice experience to “hit the ground running”. On the positive side this has allowed the service to develop staff to meet the nuances presented in the delivery of service that result from the rural aspect of the Scottish Borders.

All social work qualified Justice staff are trained in the Level of Service Case Management Inventory (LSCMI) risk assessment and management tool and trained in nationally accredited assessment and service delivery tools such as Stable and Acute, Risk Matrix 2000, MF:MC case Management, SARA, Caledonian Men’s programme including, assessment, case management and group work delivery and Risk of Serious Harm.

The Justice service was represented at the ‘What Works: Creating a Culture of Trauma Responsive Practice in Scotland’ in November 2019. This learning further enhanced and build upon trauma informed practice.

In January 2020, a number of staff were trained in the use of Outcomes Star. This interactive needs identification tool will be used with all service users, including those on Community Payback Order with an Unpaid Work Requirement where no LSCMI has been completed. The use of the ‘Star’, was identified as a positive engagement tool for the identification of unmet need and measuring outcomes with service users. This view was endorsed during the Care Inspectorate CPO Inspection.

In January 2019 the Social Work Scotland Justice Standing committee recognised the need for a standard provision of training across all authorities for unpaid work paraprofessionals. Scottish Borders nominated themselves to deliver the pilot training, forming an east coast partnership with peers in the Lothian’s and Fife - the aim being to create a national

framework of training for unpaid work staff. Unfortunately, as a result of Covid-19 the training modules that were produced have not yet been delivered.

The service in partnership with Scottish Borders Community Justice Service help deliver 'Safe and Together' training in the Borders. A successful 4-day core training programme and manager overview day was delivered to Social Work, Health, Education, Homelessness Services and Third Sector colleagues.

The Justice service Group Manager engaged with other Group Managers and the Chief Social Work Officer to explore options to "grow our own" social work workforce, from existing employees. In partnership with the Open University, this has proved successful in other areas of council provision including education. It is anticipated that paraprofessional staff who apply will be more likely to reside in the Borders and will therefore remain within council employment following the attainment of their qualification.'

4.4 Adult Social Work:

Social Work recruitment is an issue due to natural turnover and a lack of applications for key posts, resulting in extended periods of staff resource pressure. As we embark upon a review of our structures, in line with the Council's Fit for 2024 programme, as well as learning everything we can from the development of the locality model as a result of Covid-19, we have temporarily filled some posts (for 6 months) to allow us to be as flexible as possible moving to the strategic direction of exploring Locality working and wider workforce planning.

4.5 Public Protection:

An online Practitioner Survey was conducted in November to gain multi-agency practitioners' views and experience relating to Child Protection practice in the Scottish Borders. An Adult Protection practitioner's survey was planned and is ready to be implemented, but this was put on hold due to Covid-19.

Three hundred and sixteen (316) practitioners from a range of services including education, social work (66), health and others, completed the on-line survey between mid-November 2019 and mid-January 2020. Despite the overwhelming responses coming from Educational practitioners, there were similar themes in terms of feedback from the variety of practitioners/services.

Key findings from the survey included:

- Overall, practitioners have confidence in the Child Protection Structure and Pathways in the Scottish Borders.
- The majority of respondents indicated that they are able to access appropriate information, support and training.
- The general perception is that services are under pressure and that there is a lack of early intervention services and capacity in general. Practitioners expressed concern that this could potentially lead to more children and families experiencing Child Protection interventions and that earlier intervention should be prioritised.
- All respondent groups indicated that communication across agencies generally works well. Although mention was made that chronologies in terms of training and systems to

record chronologies should be standardised across agencies, with training being available to all new staff across all sectors. The introduction of an educationalist based at the Unit to provide consistent and regular feedback to schools was suggested by several respondents as a way to improve communication between key partners.

- Clearer understanding of professional thresholds between services and training to support this with school partners was suggested as potentially beneficial utilising multi-agency training as a medium.

4.6 Workforce Development:

The Social Work Professional Development Team is a small team who manage the provision of mandatory training for Social Work Services staff, and ensuring that there is appropriate support and funding for additional CPD and career progression opportunities. The team also commission, co-ordinate and deliver a wide range of essential professional development training and other CPD requirements.

Practice learning is a core activity of the team; including the coordination of all student placements and supporting and building the infrastructure of Link Workers and Practice Educators and liaison with the various universities. There is on-going communication and liaison between Professional Development staff and SW Group Managers to ensure key learning and development is targeted to the right staff. Training such as:

- Borders Mentoring Partnership which is a joint mentoring programme with colleagues in NHS Borders. All new Team Leaders and Assistant Team Leaders can be offered a mentor for their first 18 months in post.
- Social Work Trainee Scheme to 'grow-our-own' social workers. The twin benefits of this is it helps with the on-going challenges of recruitment (in a rural context) and as part of a career progression pathway for experienced staff such as SW Assistants, Paraprofessionals and Community Care Assessors. The Trainee Scheme is linked to the Open University and offers both undergraduate/BA (Hons) and graduate/PG Dip/MAs pathways. The intention is to have up to six candidates per year.
- Social Work Focus Group is a group of ten volunteers from frontline staff from all service areas who focus on quality improvement and innovation in social work practice within the Scottish Borders.

The Child Protection training team have

- Piloted primary school training on the dangers of sexting and grooming using 'Always Be Wary' animation and working in partnership with the Chairs of the Parent Partners, a local Youth Group and High School pupils- 134 junior pupils trained.
- Delivered senior S6 school leaver Child Protection Awareness Raising across the secondary High Schools -238 senior pupils
- Delivered level 1-3 Child Protection training, including neglect and Child Sexual Exploitation (CSE), to 226 participants;

- In regard to Adult Protection (*as part of Public Protection*), there is a focus on risk assessment and management both in relation to Adult Support and Protection work and also relating to high risk and complex case work which sits below the threshold for statutory Adult Protection measures. Auditing and quality assurance approaches have been further embedded into key processes and these are also linked more closely to performance management and support the department's action planning following the outcomes of the [Joint Inspection of older Adult Services](#).

SECTION 5. COVID 19:

This section covers the early impacts of Covid and the priorities for recovery.

Children and Families Social Work

The move to home working and more agile approaches to practice were well managed in the early stages of Covid-19. Children and Families local offices did not close and were staffed (*albeit at lower levels*) from the beginning of the lockdown period, with appropriate social distancing measures etc.... in place. Staff working at home were well supported by their managers and generally, staff have managed the emotional impact of the situation. Some CFSW staff were redeployed to undertake other required tasks relating to the Covid-19 response (e.g.) contacting and supporting vulnerable people, shielders etc.

In regard to Child Protection, just prior to and for the 2 months following the Covid-19 lockdown, we saw a decrease in the number of IRDs. This was expected as a result of reduced reporting from all areas including schools, members of the public and from children themselves. Although outwith the reporting period, there was a rise in IRD's in May 2020 to more usual levels. Statutory supervised parental contact of home visits for looked after children and other situations were suspended due to the significant risk factors that Covid-19 presented in the circumstances were generally suspended. Child protection and Duty visits continued as required.

Covid-Recovery

Resuming suspended services is particularly challenging both in terms of logistics, health and safety considerations and the anxiety of staff, carers, families, etc... Changes in what is permissible, expected and required is incremental and subject to change and is not easy to manage on an operational or managerial basis.

With home-based working, virtual assessments and generally a greater use of technology – in home settings and in workplaces, the Council is currently reviewing what kit/technology staff require and this especially applies to newly qualified social workers when historically the physical team environment has been critical to learning.

Both the Children's Hearing and court systems were affected by the Covid-19 outbreak and services were seriously restricted. This has had an impact on decision making and case management in a number of areas. The resumption of these services is not to be determined by CFSW and the consequences are unclear.

Learning Disability & Mental Health

Most staff worked from home with core teams in office bases. Ways of working changed to mostly telephone or video calling to support people. Face-to-face visits were only undertaken if essential and carried out in full PPE.

All day support services and day time buildings based opportunities were closed which impacted **187** placements. All respite services were closed with **24** families affected. The local area coordination service were unable to deliver face-to-face community support and engagement – affecting approx. **350** people. LD Care Home service was closed to admissions –

carrying 2 vacancies and respite beds were closed. All supported living providers managed to cover all support arrangements - this was done with support from the LD service wherever required. Additional support packages and emergency respite out of area were purchased as a means to keep people safe.

We anticipate that the reduction in service delivery of daytime support and respite/short breaks will have a high negative impact on family carers and that it is likely to increase the incidence of breakdown in support arrangements.

Mental Health staff have reported a level of fatigue from dealing with a constant set of Covid-related variables. The relentlessness of the work has had an effect on this as well as the lack of predictability within the working day – however staff have responded amazingly by demonstrating significant flexibility and ingenuity. Staff were keen to get out and support clients at the earliest opportunity and to address some of the challenges of those who were most vulnerable or unwell. They all received training in PPE and undertook work often out with their job description.

The home working arrangements including software such as MS Teams and Attend Anywhere has been beneficial in keeping the workforce active and connected to their service users. It has become evident that meeting outside as a team, suitably distanced, has helped with morale of home workers including those who are shielded.

Equally from an IT perspective, a more reliable connection and functionality would have been beneficial. There have also been some incidences of being unable to carry out statutory functions because of poor IT and telephony connectivity and reliability.

We have been delivering assessments based on urgent referrals under Pandemic conditions since March. We are starting to look at recovery and how to manage referrals and reviews that have built up as a result of our inability to respond effectively during Covid 19.

The social worker ordinarily based within multidisciplinary teams has taken responsibility for the assessment and discharge of patients from Melburn Lodge and Lindean Wards (at Borders General Hospital) - a role and function usually completed by the START team (also based within the BGH).

We have continued to ensure the assessment and discharge planning has continued but the additional work coming out of Huntlyburn and East Brig has created additional work, complicated by the restrictions of the pandemic. We have prioritised work while balancing the challenges of vacancy/sick leave and staff shielding to ensure there has been the focus on creating capacity within mental health wards – and this work will be ongoing for the foreseeable future as we are already seeing an increase in the acuity and complexity of our existing caseloads and the demands of inpatient services.

We have recently recruited to a newly created post for the older adult mental health wards (funded through resource transfer) to support the particular challenges faced in older adult inpatient services and to ensure there is a minimisation of delayed discharges including the length of delay wherever possible.

We are concerned that from a mental health perspective we have not seen out peak yet. We are aware that the impacts on mental health are being witnessed within our community teams. The incidence of breakdown of care due to carer stress is increasing and as a result we are working imaginatively with colleagues wherever possible to try to develop community based solutions and prevent hospital admission. Some interim placements and respite support services would be beneficial but we do not have access to these services and do not have the same access to some services as our colleagues in acute service (START)

Whilst all statutory functions are being delivered it is being done in the context of Covid-19. This presents a number of risks which we are managing as best we can. These include continuing demand for residential and nursing care home placements and in particular specialist placements for individuals with complex needs associated with dementia or younger people with complex needs and challenges.

At present the demand for places outstrips the capacity of local places available, which puts the local authority at risk of challenge when looking to place for example older adults out with the Borders.

As a staff team we have undertaken a number of duties and responsibilities as a direct result of the Covid-19 response while also being challenged by the impact on other services for our service users (e.g.) access to funds for people whose monies are managed by the local authority.

Covid-Recovery

Resuming day-time support and respite services for adults with LD, reducing the impact on carer stress and supporting people with LD to re-engage safely in their communities are service priorities.

A Lack of face-to-face contact with commissioned services Penumbra, Streets Ahead and Carr Gomm, is impacting on service users and remobilising their services will be key to enabling us to ensure safe recovery of service. In addition our lack of interaction on a face-to-face basis has impacted on our communication with these services and we are keen to re-establish our contact and positive working relationship with them.

Re-prioritisation of developments/initiatives put on hold because of Covid-19 needs to be done including the Shared Lives service. In addition, improving the robustness of and access to remote working facilities/devices must be a priority as well as reviewing provider contracts in regard to service delivery expectation and the support that can be offered if/when lock down reoccurs.

Justice

Overall the Justice Service has not been significantly impacted by staff absence during the Covid-19 pandemic, but throughout lockdown 3 members of staff have been required to shield.

The more significant impact on service delivery has been the closure of the Courts and the need to suspend the delivery of Unpaid Work. A skeleton team covered the service throughout lockdown and initial route map to recovery. A RAG system was put in place, to identify high and

imminent risk and those who present as particularly vulnerable. Those falling into this grouping have continued to be seen throughout. Others have received telephone and text contact.

Justice staff who were not included in the skeleton team initially worked from home and a number of them supported the shielding process through Community Assistance Hubs and Locality Adult Social Care and Health Teams.

The impact of working from home has varied from person to person, however all Justice social work staff, have welcomed the recent return to their 'normal' role and the capacity to work from the Justice office base. Some of the challenges of working from home included: feelings of isolation; a lack of peer support; IT issues and in many cases the lack of an appropriate work station within their home environment.

Whilst the service has sought to maintain a level of accountability for the management of risk, for those on orders and licences, the local authority by default has had to carry a degree of vulnerability and risk. A return of the full complement of justice staff, all be it on a split team basis, working in rotation, is a positive development and enhances the management of risk for all service users and the Borders community.

Court services in the Borders returned to full function, all be it within Covid restrictions, from 10th August. This will generate a significant number of Criminal Justice Court Reports, new Community Payback Orders and progress reviews.

As a result of this, staff will be placed under significant pressure to adhere to court timescales and the management of orders. Additionally Links and new patterns of service delivery with partner services, including BAS, We are with you, community mental health supports and employment services require to be established.

As a result of Covid-19, the opportunity for national learning across all justice sectors was put on hold. Delivery of training, in particular LSCMI to new staff, is currently being reviewed by Community Justice Scotland who are looking to develop virtual and blended learning opportunities across the justice sector. This has not negatively impacted on staff training at this time, however will have an impact on new staff joining the service and those ready to progress to working with more complex case work.

Covid-Recovery

Unpaid Work has a significant backlog of outstanding hours; over **12,000**. Whilst the Emergency Coronavirus (Scotland) Act 2020 has facilitated extension periods for completion, it is difficult to see how these hours can be completed, alongside the expected influx of new orders, at a time when working groups are restricted in size, social distancing required within the workshop, limited public transport and fewer opportunities to develop new projects are in place. In a national response to resolve this, The Justice Secretary has forwarded a letter produced by the chair of SWS Justice Committee to the Justice Committee requesting consideration of a considered and proportionate reduction of hours via variation of orders utilising powers within the Act.

Some work has begun on the conversion of some SBC e-learning for the use of service users as other activity. The purchase of 3 laptops from section 27 funding, is required to facilitate this

and other online opportunities for service users to work through their hours, (e.g.) virtual first aid and employment preparation courses.

As previously stated the service is bracing itself for a significant increase in the number of Court Report requests and resulting CPO's.

Prison and Parole board business has continued, throughout the lockdown period. While this area is not expected to significantly increase the work volume for staff, it will require to be delivered in a different way. The service will see an increase in telephone and virtual conferencing, this will include ICM meetings, parole hearings and custody interviews. Demand for IT availability across all services will be significant with competing services at both local and national levels seeking to access limited availability.

At a local level access to reliable IT, video, phone and MS Teams conferencing facilities is essential.

Home visits are beginning to increase. Risk assessments require to be adapted to include Covid-19 guidance across all social work services.

PPE is not presenting as great an issue however it is vital that accessible pathways for access remain in place and do not cause a barrier.

The Community Justice Board has been functioning using MS Teams. Government guidance has been helpful in leading the recovery process which influences the partnership. The Partnership is keen to have their next community Justice Outcomes Improvement Plan published and to begin to deliver against the actions, in particular around health inequality and obtaining the views of those with lived experience.

Adult Social Work

As lockdown commenced assessment staff adjusted to a blended approach of telephone and video based contact, with face to face contact only for high risk and adult protection situations, adhering strictly to social distance and PPE guidance.

Intensive work was commenced in the setting up of Community Assistance hubs led locally by the Social Work locality managers and involving a range of NHS, third sector and resilient community partners to support the most vulnerable people such as shielded individuals, vulnerable service users and unpaid carers.

Support was reviewed and adjusted to take account of family situations and target those most at need, and most isolated. Statutory requirements were being met and existing contingency planning was utilised to respond to crisis and meet changing demand.

Whilst waiting lists for home adaptations was managed well throughout the year. The lockdown had a significant impact on this service. As lockdown commenced adaptation work by contractors was suspended leading to an increase to the assessment waiting list due to lockdown. The service has since focused on providing alternative supports and applying appropriate risk management.

Throughout the period of the pandemic there has been a strong understanding across the Health & Social Care Partnership of the need to consider the impact of lockdown on unpaid carers as respite care was suspended and usual supports were significantly different. As lockdown has eased social work and social care have maintained contact with Borders Carers Centre and the SDS forum and continue to look at opening services that will improve the situation for carers and the cared for person in a safe way whilst adhering to National guidance.

Adult Learning and Development staff have been redeployed to other areas of the service in response to meeting the needs of front line services during Lockdown. In terms of workforce development there is an anticipated higher training needs due to changing workforce using a variety of mediums to ensure appropriate engagement, due to lack of ability currently to deliver face-to-face training, causing significant pressure on existing staff. All training and development staff are currently working from home. Staff have had to diversify to looking at online platforms to deliver training and become familiar with Webex, Microsoft teams and Zoom.

In regard to Adult Protection, there have been difficulties carrying out all of the adult protection enquiries as quickly as we may have liked or more specifically within local policy due to the lack of trained council officers able (due to shielding) to respond to requests. As a result some preliminary enquiries have been carried out by experienced workers who have not been accredited as council officers as the level 3 training was cancelled at the start of lockdown.

Covid-Recovery

Social work and social care are heading towards a 'peak' in demand across a number of services that is more difficult to flatten or spread across a time.

The integrated approach taken during phase 1 COVID 19 has continued. Therefore, social work and social care have been able to engage with and receive understanding and support from NHS Borders on plans that aim to reduce pressures on social work teams.

Our priorities for recovery is seeing us reset our social work services, have communications with our workforce, our commissioned services and our communities to establish the assets in each locality and to put in place a resilient communities response for this financial year and beyond.

Furthermore, whilst we recover from COVID 19 response, we remain focused on our efficiency and transformation agenda that was set in 2019/20. By taking a Scrap, Keep, Innovate (SKI) approach we aim to come through COVID 19 stronger and ahead of our original timeframes for as many work streams as possible.

Our referral management software, STRATA, remains a key strategic enabler as it provides not only an integrated referral management system across Primary care, secondary care, social work, social care and communities. It provides a mechanism for aggregating data on population, need and demand. This will allow more effective service development, faster, more appropriate, local responses.

As part of recovery, the service will focus on reassessment and review, ensuring statutory requirements continue to be met and emerging need is responded using appropriate triage methods. In light of the fast pace of change implemented through COVID 19 we must also

review our policies, procedures and guidance and our communication with our locality based teams.

- Adopt of online training platforms
- Ensure that staff fully trained in online training systems
- Transference of existing face to face training into online delivery modes
- Staff accessibility to reliable and secure broadband to deliver training

Public Protection:

Since lockdown began, Public Protection services have continued to deliver services. Referral routes and the response to risk has remained the same, with the collocated services continuing to function and have oversight of high-risk cases. It will be imperative that all Public Protection services are collocated in the Public Protection Unit when it is safe to do so, thus galvanising the 'think family' approach to managing risk at a local level.

We will be looking to enhance the delivery of training and development across Public Protection services as well as developing our oversight of performance and quality measures.

SECTION 6. Summary

This has been a challenging year with significant pressure on services due to the current financial position, changing demographics and the changing needs of people who use our services. Throughout this, Scottish Borders staff have continued to work hard to deliver services to those we serve.

I am incredibly proud of the way that staff in Social Work and Social Care have supported our communities and were able to adapt and change the way we deliver services in response to the pandemic. All Social Work and Social Care services, in conjunction with partners, have demonstrated a high level of flexibility and commitment to keep the needs of our communities at the heart of everything we have been doing. By working across the corporate services of the Council and engaging with multi-agency partners, staff have shown that despite significant adversity, we can continue to deliver critical services.

At this time, nobody knows what the future will bring, however I am confident that the workforce will continue to be adaptable and flexible in delivering services to continue to meet need.



Stuart C. Easingwood
Chief Social Work and Public Protection Officer

Date: 25 September 2020

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SCHEME OF ADMINISTRATION

Report by Service Director, Customer & Communities

SCOTTISH BORDERS COUNCIL

25 September 2020

1 PURPOSE AND SUMMARY

- 1.1 This report proposes minor amendments to the Scheme of Administration.**
- 1.2 At its meeting on 27 August 2020, Council approved a change to the titles and roles of the Executive portfolios. This necessitated some changes to the Scheme of Administration in terms of portfolio names and also membership of various committees. These changes are highlighted in red in the Scheme of Administration attached as the Appendix to this report. As the Convener now has responsibility for HR, it is proposed to amend the membership of some committees.
- 1.3 On the recommendation of the external auditors, it is proposed that the function currently delegated to the Audit & Scrutiny Committee to review the Pension Fund's audited Statement of Accounts and the Annual Report from the External Auditor to Members and the Controller of Audit, prior to submission to Council, is amended to note the Accounts. Further, a new function is then proposed to be added to the Pension Fund Committee to review the Accounts prior to submission to Council.
- 1.4 Agreement is also sought to remove SBCares from the monitoring function of the Major Contract Governance Group to reflect the decision of Council in September 2019 to terminate SBCares LLP and reintegrate its services back into the Council.

2 RECOMMENDATIONS

- 2.1 **I recommend that the Council:-**
 - (a) Notes the amendments to the Scheme of Administration due to the changes in Executive Portfolio names/roles;**
 - (b) Agrees that the Convener, as the Member now with responsibility for HR, replaces the previous Executive Member for Transformation & HR on the Joint Consultative Group: Staff,**

the Appointment Committee; and the Staffing Appeals Committee; and

- (c) Agrees to amend the function currently referred to the Audit & Scrutiny Committee to "Note the Pension Fund's audited Statement of Accounts and the Annual Report from the External Auditor to members and the Controller of Audit, prior to submission to Council";**
- (d) Agrees to add the following function to the Pension Fund Committee to "Review the Pension Fund's audited Statement of Accounts and the Annual Report from the External Auditor to members and the Controller of Audit, prior to submission to Council; and,**
- (e) Agrees to remove SBCares from the monitoring functions of the Major Contracts Governance Group to reflect the decision of Council on 26 September 2019 to terminate SBCares LLP and reintegrate its services back into the Council.**

3 SCHEME OF ADMINISTRATION AMENDMENTS

- 3.1 At its meeting on 27 August 2020, Council approved a Motion by the Leader to change the titles and roles of the Executive portfolios. This necessitated some changes to the Scheme of Administration in terms of portfolio names and also membership of various committees. These changes are highlighted in red in the Scheme of Administration attached as the Appendix to this report.
- 3.2 The previous Executive portfolio for Transformation & HR has now been split and the Convener has responsibility for HR. In this respect it is therefore proposed to replace the previous Executive Member for Transformation & HR on the Joint Consultative Group: Staff; the Appointment Committee; and the Staffing Appeals Committee, with the Convener.
- 3.3 Further, the external Auditors had previously highlighted that the review of the Pension Fund's audited Statement of Accounts and the Annual Report from the External Auditor to Members and the Controller of Audit, prior to submission to Council, should be undertaken by the Joint Pension Fund Committee and Board. The Pension Fund annual report and accounts would continue to be referred to the Audit and Scrutiny Committee for its interest. It is therefore proposed to amend the function currently delegated to the Audit & Scrutiny Committee and that a new function is added to the Pension Fund Committee to review the Accounts prior to submission to Council.
- 3.4 At its meeting on 26 September 2019, Council agreed to terminate SBCares LLP and reintegrate its services back into the Council. Contained in the report to that meeting was reference to an amendment to be made to the Scheme of Administration to change the governance remit from the Major Contracts Governance Group to the Executive Committee, as part of the Council's normal financial and performance management and scrutiny arrangements. That was not one of the recommendations in that report so the opportunity is now being taken to make that change.

4 IMPLICATIONS

4.1 Financial

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

4.2 Risk and Mitigations

The proposed changes to the Scheme of Administration will bring this governance document in line with a previous Council decision and a recommendation from the external auditors.

4.3 Integrated Impact Assessment

These are only minor changes to the Scheme of Administration and no IIA is required as there will be no change to impact under the Council's equality duty.

4.4 Acting Sustainably

There are no economic, social or environmental impacts from the proposals in this report.

4.5 Carbon Management

There are no effects on the Council’s carbon emissions.

4.6 Rural Proofing

There is no impact on the rural community from the proposals in this report.

4.7 Changes to Scheme of Administration or Scheme of Delegation

This report proposes changes to the Scheme of Administration.

5 CONSULTATION

5.1 The Executive Director (Finance & Regulatory), the Monitoring Officer/Chief Legal Officer, the Chief Officer Audit and Risk, the Service Director HR & Communications, and Corporate Communications have been consulted and any comments received have been incorporated into the final report.

Approved by

Jenni Craig

Service Director, Customer & Communities

Signature

Author(s)

Name	Designation and Contact Number
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Background Papers: None

Previous Minute Reference: Scottish Borders Council, 29 August 2019

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

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Scottish Borders Code of Governance

Scheme of Administration

Openness

Accountability

Responsiveness

Democracy

Scottish Borders Council
Approved - 28 September 2017

(Proposed amendments – 25 September 2020)

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SECTION I

GENERAL Purpose

1. This Scheme of Administration:-
 - (a) regulates the constitution and membership of the Committees of the Council;
 - (b) the allocation of the functions of the Committees of the Council; and
 - (c) the delegation to Committees of authority to exercise the functions of the Council.

Amendment

2. This Scheme may be amended at any time by the Council by decision of a simple majority, or, for more minor changes arising from a decision of the Council or the Executive Committee, by the Clerk to the Council in accordance with the Scheme of Delegation.

Interpretation

3. In this Scheme the following expressions have the following meanings assigned to them:

"Act" in relation to the functions of the Council means an Act of Parliament or any amendment or variation of such, including Regulations made under an Act.

"The Local Government Acts" means the Local Government (Scotland) Act 1973, the Local Government etc (Scotland) Act 1994, and any other relevant statute relating to committees

"Area" in relation to the geographical area of jurisdiction of the Council shall be the Scottish Borders as defined in column 1 of Part 1 of Schedule 1 to the Local Government etc. (Scotland) Act 1994.

"Council" means the Scottish Borders Council.

"Committee", also relates to Boards, and where the context permits, includes any Sub-Committee of that Committee.

"Convener" means the Civic Head of the Council appointed by the Council.

"Vice-Convener" means the Depute Civic Head of the Council appointed by the Council.

"Co-opted Member" means any member of a Committee who is not an Elected Member.

"Chief Executive" means the Chief Executive appointed by the Council.

"Assessor" means the Assessor appointed by the Council as valuation authority under Section 27(2) of the Local Government etc. (Scotland) Act 1994, except in Section XV (Local Review Body) where its meaning is taken from the Planning etc. (Scotland) Act 2006.

"Elected Member" or "Member" means a Councillor elected to the Council in terms of Chapter 1 of Part 1 of the Local Government etc (Scotland) Act 1994, as amended.

“Leader” means the Leader for the time being of the Council.

“Administration” in relation to the membership of the Council and Committees means the ruling group formed by an alliance of the majority of Members on the Council.

“Opposition” in relation to the membership of the Council and Committees means the registered group formed by an alliance of Members out-with the ruling group on the Council.

Committees, etc.

4. Subject to the provisions of the Local Government etc. (Scotland) Act 1994 and any other relevant statutes, the Council shall appoint and maintain the following Committees, and Sub-Committees:

Council Sub-Committees

Coldstream Common Good Fund
Duns Common Good Fund
Eyemouth Common Good Fund
Galashiels Common Good Fund
Hawick Common Good Fund
Innerleithen Common Good Fund
Jedburgh Common Good Fund
Kelso Common Good Fund
Lauder Common Good Fund
Melrose Common Good Fund
Peebles Common Good Fund
Selkirk Common Good Fund
William Hill Trust
Major Contracts Governance Group

Executive Committee

Education Performance Sub-Committee

Audit and Scrutiny Committee

Civic Government Licensing Committee

Pension Fund Committee

Pension Fund Investment and Performance Sub-Committee

Planning and Building Standards Committee

Local Review Body

Sustainable Development Committee

Joint Consultative Group – Staff

Joint Consultative Group – Teachers

Employee Council

Appointment Committee

Standards Committee

Staffing Appeals Committee

Education Appeals Committee

Asset Transfer Appeals Committee

Police, Fire & Rescue, and Safer Communities Board

Community Planning Strategic Board

Berwickshire Area Partnership
Cheviot Area Partnership
Eildon Area Partnership
Teviot & Liddesdale Area Partnership
Tweeddale Area Partnership

5. Under The Licensing (Scotland) Act 2005, the Council shall also appoint a **Scottish Borders Licensing Board**.
6. Under the Public Bodies (Joint Working)(Scotland) Act 2014, the Council shall also appoint members to the Scottish Borders Health & Social Care Integration Joint Board.
7. The respective Committees, etc., of the Council shall have the Constitution, Quorum, Terms of Reference and Delegated Powers, as detailed in the appropriate Section of this Scheme.
8. The Council may from time to time appoint such other Committees, Sub-Committees, etc., and/or Working Parties with such Constitution, Quorum, Terms of Reference and Delegated Powers as the Council may decide.
9. The Minutes of a meeting of a Sub-Committee will be submitted for approval as a correct record and signed by the person chairing the next meeting of the Sub-Committee and will be circulated to the next meeting of the parent Committee for approval of any recommendations.
10. The Minutes of parent Committees will be submitted for approval as a correct record and signed by the person chairing the next meeting of the Committee and will be circulated to the next meeting of the Council for approval of any recommendations.

Call-In Procedure

11. A decision of the Executive Committee can be called-in for review by the Audit and Scrutiny Committee in the following way subject to the terms detailed in (a) to (f) below:
 - (i) the Clerk to the Council must be informed, in writing, of the request;
 - (ii) the request must be made before 5 p.m. on the fourth working day following the Executive meeting, whether the Minute of that meeting has been issued or not; and
 - (iii) at least five named members of the Council must subscribe to the request.

(a) Decisions Not Subject to Call-in

Certain types of decision are exempted from Call-in and these are:

- (i) matters which require formal ratification by the full Council, such as the setting of the level of Council Tax;
- (ii) decisions taken under emergency powers;
- (iii) decisions where a delay would prejudice the best interests of the Council – for example if:

- (1) the decision is a formal response by the Council which has to be given within a prescribed deadline;
- (2) immediate action is needed in order to avoid possible legal proceedings against the Council; or where a delay would involve a breach of law (such as where a statutory or contractual timescale would be infringed by a delay);
- (3) deferral of an immediate implementation of the decision could result in financial detriment to the Council. If financial detriment is cited as a reason for refusal, then details of the actual costs and their composition will be included in the explanation.

(b) Terms for Calling-in Items

- (i) Requests for a call-in must contain a clear and specific reason for wishing the decision to be reviewed.
- (ii) It is acceptable for requests to be submitted to the Clerk to the Council by e-mail provided that an individual e-mail is received from each of the members identified as subscribing to the request giving their own individual endorsement to this.
- (iii) One of the five signatories to the request must be identified as the "lead member" for the purpose of processing the matter. The request will therefore need to stipulate which of the five wishes to be the designated "lead member".

(c) Timescale for Reviewing Decisions Called-in

It is important to ensure that Audit and Scrutiny has sufficient time to review a decision, whilst at the same time avoiding undue delay to the decision-making process of the Council. To this end, the Audit and Scrutiny Committee will review a decision called-in at the first available meeting or at a specially convened meeting after the due notice of call-in has been received by the Clerk to the Council and will provide a report for the meeting of the Executive Committee immediately following. Where the Audit and Scrutiny Committee is, for some reason, unable to provide a response within this timescale, it will notify the Executive Committee accordingly, together with the reason why it has been unable to complete its review, and advise of the expected completion date. Should any such delay lead to the best interests of the Council being prejudiced then the call-in will fall.

(d) Procedure for Reviewing Items Called-in

In order to carry out a review of decisions called-in, the Audit and Scrutiny Committee will require to interview Executive Committee members and/or officials. Where this is the case, and in order to ensure that all such interviews are fair and productive, it is suggested that to help provide information relating to the matter under review, the person or persons who are to be asked to attend the meeting will:

- (i) be given prior notice of this; and

- (ii) be provided with an indication of the nature of the issue under consideration or of the questions likely to be asked.

In terms of officials asked to attend, the procedure for the Audit and Scrutiny Committee will be to ask the relevant Director who will either attend in person or will nominate an appropriate representative. The designated "lead member" for the request (if he/she is not already a member of the Audit and Scrutiny Committee) will be extended the opportunity of attending the meeting of the Audit and Scrutiny Committee where the matter is to be discussed in order to explain in more detail the reasons for calling-in the decision.

(e) Procedure for Audit and Scrutiny Committee Recommendations being considered by the Executive Committee

Once the Audit and Scrutiny Committee has considered a Call-in and come to a conclusion, the Chairman of the Audit and Scrutiny Committee (or his representative) and the Lead Member of the Call-in, are required to attend the Executive Committee meeting where any Audit and Scrutiny Committee recommendations are being considered, to introduce the findings/recommendations of the Audit and Scrutiny Committee.

(f) Procedure in the Event of Continuing Differences between the Executive and Audit and Scrutiny Committees

If agreement cannot be reached between the Executive Committee and the Audit and Scrutiny Committee on the matter called in, then the matter will be referred to the full Council for a final resolution of the matter.

SECTION II

PROVISIONS APPLICABLE TO ALL COMMITTEES

Referred Functions

1. Subject to the provisions of the Local Government (Scotland) Act 1973 and the Local Government etc. (Scotland) Act 1994 and any other relevant statutes, and subject also to the provisions of the Council's Standing Orders, where any function of the Council is referred to a Committee, the Committee shall not have the power to exercise the function in like manner as the Council, but the Committee shall consider any matter relating to that function and report to the Council or Committee as the case may be and any recommendation by the Committee on any such matter shall be subject to the approval of the Council, or of any Committee to which that function may have been delegated.
2. There shall be excluded from reference to any Committee the following:
 - (a) any matter specifically referred to another Committee;
 - (b) any matter which the Council may decide is specifically excluded from reference to the Committee.
3. Notwithstanding the reference to one Committee of any class of functions, the Council shall have power to refer any one of those functions on any particular occasion specifically to another Committee when by reason of the nature of the matter and in the opinion of the Council, it should be so referred.
4. Where any question arises out of or in connection with the functions referred to two or more Committees, these Committees shall confer together and give all necessary assistance before reporting to the Council either jointly or separately.
5. In the event of any difference arising between two or more Committees, the matter shall be determined by the Council after receiving reports on the matter from each Committee concerned.

Delegated Functions

6. Subject to the provisions of the Local Government Acts and any other relevant statutes and subject also to the provisions of the Council's Standing Orders, where any function of the Council is delegated to a Committee (or Sub-Committee), that body shall have the power to exercise the function in like manner in all respects as the Council could have exercised it had there been no delegation; provided, however, that it shall be competent for such Committee (or Sub-Committee) in relation to any delegated matter, instead of taking a decision on the matter, to make a recommendation on the matter to the Council or Committee as the case may be, in which event the matter shall be decided by the Council or Committee as the case may be after consideration of that recommendation. Any recommendation which requires a final decision by full Council shall be identified in the Minute of the Committee marking the recommendation with an asterisk*, and any recommendation which requires a final decision by the Executive Committee shall be identified in the Minute of the Committee marking the recommendation with a hash#.

General

7. Subject to the provisions of the Local Government Acts and any other relevant statutes:
 - (a) Each Committee shall give effect to any instruction of the Council.
 - (b) The Council may at any time if they so determine deal with any matter included in the reference or delegation to a Committee although no report from such Committee is before them.
 - (c) The Council may, at any time, by decision recorded in the Minutes of the Council, vary, add to or restrict any reference or delegation to any Committee or Working Group.
 - (d) A Committee may at any time if they so determine deal with any matter included in the reference or delegation to a Working Group of that Committee although no report from such Working Group is before it.
8. The Council shall appoint all members of Committees and Sub-Committees unless otherwise provided in this Scheme. The appropriate Committee shall appoint all members of its Working Groups unless otherwise provided in this Scheme. The term of office of members of Committees shall be as decided by the Council. The Leader of the Council shall be entitled, in addition to their membership of the Executive Committee, to attend and speak at any Committee, Sub-Committee or Working Group of the Council – except Planning and Building Standards Committee, Licensing Board, and Civic Government Licensing Committee - but shall not be entitled to vote at these bodies unless as a duly appointed member of that body.
9. For the purpose of awarding Members' Allowances, including payments to Senior Councillors, and for the purpose of appointment of Members to Committees, the Council will apply the Local Governance (Scotland) Act 2004 (Remuneration) Regulations 2007, the Local Government (Allowances and Expenses) (Scotland) Regulations 2007 and the Local Governance (Scotland) Act 2004 (Allowances and Expenses) Regulations 2007, and any subsequent variation or amendment thereto. The Council shall only recognise a political group, its Leader, Depute Leader (where specified by any political group), and the membership of any political group, where appropriate notice is delivered to the Council's Chief Executive or Proper Officer.

Furthermore, the Council shall take account of the preferred nominations submitted by the various groups, by notice signed by the Leader or Depute Leader of the group concerned and delivered to the Chief Executive or other authorised officer, in the selection of persons to be appointed as members of Committees, always however within the overall number of members of each group entitled by the Council to have membership of each Committee. The Council will also take account of any subsequent variation in the preferred nomination or nominations submitted by any group, by notice signed and delivered as aforesaid, in relation to the membership of any Committee, always subject to the same consideration as immediately before specified.
10. Casual vacancies in the membership of any Committee, however arising, shall be filled as soon as reasonably possible, taking account of Clause 10 of Section II of this Scheme, and the term of office of members so appointed to fill casual vacancies shall be as decided by the Council; provided that in the event of a

casual vacancy arising within the period of three months immediately preceding the next ordinary statutory election of councillors, the Council in the case of a vacancy in the membership of a Committee may decide that the vacancy shall remain unfilled for the remainder of that period.

11. The Council shall appoint the Chairman and Vice-Chairman (if required) of each Committee (other than the Licensing Board), and unless otherwise specified in this Scheme, the persons appointed shall be Elected Members. Each Committee shall appoint the Chairman of any Working Group of that Committee and the person appointed shall already be a member of that Committee.
12. A Committee may delegate to an Officer of the Council, or to an Officer or Officers in consultation with an Elected Member or Members as appropriate, authority to undertake or discharge any function which is delegated to that Committee or Sub-Committee. Authority may not be delegated to an individual Councillor or Councillors unless as members of a particular Committee or Sub-Committee meeting formally.
13. An Elected Member may take part in the proceedings of, speak and vote (if appointed as a voting member) at any Committee (or Working Group) of which he or she is a member. An Elected Member may attend the proceedings of a Committee of which he or she is not a member but may not take part or vote and may only speak if, following a prior request to the Chairman, he or she is invited to address the Committee on the matter under consideration. Such a request may be granted where a specific Ward issue is involved, or otherwise in exceptional circumstances, at the Chairman's discretion.

A Co-opted Member may only attend, take part in, speak (and vote if the appointment is as a voting-member) at a meeting of a Committee of which he or she is a member.

14. Committee meetings are open for members of the public to attend except to the extent that they are excluded under Section 50(A)(2) and (4) of the Local Government (Scotland) Act 1973. Members of the public may not take part in Committee meetings and may only speak if, following a prior request to the Chairman, he or she is invited to address the Committee on the matter under consideration. The Chairman shall have sole discretion on whether to invite members of the public to address the Committee. No such right to speak will be granted where Committees are considering planning or licensing applications, other than under the public speaking protocols covering Planning and Building Standards Committee and Local Review Body or when a Licensing Hearing has been convened.

Items for Agendas and Reports to Committees

15. Only those reports which require a decision to be taken by a Committee of the Council, or are necessary to enable the Committee to discharge its business or exercise its statutory or monitoring role, will normally be included on the agenda of any Committee. It shall be delegated to the Chief Executive or the Clerk to the Council to make the final determination, in consultation with the Convener or appropriate Chairman, on whether or not an item of business should be included on an agenda. Any reports or other documents which are for information only will be included in an Information Bulletin prepared by the

Clerk to the Council for issue to all Members of the Council on a regular basis.

SECTION III SCOTTISH BORDERS COUNCIL

Constitution

All 34 Elected Members.

Chairman

The Convener shall be Chairman of the Council and the Vice-Convener Vice-Chairman.

Quorum

- (a) The complete number of Council members is thirty four. Subject to Standing Order No. 18, no business shall be transacted at a meeting of the Council unless at least one-fourth (i.e. nine members) of the complete number of Council members are present.
- (b) Where there are vacancies of more than one-third of the Council members (i.e. more than 12 members), then the quorum of the Council is determined as follows:-
- Until the number of members in office is increased to not less than two-thirds (i.e. 24 members) of the complete number of Council members, the quorum of the Council shall be determined by the actual number of Council members, instead of the complete number of Council members. The quorum, however, shall never be less than one-eighth (i.e. five members) of the complete number of members of the Council.

Decisions Excluded from Delegation to any Committee by Statute

1. The raising of money by Rates, Council Tax or borrowing.
2. The approval annually of the Revenue Financial Plan and the setting of the level of Council Tax for any year.
3. The approval annually of the Capital Financial Plan.
4. The approval annually of the Council's and Pension Fund's statutory accounts.
5. The approval annually of the Council's treasury management policy and strategy.
6. The approval of any new policies and strategies.
7. Approve the Community Plan.
8. Except as provided for in this Scheme of Administration, Financial Regulations, Scheme of Delegation and Standing Orders approved by the Council, in respect of the matters referred to the Committee:
 - (i) the incurring of any net new expenditure not provided for in the estimates of Capital or Revenue expenditure unless and until such expenditure is reported to and approved by the Council;
 - (ii) the amendment of the Financial Regulations for regulating the Council's financial procedures;

- (iii) the amendment of this Scheme of Administration regulating the constitution, membership, functions and powers of Committees of the Council;
 - (iv) the preparation, review and amendment of the Standing Orders for regulating the proceedings and business of the Council and Committees
 - (v) the preparation, review and amendment of the Scheme of Delegation detailing those functions delegated by the Council to its officers.
9. The making of an order for the compulsory acquisition of any land or buildings.
 10. Other than to a Committee specially appointed for the purpose, the appointment of the Chief Executive and the dismissal of the Chief Executive, the Assessor or any Director.
 11. All matters relating to elections of Councillors.
 12. Matters relating to any alteration in the boundaries of the area or electoral wards and the number of Councillors.
 13. The appointment of representatives of the Council on outside bodies.
 14. The decision to co-operate or combine with other local authorities in the provision of services, other than decisions relating to any arrangements under which the Council's Trading Organisations may co-operate or combine with other contracting units in the provision of services.
 15. The preparation and review of the Scheme for Community Councils and carrying out those powers and duties relative to facilitating and co-ordinating the Council's relationship with Community Councils.
 16. Consideration of Provisional Orders or Private Bills affecting the interests of the Council and approval of the terms of any Provisional Order or Private Bill to be promoted by the Council.
 17. Approval of the Strategic and Local Development Plans.
 18. The consideration of planning applications in respect of National Developments and Major developments which are significantly contrary to the local development plan as defined within Section 38A(1) of the Town and Country Planning Act (Scotland) Act 1997.
 19. The conducting of Pre-determination Hearings to consider representations from applicants and other interested parties in respect of National Developments and Major developments which are significantly contrary to the local development plan as defined within Section 38A(1) of the Town and Country Planning Act (Scotland) Act 1997.

Other Functions

20. Approve the Local Policing Plan.
21. Approve the Local Fire and Rescue Services Plan.

22. Approve items of expenditure for any Common Good Fund of a value greater than £20,000.
23. Approve the disposal or change of use of a Common Good asset of a value greater than £20,000, following due process in terms of Section 104 of the Community Empowerment (Scotland) Act 2015.
24. Determine any matters affecting Common Good Funds, other than those delegated to Common Good Fund Sub-Committees.
25. Review the annual performance of investments and monitor the Charitable Trusts.
26. Ensure appropriate investment Management arrangements are in place for the monies invested by the Charitable Trust Funds.
27. Review the Common Good and Trust Fund Investment Strategy and ensure that it continues to meet the needs of the Charitable Trusts.
28. Consult such other parties as the Council considers appropriate prior to decision making, including Community Councils.
29. Determine any matters affecting the Charitable Trusts, other than those delegated to Charitable Trusts Sub-Committees.
30. Approve Local Bye-Laws and Management Rules, after consultation with the relevant local Members.
31. Consider applications to the Borders-wide Community Fund.
32. Determine, if required, any matter referred or delegated to any other Committee.
33. Approve the change of status, or closure, of any school. [*Note: Where a recommendation has not been received from the Executive Committee, the religious/teacher/parent council/pupil representatives on the Executive Committee shall be given the opportunity to contribute to the debate.*]

(COUNCIL SUB-COMMITTEES)

COMMON GOOD FUND SUB-COMMITTEES

Constitution

- (a) For each Common Good Fund Sub-Committee, the elected Scottish Borders Councillors representing the Ward(s) of:
For **Coldstream** – Mid Berwickshire
For **Duns** – Mid Berwickshire
For **Eyemouth** – East Berwickshire
For **Galashiels** – Galashiels and District
For **Hawick** – Hawick and Denholm; Hawick and Hermitage
For **Innerleithen** – Tweeddale East
For **Jedburgh** – Jedburgh and District
For **Kelso** – Kelso and District
For **Lauder** – Leaderdale and Melrose
For **Melrose** – Leaderdale and Melrose
For **Peebles** – Tweeddale East; Tweeddale West
For **Selkirk** – Selkirkshire
- (b) For each of the Common Good Fund Sub-Committee, a member of the following local Community Council(s) as a non-voting member:
For **Coldstream** – Coldstream & District Community Council
For **Duns** – Duns Community Council
For **Eyemouth** – Eyemouth Community Council
For **Galashiels** – Galashiels Community Council
For **Hawick** – Burnfoot Community Council; Hawick Community Council
For **Jedburgh** – Jedburgh Community Council
For **Kelso** – Kelso Community Council
For **Lauder** – Lauderdale Community Council
For **Melrose** – Melrose & District Community Council
For **Peebles** – Peebles Community Council
For **Selkirk** – Selkirk Community Council

Quorum

- (a) Two Scottish Borders Councillors, in relation to the Common Good Fund Sub-Committees of **Coldstream, Duns, Eyemouth, Galashiels, Innerleithen, Jedburgh, Kelso, Lauder, Melrose** and **Selkirk**.
- (b) Three Scottish Borders Councillors, with at least one from each Ward, in relation to the Common Good Fund Sub-Committees of **Hawick** and **Peebles**.

Chairman of each Sub-Committee

The Chairman of each Sub-Committee shall be a Scottish Borders Councillor.

Functions Referred

The following functions of the Council shall stand referred to each Sub-Committee:

1. The routine administration of the Common Good Fund.

2. Award of grants or loans of up to £20,000.
- *3. Make recommendations to Council in respect of grants or loans or major items of expenditure above £20,000.
4. Approve terms for hires, wayleaves, leases etc., and the sale or purchase of land and property up to a value of £20,000.
- *5. Make recommendations to Council in relation to the sale or lease or purchase of Common Good land or property of a value greater than £20,000.
6. Hold an annual meeting to consider:
 - (i) a budget for the year ahead;
 - (ii) a report reviewing the performance of investments and approval for the amount of funds to be invested, as per the Corporate Investment Policy;
 - (iii) a report on the factorage of property, as appropriate;

and otherwise to hold meetings on an ad hoc basis to deal with business as it arises.
7. Approve the amount of funds to be invested each year, as per the Corporate Investment Policy.
8. Consult such other parties as the Sub-Committee considers appropriate prior to decision making.
9. Ensure the implementation of decisions affecting the Common Good Fund and monitor their impact on the Common Good Fund.
10. Grant and confer Burgess Tickets (Lauder Common Good Fund only).
11. Approve the Common Good Fund Asset Register(s) as required in terms of Section 102 of the Community Empowerment (Scotland) Act 2015, reviewing these at least every 5 years.
12. Approve the disposal or change of use of a Common Good asset up to the value of £20,000, following due process in terms of Section 104 of the Community Empowerment (Scotland) Act 2015.
13. Make recommendations to Council regarding the disposal or change of use of a Common Good asset of a value greater than £20,000, following due process in terms of Section 104 of the Community Empowerment (Scotland) Act 2015.

Functions Delegated

All functions above NOT marked *. Those functions marked * are referred to the Sub-Committee for consideration and recommendation only and must receive approval of Council.

(COUNCIL SUB-COMMITTEES)

WILLIAM HILL TRUST SUB-COMMITTEE

Constitution

- (a) The three elected Scottish Borders Councillors representing the Ward of Leaderdale and Melrose.
- (b) A member of Melrose Community Council as a non-voting member.

Chairman

The Chairman shall be a Scottish Borders Councillor.

Quorum

Two Scottish Borders Councillors.

Functions Referred

The following functions of the Council shall stand referred to the Sub-Committee:

1. The routine administration of the Trust Fund.
2. Award of grants or loans of up to £20,000 from the Trust Fund.
- *3. Make recommendations to Council in respect of grants or loans or major items of expenditure above £20,000.
4. Approve terms for hires, wayleaves, leases etc., and the sale or purchase of land and property up to a value of £20,000.
- *5. Make recommendations to Council in relation to the sale or lease or purchase of Trust Fund land or property of a value greater than £20,000.
6. Hold an annual meeting to consider a budget and to hear reports reviewing the performance of investments and on the factorage of property and otherwise to hold meetings on an ad hoc basis to deal with business as it arises.
7. Consult such other parties as the Sub-Committee considers appropriate prior to decision making, including Community Councils.
8. Ensure the implementation of decisions affecting the Trust Fund and monitor their impact on the Trust Fund.

Functions Delegated

All functions above NOT marked *. Those functions marked * are referred to the Sub-Committee for consideration and recommendation only and must receive approval of Council.

(COUNCIL SUB-COMMITTEES)

MAJOR CONTRACTS GOVERNANCE GROUP

Constitution

Seven Elected Members of Scottish Borders Council, including the Executive Member for Finance **Economic Regeneration & Finance**

Chairman

The Chairman shall be the Executive Member for Finance **Economic Regeneration & Finance**.

Quorum

Three SBC Elected Members of the Sub-Committee shall constitute a quorum

Functions Referred

The following functions of the Council shall stand referred to the Sub-Committee:-

SB Cares

- ~~1. Approve the Scheme of Financial Governance for the LLP and any changes proposed, including but not limited to, the adoption of a Financial Risk Register, the delegation of financial approvals within set limits to particular officers or staff of the LLP and any approvals in respect of signatures on cheques.~~
- ~~* 2. Approve all staffing matters affecting the terms and conditions of employees of the LLP, Early Retirement/Voluntary Severance, potential compulsory redundancies, the variation of HR Policies and Procedures, any variation in conditions of employment.~~
- ~~3. Approve the expansion or contraction of the business of the LLP, including the pursuit of, bid for, or provision of any new workstreams or Services, or the relinquishment of any existing workstream or Service.~~
- ~~4. Approve the cessation of any part of the Services provided by the LLP.~~
- ~~* 5. Approve the LLP Business Plan.~~
- ~~6. Approve or amend the LLP's scheme of internal delegation authorising named employees or Officers of the LLP to execute certain deeds on its behalf.~~
- ~~7. Approve amendments to the terms of Service Level Agreements.~~
- ~~8. Approve any significant amendments to the business structure of the LLP.~~
- ~~9. Approve any significant alteration to the nature of the LLP's business.~~
- ~~10. Approve the sale, disposal, assignment or otherwise alienation of any assets of the LLP of individual value of more than £50,000 or any interest in any properties.~~
- ~~11. Approve the acquisition of any assets of individual value of more than £50,000 or any interest in any properties.~~

- ~~*12. Approve the issue of any loan capital or entry into any commitment with respect to the issue of any loan capital.~~
- ~~-13. Approve the formation of any subsidiary, or acquisition of any shares in a company or participation in any partnership or joint venture.~~
- ~~-14. Approve any closing down or the making of any material change to the nature scope or location of any business operation~~
- ~~-15. Approve the amalgamation or merger with any other company or undertaking~~
- ~~-16. Approve the entry into, variation or termination of any commitment by way of a transaction or series of related transactions (including any leasing transactions) which would involve the LLP in the payment or receipt of consideration and having an aggregate value in excess of £50,000~~
- ~~-17. Approve any arrangement, contract or transaction which relates to capital expenditure with a value in excess of £50,000~~
- ~~*18. Approve the creation of, or give permission to be created any mortgage, charge, encumbrance with other security interests whatsoever over the whole or part of the business undertakings or assets of the LLP or agree to do so, other than liens arising in the ordinary course of business or any charge arising by the operation or purported operation of title retention clauses and in the ordinary course of business~~
- ~~*19. Approve any loan (otherwise and by way of a deposit with a bank or other institution the normal business of which includes acceptance of deposits), or, grant any credit (other than in the normal course of trading), or, give any guarantee (other than in the normal course of trading) or indemnity~~
- ~~*20. Approve the appointment of a new bank or bank as the Banker to the LLP.~~
- ~~*21. Approve any change to the status of the pension fund, pension benefit for employees or employer contributions.~~
- ~~*22. Monitor the financial records (including Profit and Loss Accounts, Balance Sheet and cash flow) and financial performance of the LLP. Such financial records shall be reported to the Local Authority annually, in arrears, and within one month of the end of the reporting period.~~
- ~~-23. Monitor quarterly budgetary control statements to be submitted within one calendar month of each financial quarter close, and make any recommendations as appropriate to the LLP or to Council.~~
- ~~-24. Monitor any Extra-Ordinary expenditure requirement which shall be reported by the LLP within one month of having been identified~~
- ~~-25. Request any further information in the possession or control of the LLP regarding financial condition and operations of the LLP as the Local Authority may reasonably request.~~

- ~~26. Monitor any dispute arising between the LLP and any union representing its employees.~~
- ~~27. Monitor on a quarterly basis the performance of the LLP as measured against:
 - ~~(a) the Key Performance Indicators contained within the Service Contract;~~
 - ~~(b) the business plans of the LLP.~~~~
- ~~28. Monitor any claim made, or likely to be made, relating to the LLP, its Business or property (including any progress on such claims) and of which the LLP has knowledge which might impact financially or reputationally on the LLP, SB Supports or the Local Authority.~~
- ~~29. Monitor all reports prepared by the Care Inspectorate in respect of any part of the Services provided by the LLP.~~

~~NOTE: In terms of the LLP Partnership Agreement, any matters falling within Part 2 of the Schedule in the Agreement (Items 1 to 21 above) which are already detailed in the current approved LLP Business Plan, shall not require further specific approval.~~

SB Contracts

- 30. The consideration of matters relative to business management of trading services including providing an appropriate level of scrutiny on the financial risk arising from trading operations.
- 31. The monitoring of the trading arrangements and operations in terms of the Local Government (Scotland) Act 2003.
- 32. The evaluation of financial controls and the detailed monitoring of financial and performance levels for trading services.
- 33. The evaluation of Financial Plans for delivering required performance levels from trading services.
- 34. Consideration of the strategic model employed by trading services, and to contribute towards the long-term strategic development process.
- 35. Consideration of matters relative to tendering for internal and external contract works.
- 36. The determination of appropriate processes and practices, within overall Council policy, to support the efficient and effective development of trading powers.
- 37. To understand the trading risk exposure and to evaluate measures to manage the trading risk-reward balance.
- 38. The consideration of Joint Arrangements with suppliers or other parties to improve the effectiveness and/or efficiency of the trading organisation.

Agreements

39. The overview of Agreements with other Trusts, Outside Bodies, etc. providing services on behalf of the Council.

Significant Contracts

40. The overview of any other significant contracts

Functions Delegated

All functions above NOT marked *. Those functions marked * are referred to the Sub-Committee for consideration and recommendation only and must receive approval of the Council.

SECTION IV

EXECUTIVE COMMITTEE

Constitution

- (a) 11 Members of the Council, being:-

Leader of the Council

Executive Members for –

~~Adult Social Care~~ **Adult Wellbeing**

~~Business & Economic Development~~ **Economic Regeneration & Finance**

~~Children & Young People~~

~~Culture & Sport~~ **Wellbeing, Sport & Culture**

~~Finance~~

~~Neighbourhoods & Locality Services~~ **Community Development & Localities**

~~Planning & Environment~~ **Enhancing the Built Environment & Natural Heritage**

~~Roads & Infrastructure~~ **Infrastructure, Travel & Transport**

~~Transformation & HR~~ **Transformation & Service Improvement**

~~Community Safety~~ **Public Protection**

Sustainable Development

- (b) At that part of an Executive meeting which is considering Education Authority business as a main theme, the Executive will include (for that part of the meeting only) the following additional members as voting members (to be made in accordance with Appendix 1 to this Scheme) – three persons interested in the promotion of religious education appointed in accordance with Section 124 of the Local Government (Scotland) Act 1973 as amended by Section 31 of the Local Government Etc. (Scotland) Act 1994; and the following additional members as non-voting members – two teachers in the employment of the Council appointed as non-voting members by the Council from nominations to be made in accordance with Appendix 2 to this Scheme; two representatives from Parent Councils, one from the Primary Sector, and one from the Secondary Sector; and two pupil representatives.
- (c) At that part of an Executive meeting which is considering Economic Development business as a main theme, the Executive will include (for that part of the meeting only) two additional members appointed from an external source as non-voting members.

Chairman

- (a) The Leader of the Council shall be Chairman of the Executive.
- (b) At that part of an Executive Committee meeting which is considering Education Authority business as a main theme, the Committee will be chaired by the Executive Member for Children & Young People.
- (c) At that part of an Executive Committee meeting which is considering Economic Development business as a main theme, the Committee will be chaired by the Executive Member for ~~Business & Economic Development~~ **Economic Regeneration & Finance**.

Quorum

Five SBC Elected Members of the Executive shall constitute a Quorum.

Functions Referred

The following functions of the Council shall stand referred to the Committee –

Policy and Performance

1. Review and alter from time to time, as may be considered necessary, any existing policies or strategies not specifically within the remit of any other Council Committee.
- *2. Consider the broad needs of the Council's Area and matters of comprehensive importance, including advising the Council on European Community matters, making recommendations to Council as necessary.
3. Consider regularly Council performance against:-
 - Corporate and Improvement Plans including policy objectives and priorities
 - Relevant Business Plan actions and initiatives
 - Statutory Performance Indicators and the Annual Public Performance Report
 - Key performance indicators and other relevant performance indicators
 - Business Transformation
 - Best Value
4. Identify the requirement for any in-depth policy or practice review work arising from the monitoring of performance and refer to the appropriate Committee and/or Director, as necessary.
5. Ensure the enactment of committee decisions and monitor their impact on Council services.

Resources and Services

6. Consider matters relating to the organisation and administration of all Services of the Council.
7. Initiate or carry out reviews of strategic or corporate significance and such other reviews as the Executive deem appropriate.

Financial Management

8. Secure the co-ordination, control and proper management of the financial affairs of the Council.
9. Consider regularly the Council's performance against the revenue and capital budgets and associated financial statements.
10. Within the context of the approved Capital Financial Plan, approve proposals for capital expenditure.

11. Within the context of the approved Revenue Financial Plan, except where specifically delegated to another Committee, approve proposals for revenue expenditure, including proposals for virement in terms of Financial Regulation 7.9. For the avoidance of doubt, this means approval of all decisions relating to virements between Services, capital finance from current revenue, policy changes and the carry forward of earmarked balances.
 - *12. Consider requests to incur revenue expenditure not provided for in the approved Revenue Financial Plan and make recommendations to Council.
 - *13. Consider requests to incur capital expenditure not provided for in the approved Capital Financial Plan and make recommendations to Council.
 14. Consider all matters (not delegated directly to Officers) related to:
 - (i) Revenue and Capital budgets and funding approved by Council;
 - (ii) banking;
 - (iii) debt management and debt recovery, including the appointment of sheriff officers;
 - (iv) Treasury Management;
 - (v) procurement;
 - (vi) investment;
 - (vii) borrowing;
 - (viii) income collection; and
 - (ix) insurance arrangements of the Council.
 15. Consider all matters related to the collection of Council Tax, Rates, (former) Community Charges, Water and Sewerage Charge (on behalf of Scottish Water) and acting as Collecting Authority therefore in terms of Section 79 of the Local Government etc. (Scotland) Act 1994.
 16. Approve applications for funding and authorise grants above the level not delegated directly to officers.
 17. Approve grants from the SBC Welfare Trust and SBC Community Enhancement Trust in situations where grant applications exceed the limits specified in the Scheme of Delegation or less than 50% of the Members in the relevant Wards are in agreement.
 18. Determine applications for financial assistance from outside bodies.
 19. Establish an ad-hoc Procurement Appeals Committee, consisting of three Members, to consider and determine any appeals by suppliers against the disqualification of their tender by the Council for any reason.
- Property, Land and Accommodation
20. Consider matters relating to land and buildings, including:
 - (i) asset management planning for the Council's estate;
 - (ii) the provision, management, furnishing, equipping, maintenance and facilities management of buildings;
 - (iii) negotiations relating to commercial developments and the acquisition and disposal of land and/or buildings; and
 - (iv) energy and carbon management.

Staffing

21. Consider the training, development and welfare of all staff, including the preparation and review of Council policies on staffing issues and Health and Safety at Work, and the promotion of good human resources management and employment practices.
22. Consider all matters relating to the conditions of service, remuneration, allowances, superannuation and pensions of all employees, including consultation and negotiation with the appropriate Trades Unions as necessary, and the ratification of National Agreements and significant Local Agreements.
23. Employer discretions under the Local Government Pension Scheme, within the terms of the relevant legislation.

Education

- *24. Consider the broad educational needs of the Council's area, making recommendations to Council as necessary.
25. Oversee the functions of the Council under the Education (Scotland) Acts, the Education (Additional Support for Learning) (Scotland) Act 2004, and all other relevant legislation and regulations.
26. Consider all matters relating to education including pre-school education, primary education, secondary education and community learning and development.
- *27. Make recommendations on the change of status, or closure, of any school.
28. Consider all matters relating to Parent Councils.
29. Establish an ad-hoc Sub-Committee, as required, to deal with any parents who are failing to meet their responsibilities regarding a child's attendance at school, if a parent:-
 - (a) fails to provide a reasonable excuse for the child's absence from school; and/or
 - (b) provides dubious excuses for the child's absence; and/or
 - (c) does not effectively address the matter of the child's absence from school.

Economic Development

30. Provide strategic leadership and vision for Economic Development in the Scottish Borders, developing and overseeing the delivery of economic development plans.
31. Ensure key changes are implemented by the Council to achieve improved services for businesses, encouraging a 'business positive' culture across the Council.
32. Scrutinise and review the effectiveness of Council services, other agencies and organisations in promoting the economic development and well-being of the Scottish Borders.

Miscellaneous

33. Consider new legislation and advise Council accordingly.
34. Approve all matters relating to street naming and numbering (where not already delegated to officers), after consultation with the relevant local Members.
35. Initiate or defend civil actions other than those relating to matters standing referred to other Committees.
36. Consider all matters not specifically referred to or delegated to any other Committee.
- *37. Make recommendations to Council regarding responses to statutory and other consultations.

Functions Delegated

All of the functions above NOT marked *. Those functions marked * are referred to the Committee for consideration and recommendation only and must receive approval of the Council.

(EXECUTIVE COMMITTEE)

EDUCATION PERFORMANCE SUB-COMMITTEE

Constitution

Three Elected Members, being the Executive Member for Children & Young People, together with two other Members of the Executive Committee. The Teacher Representatives, Parent Council and Pupil representatives are excluded from membership of the Sub-Committee.

Chairman

The Chairman shall be the Executive Member for Children & Young People.

Quorum

Two Members of the Sub-Committee shall constitute a quorum.

Functions Referred

The following functions of the Committee shall stand referred to the Sub-Committee:-

1. To consider all published reports, action plans, and follow up reports on:
 - (i) pre-school, primary and secondary school by Her Majesty's Inspectorate of Education (HMIe);
 - (ii) community learning and development (CLAD) and other community services by Her Majesty's Inspectorate of Education (HMIe);
 - (iii) Care Inspectorate (on educational establishments in the Scottish Borders);
and
 - (iv) internal school reviews.
- #2. To request follow-up reports in respect of the implementation of any Action Plans, if required, for any of the above reports, and make recommendations to the Executive Committee, as necessary.

Functions Delegated

All functions above NOT marked #. Those functions marked # are referred to the Sub-Committee for consideration and recommendation only and must receive approval of the Executive Committee.

SECTION V

AUDIT AND SCRUTINY COMMITTEE

Constitution

- (a) Nine members of the Council, not on the Executive Committee;
- (b) At that part of an Audit and Scrutiny Committee meeting which is considering Audit matters, the Audit and Scrutiny Committee will include (for that part of the meeting only) two additional members appointed from an external source as non-voting members.

Chairman

The Chairman shall be a member of the Opposition. The Vice-Chairman shall be a member of the Administration.

Quorum

Four Elected Members of the Council shall constitute a quorum.

Functions Referred

The following Audit functions of the Council shall stand referred to the Committee:-

1. Assess the adequacy and effectiveness of the Council's systems of internal financial control and framework of internal control relating to the Council's service delivery models including partnership and collaboration to provide reasonable assurance of effective and efficient operations, and ensure the Council's ongoing resilience to the threats of fraud and corruption.
2. Assess the adequacy and effectiveness of the Council's risk management arrangements relating to the Council's service delivery models including partnership and collaboration.
3. Assess the adequacy and effectiveness of corporate governance arrangements and consider annual assurance reports relating to the Council's service delivery models including partnership and collaboration to ensure the highest standards of probity, public accountability and ethical standards are demonstrated to underpin the delivery of value for money or best value services.
- *4. Review the Council's audited Statement of Accounts and the Annual Report from the External Auditor to Members and the Controller of Audit, prior to submission to Council.
5. Approve the Terms of Reference for Internal Audit and the strategic and annual internal audit plans.
6. Monitor and review the performance of Internal Audit, conformance to the Public Sector Internal Audit Standards and code of ethics.
7. All matters relating to the implementation of recommendations contained within internal audit reports.

8. Review external audit plans and arrangements for effective liaison between external and internal audit.
9. Monitor responses to recommendations contained within external audit reports and the implementation of such recommendations.
10. The scrutiny of treasury management strategy and policies.
11. Assess the adequacy and effectiveness of the Pension Fund's systems of internal financial control, including counter fraud, theft or corruption and framework of internal control to provide reasonable assurance of effective and efficient operations.
- *12. ~~Review~~ **Note** the Pension Fund's audited Statement of Accounts and the Annual Report from the External Auditor to members and the Controller of Audit, prior to submission to Council.

The following Scrutiny functions of the Council shall stand referred to the Committee:-

- #13. Monitoring the performance of the Authority towards achieving its policy objectives and priorities in relation to all functions of the Council.
- #14. Reviewing the effectiveness of all the Council's work against agreed standards, targets and budgets for the levels of services provided.
- #15. Acting as a focus for value for money and service quality exercises.
- #16. Management of the "Call in" procedure for the examination of decisions of the Executive Committee.
- *17. Developing an annual programme for approval by Council (likely in April each year) on the basis of the scrutiny functions outlined from 13 to 15 above.
18. Any other matter referred to the Committee for consideration by Council or the Executive Committee.

The following petitions and deputations functions shall stand referred to the Committee:

19. Consider petitions submitted to the Council in accordance with the Council's approved petitions procedure and determine the appropriate action to be taken within the terms of the procedure.
20. Consider deputations to the Council in accordance with the Council's approved deputations procedure and determine the appropriate action to be taken within the terms of the procedure.

Functions Delegated

All functions above NOT marked # or *. Those functions marked # are referred to the Committee for consideration and any recommendations must receive approval of the Executive Committee. Those functions marked * are referred to the Committee for consideration and recommendation only and must receive approval of Council.

SECTION VI

CIVIC GOVERNMENT LICENSING COMMITTEE

Constitution

Nine Members of the Council.

Quorum

Five members of the Committee shall constitute a quorum.

Functions Referred

The following functions of the Council shall stand referred to the Committee:-

1. All matters relating to the Council's responsibilities for licensing under the Civic Government (Scotland) Act 1982, except those matters specifically delegated to the Chief Legal Officer.
2. All matters relating to the Council's responsibilities for the granting and revocation of miscellaneous licences, except those matters specifically delegated to the Chief Legal Officer.
3. Decide cases where Officers recommend that a private sector landlord is refused registration, or that a private sector landlord be removed from the Private Landlord Register.

Functions Delegated

All of the functions referred to the Committee.

SECTION VII

PENSION FUND COMMITTEE

Constitution

Seven Members of the Council comprising –

- (a) the Convener
- (b) one member of the Executive
- (c) three other Members of the Administration
- (d) two members from the Opposition

Chairman

The Chairman shall be the Convener.

Quorum

Four members of the Committee shall constitute a Quorum.

Functions Referred

The following functions of the Council shall stand referred to the Committee -

1. All matters relating to the Council's role as the Administering Authority for the Scottish Borders Council Pension Fund, within the terms of all relevant Local Government Pension Scheme legislation and the requirements of the Pension Regulator.
- *2. Review the Pension Fund's audited Statement of Accounts and the Annual Report from the External Auditor to members and the Controller of Audit, prior to submission to Council.

Functions Delegated

All of the functions not marked *. Those functions marked * are referred to the Committee for consideration and recommendation only and must receive approval of Council.

Joint Meeting with the Pension Board

While the statutory roles and function of the Pension Fund Committee and Pension Board are separate, the normal practice will be that both bodies will meet at the same time to consider the same agenda, with the Chair of the Pension Fund Committee chairing the concurrent meeting. The aim is to engender a positive and proactive partnership culture where in practice the two bodies act as one.

Dispute Resolution between Pension Board and Pension Fund Committee

Within the regulations there is a prescribed approach to dispute resolution between the Pension Board and the Pension Fund Committee.

1. At the joint meeting referred to above, if the Pension Fund Committee and Pension Board cannot reach joint agreement on any matter the process for resolving any differences between the two bodies is set out in 3) below.

2. Whilst this process is undertaken the decision of the Pension Fund Committee is still competent.
3. In the first instance, if at least half of the members of the Pension Board agree, then the Pension Board can refer back a decision of the Pension Fund Committee for further consideration if any of the following grounds are met:
 - (a) That there is evidence or information which the Pension Board considers needs re-evaluating or new evidence or data which the Pension Fund Committee did not access or was not aware of at the point of decision making and which is considered material to the decision taken;
 - (b) That the decision of the Pension Fund Committee could be considered illegal or contrary to regulations;
 - (c) That the decision of the Pension Fund Committee is contrary to a relevant Code of Practice published by the Pensions Regulator; or
 - (d) That the decision is not in the interest of the continued financial viability of the Scottish Borders Council Pension Fund or is against the principles of proper and responsible administration of the Scottish Borders Council Pension Fund.
4. This referral must be communicated to the Clerk to the Council within 10 working days of the joint meeting with the Pension Fund Committee which made the decision being required to be reconsidered.
5. If there is no agreement after the matter has been referred back to the Pensions Fund Committee, then the difference in view between the Pension Board and the Pension Fund Committee will be published in the form of a joint secretarial report from the Pension Board on the Pension Fund website and included in the Pension Fund's Annual Report.
6. The Scottish LGPS Scheme Advisory Board may also consider and take a view on the matter and, if considered appropriate, provide advice to Scottish Borders Council as the Scheme Manager or the Pension Board in relation to the matter.

(PENSION FUND COMMITTEE)

PENSION FUND INVESTMENT AND PERFORMANCE SUB-COMMITTEE

Constitution

Nine members, being:

- (a) the seven members of the Pension Fund Committee; and
- (b) two non-voting members nominated by the Pension Board.

Chairman

The Chairman shall be the Chairman of the Pension Fund Committee.

Functions Referred

The following functions of the Committee shall stand referred to the Sub-Committee -

1. Reviewing the Pension Fund's Statement of Investment Principles.
- #2. Where appropriate, recommending changes to the Pension Fund Committee in relation to the Statement of Investment Principles.
3. Ensuring appropriate investment management arrangements are in place for monies of the Pension Fund and to review investment manager performance.
4. Overseeing the contractual review of the fund managers and investment adviser(s) and custodian.
- #5. Where appropriate, making recommendations to the Pension Fund Committee in relation to the appointment or removal of a fund manager, investment adviser or custodian.
- #6. Overseeing the overall approach to investment risk management and where appropriate recommending changes to the Pension Fund's Risk Register.

Functions Delegated

All functions above NOT marked #. Those functions marked # are referred to the Sub-Committee for consideration and recommendation only and must receive approval of the Pension Fund Committee.

SECTION VIII

PLANNING AND BUILDING STANDARDS COMMITTEE

Constitution

Nine Members of the Council.

Quorum

Four members of the Committee shall constitute a quorum.

Chairman

The Chairman of the Committee shall be the Executive Member for ~~Planning & Environment~~ **Enhancing the Built Environment & Natural Heritage**.

Functions Referred

The following functions of the Council shall stand referred to the Committee:-

1. All matters relating to Town and Country Planning except the following:-
 - (a) Strategic Development Plan and Local Development Plan
 - (b) Applications referred under Section 38(A)(1) of the Town and Country Planning (Scotland) Act 1997
 - (c) Applications and other matters delegated to the Chief Planning Officer
2. All matters relating to the Council's responsibilities for Building Control except those delegated to the Chief Planning Officer.
3. Consideration and determination of appeals against the proposed refusal of applications for Building Warrants and Relaxations of the Building Regulations.
4. Consideration and determination of High Hedge Notices not dealt with under delegated powers by the Chief Planning Officer.

Functions Delegated

All of the functions referred to the Committee.

SECTION IX

LOCAL REVIEW BODY

Constitution

Nine Members of the Council, being the members of the Planning and Building Standards Committee.

Chairman

The Chairman of the Local Review Body shall be the Chairman of the Planning and Building Standards Committee or in his absence the Vice-Chairman.

Quorum

Four Members shall constitute a quorum.

Assessor

The Review Body may appoint an Assessor to sit with the Local Review Body at any hearing session it elects to hold to advise on matters arising.

Functions Referred

The following functions of the Council shall stand referred to the Review Body:-

1. Conduct Reviews in accordance with Section 43A of the Town and Country Planning (Scotland) Act 1997 where the appointed person has:-
 - (a) Refused an application for planning permission or for consent, agreement or approval;
 - (b) Granted it subject to conditions; or
 - (c) Not determined it within such period as may be prescribed by regulations or a development order.

Functions Delegated

All functions referred to the Review Body

Note

Where the Local Review Body considers that the review documents before them provide sufficient information to enable them to determine the review, they may determine the review without further procedure. (Regulation 12 of the Town and Country Planning (Schemes of Delegation and Local Review Procedure)(Scotland) Regulations 2008.)

Other than in circumstances where the Local Review Body considers the review documents provide sufficient information to enable them to determine the review without further procedure, the Local Review Body may consider the review:

- (a) by means of written submissions;
- (b) by holding one or more hearing sessions;
- (c) by means of a site inspection; or

(d) by a combination of procedures.

Functions Delegated

All functions detailed above.

SECTION X

SUSTAINABLE DEVELOPMENT COMMITTEE

Constitution

Nine Members of the Council, being 5 members of the Administration and 4 members of the Opposition.

Quorum

Four Members shall constitute a quorum.

Functions Referred

The following functions of the Council shall stand referred to the Committee:-

- *1. Review recent decisions and actions of the UK and Scottish Government, UK local authorities, and Borders wide voluntary sector initiatives, with a view to making recommendations as to how the Council can exercise leadership in tackling climate change.
2. Report annually to Council on progress.

Functions Delegated

All functions above NOT marked *. Those functions marked * are referred to the Committee for consideration and recommendation only and must receive approval of Council.

SECTION XI CONSULTATIVE GROUPS

JOINT CONSULTATIVE GROUP FOR STAFF

Constitution

Fourteen members comprising:-

- (a) ~~The Executive Member for Transformation & HR~~ **Convener** and five other Members of the Council;
- (b) Eight employee Trade Union Representatives, namely:-
 - (i) Three from Unison
 - (ii) Three from Unite
 - (iii) One from General Municipal and Boilermakers Union
 - (iv) One other to be agreed by the Trade Unions
 - (v) One from GMB: MPO (only to attend for items relating to Chief Officials)

Chairman

~~The Executive Member for Transformation & HR~~ **Convener** shall be the Chairman of the Group.

Quorum

Three Members of the Council and four Trade Union representatives shall constitute a quorum.

Functions Referred

The following functions of the Council shall stand referred to the Group:-

1. Consultation on matters relating to terms and conditions of employment, health & safety and welfare of all Council employees except Teachers. (The pay grading, efficiency or disciplinary record of any individual employee is not within the scope of the Group)

Functions Delegated

All functions referred to the Consultative Group.

JOINT CONSULTATIVE GROUP FOR TEACHERS

Constitution

Fourteen members comprising:-

- (a) The Executive Member for Children & Young People and five other Members of the Council, being three members from the Administration and two members from the Opposition.
- (b) Eight employee Trade Union Representatives, namely:-
 - (i) Four from E.I.S.
 - (ii) Two from S.S.T.A.
 - (iii) One from P.A.T.
 - (iv) One other to be agreed by the Trade Unions

Chairman

The Executive Member for Children & Young People shall be the Chairman of the Group.

Quorum

Three Members of the Council and four Trade Union representatives shall constitute a quorum.

Functions Referred

The following functions of the Council shall stand referred to the Group:-

1. Consultation on matters relating to terms and conditions of employment, health & safety and welfare of all Teachers employed by the Council. (The pay grading, efficiency or disciplinary record of any individual teacher is not within the scope of the Group.)

Functions Delegated

All functions referred to the Consultative Group.

EMPLOYEE COUNCIL

Constitution

- (a) Five Elected Members of the Council, being the Convener, the Leader, one other Executive Member, the Executive Member for ~~Transformation & HR~~ **Transformation & Service Improvement**, and the Leader of the Opposition.
- (b) Any Five members of the Corporate Management Team.
- (c) Employee representatives from across the Council.

Chairman

The Convener shall be Chairman of the Employee Council.

Quorum

Two Elected Members of the Council, two of the Corporate Management Team, and two of the employee representatives shall constitute a quorum.

Functions Referred

The following functions of the Council shall stand referred to the Employee Council –

1. Share information and promote communication between Council management and staff.
2. Be informed and consulted on (but not as a negotiating body) issues affecting employment and the Council's plans, including:
 - Public sector reform and related issues
 - Information on recent or probable developments of the Council's activities, financial and economic situation
 - Organisational design and development
 - Budget development and implementation
 - Information and consultation on developments regarding employment arrangements, particularly where these may cause significant change to employment
 - Employee benefits
 - Council business issues.

Note: The Employee Council shall not affect the rights and responsibilities of Council management to make all business, financial, commercial, operational and technological decisions.

Functions Delegated

All functions referred to the Employee Council.

SECTION XII

AD-HOC COMMITTEES

STANDARDS COMMITTEE

Constitution

Eight Members of the Council, being, five members from the Administration and three members from the Opposition.

Quorum

Three members of the Committee shall constitute a quorum.

Functions Referred

The following functions of the Council shall stand referred to the Committee:-

1. All matters relating to the Ethical Standards in Public Life etc. (Scotland) Act 2000.
2. The adoption and application of the Code of Conduct for Councillors.
3. The consideration, investigation and determination of all complaints made concerning the conduct of Councillors.
- *4. The consideration and revision from time to time of the list of sanctions available to the Council in the event of misconduct on the part of a Councillor.
5. The consideration of reports from the Monitoring Officer on matters relating to the Ethical Framework.

Functions Delegated

All functions above NOT marked *. Those functions marked * are referred to the Committee for consideration and recommendation only and must receive approval of Council.

APPOINTMENT COMMITTEE

Constitution

Minimum of Five Members of the Council comprising –

- (a) the Leader
- (b) the ~~Executive Member for Transformation & HR~~ **Convener**
- (c) the relevant Executive Member(s)
- (d) one other Member of the Administration
- (e) one Member from the Opposition

In this context, “relevant Executive Member(s)” means the Executive Member(s) for the Service(s) within which the appointment is being made.

Chairman

The ~~Executive Member Transformation & HR~~ **Convener** shall be Chairman of the Committee.

Quorum

Three members of the Committee shall constitute a Quorum.

Functions Referred

The following functions of the Council shall stand referred to the Committee -

1. The recruitment of staff to posts at Service Director and above.

Functions Delegated

All of the functions referred to the Committee.

STAFFING APPEALS COMMITTEE

Constitution

All Members of the Council shall be Members of an Appeals Panel, from which three members of a Staffing Appeals Committee shall be drawn.

Chairman

The ~~Executive Member Transformation & HR~~ **Convener** shall be the Chairman of the Staffing Appeals Panel or in his absence ~~another of the~~ **an** Executive Members.

Selection of Appeal Committees

Each of the Staffing Appeals Committees shall be selected by the Clerk to the Council or her authorised representative in consultation with the Chairman of the Appeals Panel.

Chairman

The Chairman of the Appeals Panel shall chair the Committee or, in his absence, the Chairman shall be ~~another~~ Executive Member.

Quorum

Two Members of the Committee shall constitute a quorum.

Functions Referred

The following functions shall stand referred to the Committee:-

1. The consideration and determination of appeals by all employees against decisions in respect of discipline.
2. The consideration and determination of grievances by all employees.

Note: Grievances in respect of pay, gradings or conditions of service shall be dealt with through the relevant Council policies and procedures and not through the Staffing Appeals Committee.

Functions Delegated

All of the functions referred to the Committee.

EDUCATION APPEALS COMMITTEE

Constitution

The rules for the formal constitution and membership of the Education Appeal Sub-Committee are laid down in the Education (Scotland) Act 1980.

There may be up to three different categories of membership of the Appeal Sub-Committee as follows:-

- (a) Members of the Council who are not members of the Executive Committee.
- (b) Members of the Executive Committee (including non-elected members).
- (c) Lay members.

The following arrangements apply in respect of the selection of the Panel and individual Appeal Sub-Committees.

Appointment of Panel

A Panel from which members of Appeal Sub-Committees shall be drawn shall comprise 53 persons as follows:-

- (a) The Convener, who shall be Chairman of the Panel.
- (b) The Executive Member for Children & Young People, who shall be Vice-Chairman of the Panel.
[Neither of these persons may chair an Appeal Committee.]
- (c) Ten other Members of the Executive Committee, which excludes the Teacher, Parent Council and Pupil representatives (none of whom may chair the Appeal Committee).
- (d) Twenty three Members of Council who are not members of the Executive Committee.
- (e) Eighteen persons who are not members of the Council or the Executive Committee and who are either parents of children of school age or persons having experience in education or persons acquainted with the educational conditions in the area, and who are members of the nominated Parent Councils – one to be nominated by each Secondary Parent Council and by the Parent Council for the largest primary school in each of the catchment areas for the nine secondary schools. In the event of any such primary or secondary school not having a Parent Council or of any Parent Council declining to provide a nominee, then a nomination will be sought from the Parent Council of the next largest primary school and so on.

Functions Referred

The following functions shall stand referred to the Sub-Committee:-

1. Appeals by parents against decisions of the Council acting as Education Authority as to the schools, excluding nursery schools or classes, which their child or children should attend.
2. Appeals by parents against decisions of the Council acting as Education Authority to exclude their child or children from school.
3. Various appeals by parents in connection with their child or children being recorded as having marked or continuing special education needs.

Functions Delegated

All of the functions referred to the Sub-Committee.

Duration of Appointment

The term of office of members of the Panel shall be:-

- (a) In the case of Members of the Executive Committee or of the Council, from the date of their appointment until the date of the next Council election.
- (b) In the case of persons nominated by Parent Councils, from the date of their appointment until the date when they are due to stand down.

Selection of Appeal Sub-Committees

5. (a) Each Appeal Sub-Committee shall be selected by the Clerk to the Council or his authorised representative in consultation with the Chairman of the Panel, or, in his absence, the Vice-Chairman of the Panel.
- (b) Each Appeal Committee shall comprise 5 persons being:-
- 3 Members of the Executive Committee or of the Council from the Panel.
 - 2 other persons from the Panel.
- (c) In the event of all 5 persons not being in attendance at a hearing of an appeal, the Appeal Sub-Committee shall be reduced to 3 persons including not less than:-
- 1 Member of the Executive Committee or of the Council from the Panel.
 - 1 other person from the Panel.
- (d) The Clerk to the Council or his authorised representative, in consultation with the Chairman or, in his absence, the Vice-Chairman of the Panel, shall appoint the Chairman of the Appeal Committee, who shall not be a Member of the Executive Committee.

Administrative Arrangements

6. The Clerk to the Council or his authorised representative shall act as Clerk to the Appeal Committee and the Service Director Young People, Engagement & Inclusion or his representative shall present the case for the Council at any Appeal Committee hearing.

ASSET TRANSFER APPEALS COMMITTEE

Constitution

All Members of the Council shall be Members of the Appeals Panel, from which five members for an Asset Transfer Appeals Committee shall be drawn. No Member may be a member of a Committee set up to hear an Appeal for an Asset Transfer request for land/buildings within their Ward.

Chairman

The Executive Member for ~~Neighbourhoods & Locality Services~~ **Community Development & Localities** shall be the Chairman of the Asset Transfer Appeals Panel or in his absence the Executive Member for ~~Roads & Infrastructure~~ **Infrastructure, Travel & Transport**.

Selection of Appeal Committees

The membership of the Appeals Panel shall be selected by the Clerk to the Council or her authorised representative in consultation with the Chairman of the Appeals Panel.

Quorum

Three members of the Committee shall constitute a quorum.

Functions Referred

The following functions shall stand referred to the Committee:-

1. The consideration and determination of appeals by any Community Transfer Body made under Section 86 of the Community Empowerment (Scotland) Act 2015, where the Asset Transfer Officers Group has:
 - (i) refused the request; or
 - (ii) agreed to the request but the decision notice relating to the request specifies material terms or conditions which differ to a significant extent from those specified in the request; or
 - (iii) failed to issue a decision within the statutory period.

Note: The Community Transfer Body has the right to attend and present their appeal to the Committee.

Functions Delegated

All of the functions referred to the Committee.

SECTION XIII

COMMUNITY AND PARTNERSHIP BODIES

General

1. The Council is required, or has agreed, to set up, lead and/or participate in a number of Community and Partnership Bodies. The aim is to work in partnership with other key public, voluntary and private bodies, together with communities and businesses to maintain and improve the quality of life and meet the needs of Borders residents and their communities through the delivery of high quality public services, projects, advocacy and other actions.
2. The principles for going forward are –
 - To provide effective structures for delivery/implementation;
 - To include partner buy-in and Member involvement;
 - To have meaningful community involvement and stakeholder engagement as appropriate;
 - To help prioritise services where most needed;
 - To comply with any statute and regulations governing those public, private and voluntary sector organisations involved.
4. Decisions at meetings of the Bodies in this Section shall be reached on a consensus basis where possible between the SBC Elected Members and other members of the Body. Should consensus between SBC Elected Members and other members not be reached on a decision, then the matter shall be raised at each individual organisation's governing body, except for Area Partnerships, whereby the Elected Members of Scottish Borders Council shall decide Council financial matters by vote.
5. Any delegated budgets shall operate as aligned budgets delegated to the Committee of Scottish Borders Council and the Committees or representatives of other partner organisations respectively, and this will mean that only Members of Scottish Borders Council may expend budgets delegated by Scottish Borders Council, and other organisations' budgets shall be expended in accordance with their own operating rules.

POLICE, FIRE & RESCUE, AND SAFER COMMUNITIES BOARD

Constitution

Ten members, being six Members of the Council, and four non-voting members appointed from an external source.

The Council Members shall comprise the Executive Member for ~~Community Safety~~ **Public Protection**, and five other Members of the Council.

The non-voting members shall comprise a representative from each of NHS Borders, the Scottish Borders Housing Network, the voluntary sector, and the business sector.

Chairman

The Chairman and Vice-Chairman of the Board shall be Elected Members of the Council.

Quorum

Three Elected Members of the Council shall constitute a quorum.

Functions Referred

The following functions of the Council shall stand referred to the Board:-

- *1. Assess the adequacy and effectiveness of the Scottish Borders Policing Plan in terms of priorities, community engagement and performance related measures to provide reasonable assurance of effective and efficient implementation and operation; and make recommendations on any aspect of these Plans in terms of issues or improvements.
- *2. Assess the adequacy and effectiveness of the Scottish Borders Fire and Rescue Plan in terms of priorities, community engagement and performance related measures to provide reasonable assurance of effective and efficient implementation and operation; and make recommendations on any aspect of these Plans in terms of issues or improvements.
- *3. Assess the adequacy and effectiveness of the Scottish Borders Safer Communities Plan in terms of priorities, community engagement and performance related measures to provide reasonable assurance of effective and efficient implementation and operation; and make recommendations on any aspect of these Plans in terms of issues or improvements.
4. Contribute to the delivery of the Scottish Borders Single Outcome Agreement (SOA) within the Scottish Borders Community Planning Transformation Plan, and in particular the local outcome indicators and programme in relation to the national outcome "We live our lives safe from crime, disorder and danger".
5. Monitor and keep under review progress and delivery of all Safer Communities projects and initiatives.
6. Consider statistical reports on complaints on policing, fire and rescue, and safer communities in the Scottish Borders.
- *7. Consider and draft responses to any consultation documents pertaining to policing, fire & rescue services, and safer communities.

Functions Delegated

All functions above NOT marked *. Those functions marked * are referred to the Board for consideration and recommendation only and must receive approval of the Council.

COMMUNITY PLANNING STRATEGIC BOARD

General

The Community Planning Strategic Board shall comprise Scottish Borders Council Elected Members meeting together with Statutory and other Community Planning Partner representatives.

Constitution

- (a) Any three from the following Elected Members of Scottish Borders Council being:-
 - (i) 4 Executive Members;
 - (ii) the Leader of the Opposition

- (b) Representatives from each of the other statutory Community Planning Partners, being:-
 - (i) NHS Borders – 2 representatives
 - (ii) South of Scotland Enterprise – 1 representative
 - (iii) Police Scotland – 1 representative
 - (iv) Scottish Fire and Rescue Service – 1 representative

- (c) Representatives from the following Community Planning Partners:
 - (i) Registered Social Landlords – 1 representative;
 - (ii) Borders College – 1 representative;
 - (iii) Third Sector – 1 representative.

Chairman

The Board must be chaired by an Elected Member of the Council.

Quorum

Two Elected Members of the Council and one representative from each of 2 other statutory Community Planning Partners shall constitute a quorum.

Functions Referred

The following functions of the Council, within policy, budget and legislative requirements, and in compliance with any statute and regulations governing these public, private and voluntary sector organisations involved, shall stand referred to the Board -

1. Approve, monitor and evaluate progress on the Community Plan (Local Outcomes Improvement Plan) and the individual Locality Plans.
2. Monitor the work of the Joint Delivery Team and Themed Delivery Groups.
3. Find consensus in reaching decisions on those issues that involve competing interests or are controversial or contentious.
- *4. Identify the ideal level of resources necessary to achieve the outcomes of the Plans and advise partners of these.

5. Work together to resolve any problems arising from significant issues.
- *6. Consider and make recommendations to the Community Planning Consultative Partnership and/or partner organisations on any aspects of community planning in terms of issues or improvements.
7. Provide the Community Planning Consultative Partnership with an annual assessment of community planning in the Scottish Borders.
8. Sign off the Annual Report on Community Planning, after consultation with the wider Community Planning Consultative Partnership.

Functions Delegated

All functions above NOT marked *. Those functions marked * are referred to the Board for consideration and recommendation only and must receive approval of the Council and other relevant Community Planning partner organisations.

AREA PARTNERSHIPS

Constitution

1. Each Area Partnership will comprise –

(a) Core Members:

- (i) The elected Scottish Borders Councillors representing –
 - **Berwickshire Area Partnership:** the six Elected Members for the Wards of East Berwickshire and Mid-Berwickshire;
 - **Cheviot Area Partnership:** the six Elected Members for the Wards of Kelso & District and Jedburgh and District;
 - **Eildon Area Partnership:** the ten Elected Members for the Wards of Galashiels & District, Leaderdale & Melrose, and Selkirkshire;
 - **Teviot & Liddesdale Area Partnership:** the six Elected Members for the Wards of Hawick & Denholm and Hawick & Hermitage;
 - **Tweeddale Area Partnership:** the six Elected Members for the Wards of Tweeddale East and Tweeddale West;
- (ii) One representative from each of four different Community Councils in the Area Partnership area as non-voting members;
- (iii) Any other non-voting member appointed by the Area Partnership up to a total core membership maximum of 20.

(b) Additional Invited members:

Invitations to attend and participate as non-voting members in meetings where there are relevant agenda items:

- (i) appropriate representative(s) from the Community Planning partners (NHS Borders, Scottish Police, Scottish Fire & Rescue Service, Scottish Enterprise, Live Borders, RSLs, Borders College, Health & Social Care Integration Board, SEPA, SNH, Skills Development Scotland, SESTRAN, Third Sector, Visit Scotland);
- (ii) a representative from any other Community Group or Local body, as appropriate; and
- (iii) a representative from any other community of interest group, as appropriate.

Chairman/Vice Chairman

The Chairman and Vice Chairman of each Area Partnership shall be a Member of Scottish Borders Council.

Quorum

Three of the Scottish Borders Council Members of each Locality Committee, including at least one representative from each Ward, shall constitute a quorum, except for the Eildon Area Partnership where five shall constitute a Quorum.

Functions Referred

The following functions of the Council shall stand referred to each Area Partnership, in compliance with any statute and regulations governing those public, private and voluntary sector organisations involved:-

1. Champion/lead the preparation and publication of a Locality Plan for the area, while taking account of the Scottish Borders Community Plan.
2. Inform the Locality Plan, by involving local communities in establishing:
 - (a) a shared understanding of need in the area;
 - (b) the outcomes and priorities for the area;
 - (c) the proposed improvement(s) to be achieved.
3. Approve the Locality Plan and recommend final approval by the Community Planning Strategic Board.
- *4. Review and monitor the progress of the Locality Plan, including approval of an annual progress report for publication, and receive progress and performance reports on local services, making recommendations to the relevant body/committee, as appropriate.
- *5. Where there is a local dimension to a Borders-wide plan, or a specific locality plan, act as a community consultation body.
6. Consider applications for financial assistance from the Council from the Community Fund up to the value of £10,000 or in exceptional cases £30,000
Note: The decisions on the Fund applications at Area Partnerships shall be by consensus (i.e. widespread agreement) and where consensus is not possible, then only SBC Elected Members will make the final decision. The Chairman of the Area Partnership shall have a casting vote if required should there be an even split amongst SBC Elected Members.
7. The distribution of Pay Parking Income (where available).
Note: Only SBC Elected Members have decision making powers on the above Fund.
8. Promote and support the Localities Bid Fund, and encourage communities to get involved and participate.
9. 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.

Functions Delegated

All functions above NOT marked *. Those functions marked * are referred to the Committee for consideration and recommendation only and must receive approval of the relevant other Council committee.

General

In addition to the functions referred and delegated to the Area Partnerships, the Council or other Organisations may from time to time seek the views of Area Partnerships on specific matters or applications out-with their normal remit.

REGULATIONS – RELIGIOUS REPRESENTATIVES

for Nominations of Persons interested in the Promotion of Religious Education to be Appointed to the Executive Committee (for that part of the meeting considering Education Authority matters)

1. The Council shall appoint three persons interested in the promotion of religious education to be members of the Executive Committee (for that part of the meeting considering Education Authority matters) in accordance with Section 124 of the Local Government (Scotland) Act 1973, as amended by Section 31 of the Local Government etc. (Scotland) Act 1994.
2. The appointments shall be made by the Council as soon as possible after the ordinary statutory election of Councillors in the month of May and, subject to Regulation 5(e), the persons will be appointed and hold office until the day of the next ordinary statutory election of Councillors.
3. One person interested in the promotion of religious education shall be nominated by the General Assembly of the Church of Scotland in terms of Section 124 of the Local Government (Scotland) Act 1973 as amended. The Clerk to the Council shall, in a year of an election of Councillors, request the Principal Clerk of the General Assembly of the Church of Scotland to submit to him a nomination of the person not later than the First day of May in that year.
4. One person interested in the promotion of religious education shall be nominated by the Roman Catholic Church, in such manner as may be determined by its Scottish Hierarchy in terms of Section 124 of the Local Government (Scotland) Act 1973 as amended. The Clerk to the Council shall, in a year of an election of Councillors, request the Archbishop of Edinburgh and St. Andrews to submit to him a nomination of the person not later than the First day of May in that year.
5. One other person interested in the promotion of religious education shall be nominated in terms of Section 124 of the Local Government (Scotland) Act 1973, as amended. The nomination shall be made in accordance with the following provisions:-
 - (a) Not later than the Fifteenth day of March in the year of an election of Councillors, the Clerk to the Council, by advertisement in one or more newspapers circulating in the Area, shall give notice that the Churches or denominational bodies (other than the Church of Scotland and the Roman Catholic Church) who claim to have duly constituted charges or other regularly appointed places of worship within the Area and to be entitled to be represented at the meeting for nomination of one person with a view to appointment as a member of the Executive Committee (for that part of the meeting considering Education Authority matters), may obtain copies of these Regulations on application to him; and that each of these Churches or denominational bodies who desire to be represented at the meeting for the nomination of one person with a view to appointment as a member of the Executive Committee (for that part of the meeting

considering Education Authority matters) must transmit to him prior to the Thirty first day of March -

- (i) A certified list of the names and situations of the duly constituted charges or other regularly appointed places of worship which such church or other denominational body claims to have within the Area;
- (ii) A certified statement of the number of representatives whom such church or denominational body claims to be entitled to have at the said meeting calculated in accordance with the following scale -

Number of duly constituted charges or other regularly appointed places of worship	Number of representatives at meeting
Not more than three	One
More than three and not more than six	Two
More than six and not more than ten	Three
More than ten and not more than fifteen	Four
More than fifteen and not more than twenty	Five
Each ten in excess of twenty	One additional

- (iii) The full names and postal addresses of the persons appointed to represent such Church or denominational body at the said meeting.
- (b) Not later than the Seventh day of April, the Clerk to the Council shall -
- (i) Prepare a list of the Churches or denominational bodies who have claimed to have duly constituted charges or other regularly appointed places of worship within the Area, which list shall, as regards each Church or denominational body included therein, show the total number of duly constituted charges or other regularly appointed places of worship and the number of representatives at the aforesaid meeting which such Church or denominational body has claimed.
 - (ii) Transmit a copy of such list to each of the Churches or denominational bodies included therein, and at the same time intimate to such Churches or denominational bodies that they may inspect at his office all the certified lists of the duly constituted charges or other regularly appointed places of worship and all the certified statements of the numbers of representatives claimed at the aforesaid meeting which he has received from Churches or denominational bodies in the Area; and that any Church or denominational body included in the list may, within seven days after the date of such intimation, lodge with him objections to any of the certified lists or certified statements on the ground that such list or statement is inaccurate.
- (c) If any objection to any such certified list or certified statement on the ground that it is inaccurate is received by the Clerk to the Council in accordance with the immediately preceding paragraph, he shall, as soon as reasonably may be, fix a time and place for the hearing and determination of such objection and send a copy of each such objection to each Church or denominational body included in the list and intimate

the time and place fixed for the hearing and determination of the objections, and each Church or denominational body included in the list may be represented at such hearing and determination by not more than two representatives. The Convener or a person nominated by him shall preside at such hearing and, after such procedure as he may prescribe, shall determine whether the objection is well founded and shall in accordance with the scale prescribed in paragraph (a)(ii) of this Regulation, fix the number of representatives whom each church or denominational body shall be entitled to have at the meeting for the nomination of a person in terms of this Regulation. The determination of the Convener or the person appointed by him shall be final and not subject to review.

- (d) If no such objections are received or upon the determination of any such objections, the Clerk to the Council shall call a meeting of the representatives appointed by the Churches or denominational bodies for the purpose of nominating a person with a view to such person being appointed a member of the Executive Committee (for that part of the meeting considering Education Authority matters). Such meeting shall be held in the Council's Headquarters, Newtown St. Boswells, not later than the Thirtieth day of April and shall be called by circular addressed and sent by post to each representative not less than six days prior to the date of the meeting. The Convener, or such other person appointed by him, shall preside and conduct and regulate the proceedings at the meeting, but he shall have only a casting vote. Each representative of a Church or denominational body present at the meeting shall have one vote only. The Clerk to the Council shall report the result of such meeting of representatives to the Council as soon as possible after the ordinary statutory election of Councillors.
- (e) In the event of a casual vacancy among the members of the Executive Committee appointed in accordance with this Regulation, the provisions contained in this Regulation shall apply to and govern the constitution and covering of the meeting of representatives of Churches or denominational bodies for the purpose of filling such vacancy. The Clerk to the Council shall determine the dates for taking the action required of him, allowing periods of time between events similar to those specified in the preceding sub-paragraphs.

REGULATIONS - TEACHERS

for Nominations of Teachers to be Appointed to the Executive Committee (for that part of the meeting considering Education Authority matters)

1. The Council shall appoint two Teachers in the employment of the Council as Teachers' Representatives to be members of the Executive Committee, for that part of the meeting considering Education Authority matters.
2. The appointments shall be made by the Council as soon as possible after the ordinary statutory election of Councillors in the month of May and, subject to Regulation 13, the Teachers' Representatives shall be appointed and hold office until the day of the next ordinary statutory election of Councillors.
3. Teachers entitled to nominate and vote for Teachers' Representatives and teachers entitled to be nominated as Teachers' Representatives shall be registered teachers holding full-time permanent appointments with the Council and engaged in Primary or Secondary Education as at the First day of March in the year of election.
4. A teacher shall be entitled to nominate and vote for not more than two Teachers' Representatives.
5. The Convener or a person nominated by him shall be the Supervising Officer to supervise the nominations of Teachers' Representatives and the decisions of the Supervising Officer on all matters relating to the nominations shall be final and not subject to review.
6. Not later than the Fifteenth day of March in the year of an election of Councillors, the Service Director Young People, Engagement & Inclusion shall send to all teachers entitled to nominate Teachers' Representatives a notice specifying the right of each teacher to nominate not more than two Teachers' Representatives and the arrangements for making nominations of Teachers' Representatives and for voting on the nominations if necessary.
7. Each nomination shall be on a form prescribed by the Service Director Young People, Engagement & Inclusion and shall be signed by two teachers, one as proposer and one as seconder, and shall be counter-signed by the nominee to signify his or her consent to the nomination.
8. Candidates may provide a personal statement of not more than 250 words, which statement must either accompany the nomination form or be lodged with the Service Director Young People, Engagement & Inclusion on the Seventh day of April in the year of the election at the latest. The statement will be reproduced and circulated by the Service Director Young People, Engagement & Inclusion with the ballot papers. Statements must not be defamatory, offensive, obscene, likely to incite racial hatred or political in nature or designed to effect public support for a political party. If any part of the personal statement is not permitted by reason of being defamatory, offensive, obscene,

likely to incite racial hatred or political in nature, the circulation of it will be refused by the Supervising Officer unless suitably amended by the candidate or candidates concerned. The candidates remain responsible for their own personal statement

9. Nominations must be lodged with the Service Director Young People, Engagement & Inclusion at Council Headquarters, Newtown St. Boswells, not later than 4 p.m. on the Thirty first day of March in the year of election.
10. Immediately after the closing date for the receipt of nominations, the Service Director Young People, Engagement & Inclusion shall issue to each teacher who is validly nominated, a list of the names and addresses of all teachers who are validly nominated. A teacher may withdraw his or her nomination by written intimation to that effect lodged with the Service Director Young People, Engagement & Inclusion not later than 4 p.m. on the Seventh day of April in the year of election.
11. Where more than two teachers remain validly nominated the Service Director Young People, Engagement & Inclusion shall, not later than the Fifteenth day of April in the year of election, send ballot papers to all the teachers entitled to vote.
12. Ballot papers, duly completed, shall be lodged in sealed marked envelopes with the Service Director Young People, Engagement & Inclusion not later than 4 p.m. on the Twenty fifth day of April in the year of election.
13. The Supervising Officer shall make arrangements for the ballot papers to be opened and the votes to be counted not later than the Thirtieth day of April in the year of election and shall forthwith notify the names of the persons duly nominated as Teachers' Representatives to the Chief Executive who shall report the names to the Council as soon as possible after the ordinary statutory election of Councillors.
14. In the event of a casual vacancy among the Teachers' Representatives on the Executive Committee, the provisions contained in these Regulations shall apply to and govern the nomination of a successor Teachers' Representative. The Service Director Young People, Engagement & Inclusion shall determine the dates for taking the action required of him allowing periods of time between events similar to those specified in the preceding Regulations. The teachers entitled to nominate and vote for the Teachers' Representatives shall be registered teachers holding full-time permanent appointments with the council and engaged in Primary or Secondary Education all as at the Fifteenth day prior to the date fixed by the Service Director Young People, Engagement & Inclusion for issuing the notice specified in Regulation 6 above.

POLITICAL GROUPS

Constitution of political groups

1. (1) A political group shall be treated as constituted in relation to a local authority when there is delivered to the proper officer of the local authority a notice in writing which -
 - (a) is signed by two or more members of the local authority who wish to be treated as a political group; and
 - (b) complies with the provisions of sub-paragraph (3).
- (2) A political group shall cease to be constituted if the number of persons who are to be treated as members of that group is less than two.
- (3) A notice under sub-paragraph (1) shall state -
 - (a) that the members of the local authority who have signed it wish to be treated as a political group;
 - (b) the name of the group; and
 - (c) the name of one member of the group who has signed the notice and who is to act as its leader.
- (4) A notice under sub-paragraph (1) may specify the name of one or other member of the group who has signed the notice and who is authorised to act in the place of the leader when he is unable to act ("the deputy leader").
- (5) The name of the group or the name of the person who is the leader or deputy leader may be changed by a further notice in writing delivered to the proper officer and signed -
 - (a) in the case of a change in the name of the group or the deputy leader, by the leader of the group or a majority of the members of the group;
 - (b) in the case of a change of the leader of the group, by a majority of the members of the group.

Membership of political groups

2. Subject to paragraph 4, a member of the local authority is to be treated as a member of a political group if -
 - (a) he has signed a notice in accordance with paragraph 1; or
 - (b) he has delivered to the proper officer a notice in writing which is signed by him and by the leader or deputy leader of the group or by a majority of the members of the group, stating that he wishes to join the group.

Cessation of membership

3. A person is to be treated as having ceased to be a member of a political group when -
- (a) he has ceased to be a member of the local authority;
 - (b) he has notified the proper officer in writing that he no longer wishes to be treated as a member of the group;
 - (c) there is delivered to the proper officer a notice under paragraph 1 or 2(b) signed by the person whereby a new political group is constituted or he joins another political group; or
 - (d) there is delivered to the proper officer a notice in writing signed by the majority of the members of the group stating that they no longer wish him to be treated as a member of it.

Restriction on membership

4. No person shall be treated as a member of more than one political group at any given time and, accordingly, if a person changes the political group of which he is a member by a notice under paragraph 1 or 2 he shall from the date of delivery of that notice be treated -
- (a) in the case of a notice under paragraph 1, as a member only of the new political group which is constituted in accordance with that paragraph; and
 - (b) in the case of a notice under paragraph 2(b) as a member only of the group named in the notice.

OTHER COMMITTEES/BOARDS (NOT COMMITTEES OF COUNCIL)

Governed by the Licensing (Scotland) Act 2005

LICENSING BOARD

There shall be constituted the Scottish Borders Licensing Board, "the Licensing Board", meeting as required and having the following constitution, quorum and functions.

Constitution

The Licensing Board shall consist of nine Members of the Council.

Convener

The Convener of the Licensing Board shall be appointed at the first meeting of the Licensing Board from among their number.

Quorum

Five Members of the Licensing Board shall constitute a quorum.

Functions Referred

The following functions stand referred to the Licensing Board in terms of the relevant Liquor Licensing and Betting & Gaming Legislation.

1. All matters relating to Liquor Licensing.
2. The approval of disciplinary or enforcement action relating to Licensees.
3. All matters relating to Bookmakers' Permits, Betting Office Licences, Bingo Licences and Amusement with Prizes Permits for Liquor Licensed Premises.

Note: All Members of the Licensing Board must complete satisfactorily the required training before taking any part in Licensing Board proceedings.

**SCOTTISH BORDERS HEALTH AND SOCIAL CARE
INTEGRATION JOINT BOARD**

Constitution

- (a) Five Elected Members of Scottish Borders Council being:-
- (i) three members of the Executive
 - (ii) two other Elected Members
- (b) Five Members of NHS Borders
- (c) A number of advisory (non-voting) members as identified by the Integration Joint Board, including:
- (i) Health and Social Care representatives
 - (ii) Chief Social Work Officer
 - (iii) Chief Financial Officer of the Joint Integration Board
 - (iv) from the staff side
 - (v) from the third sector
 - (vi) from carers
 - (vii) from service users
 - (viii) Chief Officer of the Integration Joint Board

Chairman

The first Chairman of the Board shall be from the body not employing the Integration Board's Chief Officer, with the Vice-Chairman from the body employing the Chief Officer. The Chairman shall not have a casting vote.

Quorum

Three Elected Members from Scottish Borders Council and three members from NHS Borders shall constitute a Quorum

Budgets

Any delegated budgets shall operate as aligned budgets and shall require the final approval of Scottish Borders Council and NHS Borders respectively.

Functions Referred

The following functions of the Council and NHS Board, within policy, budget and legislative requirements, shall stand referred to the Board:

1. All arrangements relating to matters detailed in, and limited to, the Scheme of Integration concerning:
 - (a) Local Governance Arrangements
 - (b) The specific services delegated
 - (c) Local Operational Delivery Arrangements
 - (d) Clinical and Care Governance
 - (e) Chief Officer
 - (f) Workforce
 - (g) Finance

- (h) Participation and Engagement
- (i) Information Sharing and Data Handling
- (j) Complaints
- (k) Claims Handling, Liability & Indemnity
- (l) Risk Management
- (m) Dispute Resolution.

Functions Delegated

Where detailed in the Scheme of Integration, functions are referred to the Board for consideration and recommendation only and must receive approval of the Council.

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