

# Public Document Pack



**SCOTTISH BORDERS COUNCIL  
THURSDAY, 28 SEPTEMBER, 2023**

A MEETING of the SCOTTISH BORDERS COUNCIL will be held in the COUNCIL CHAMBER, COUNCIL HEADQUARTERS, NEWTOWN ST. BOSWELLS AND VIA MICROSOFT TEAMS on THURSDAY, 28TH SEPTEMBER, 2023 at 10.00 AM.

**All Attendees, including members of the public, should note that the public business in this meeting will be livestreamed and video recorded and that recording will be available thereafter for public view for 180 days.**

J. J. WILKINSON,  
Clerk to the Council,  
18 September 2023

<b>BUSINESS</b>		
1.	<b>Convener's Remarks.</b>	
2.	<b>Apologies for Absence.</b>	
3.	<b>Order of Business.</b>	
4.	<b>Declarations of Interest.</b>	
5.	<b>Minute</b> (Pages 5 - 20)  Consider Minute of Scottish Borders Council held on 31 August 2023 for approval and signing by the Convener. (Copy attached.)	2 mins
6.	<b>Committee Minutes</b>  Consider Minutes of the following Committees:-  (a) Berwickshire Area Partnership 1 June 2023 (b) Community Planning Strategic Board 8 June 2023 (c) Police, Fire & Rescue and Safer Communities 28 June 2023 (d) Chambers Institution Trust 2 August 2023 (e) Planning & Building Standards 7 August 2023 (f) Executive 15 August 2023 (g) Scrutiny & Petitions 17 August 2023 (h) Planning & Building Standards 4 September 2023	5 mins

	(Please see separate Supplement containing the public Committee Minutes.)	
7.	<b>Scottish Borders Council Final Reports and Accounts 2022/23</b>  Consider report by Director Finance and Procurement. (To follow.)	30 mins
	(a) <b>Audit Scotland - Annual Reports 2022/23</b> (i) Scottish Borders Council; and (ii) Pension Fund	
	(b) <b>Director - Finance and Procurement report on Annual Accounts 2022/23</b>	
	(c) <b>Scottish Borders Council Audited Annual Accounts to 31 March 2023</b>	
	(d) <b>Pension Fund Audited Annual Accounts to 31 March 2023</b>	
	(e) <b>Bridge Homes LLP Audited Annual Accounts for the year to 31 March 2023</b>	
	(f) <b>Lowood Tweedbank Limited Annual Accounts for the year to 31 March 2023</b>	
	(g) <b>SB Inspires LLP Annual Accounts</b>	
8.	<b>Annual Treasury Management Report 2022/23</b>  Consider report by Director – Finance and Procurement. (To follow.)	10 mins
9.	<b>Tweedbank Development</b>  Update presentation by Director – Infrastructure and Environment.	10 mins
10.	<b>Care Village Development - Tweedbank</b> (Pages 21 - 28)  Consider report by Director Strategic Commissioning and Partnerships. (Copy attached.)	15 mins
11.	<b>Close Circuit Television and Town Centre Wifi Options</b>  Consider report by Director Strategic Commissioning and Partnerships. (To follow.)	15 mins
12.	<b>Champions Board Annual Report</b> (Pages 29 - 54)  Consider report by Director Social Work and Practice. (Copy attached.)	15 mins
13.	<b>Annual Report of the Chief Social Work Officer 2022/23</b> (Pages 55 - 92)  Consider report by Director Social Work and Practice. (Copy attached.)	15 mins
14.	<b>Children's Rights</b> (Pages 93 - 128)  Consider report by Director Education and Lifelong Learning. (Copy attached.)	15 mins
15.	<b>Local Development Plan - Examination Report</b> (Pages 129 - 756)  Consider report by Director Infrastructure and Environment. (Copy attached.)	15 mins
16.	<b>Pension Fund Committee Membership</b> (Pages 757 - 760)	5 mins

	Consider report by Director Corporate Governance. (Copy attached.)	
17.	<p><b>Committee Membership/Representatives on Outside Bodies</b> (Pages 761 - 762)</p> <p>Consider appointment to various Committees and outside Bodies to replace Councillor Brown. (Copy list attached.)</p>	5 mins
18.	<p><b>Motion</b></p> <p>Consider Motion from Councillor Tatler in the following terms:</p> <p>“Despite living in one of the wealthiest countries in the world, around 90% of low-income households receiving Universal Credit are going without essentials, driving more and more people into hardship and through the doors of food banks. Scottish Borders Council believes that this is wrong.</p> <p>Everyone’s circumstances can change. Losing your job, needing to care for a sick family member, breaking up with your partner – these are things that can happen to any of us.</p> <p>Our social security system should offer adequate support to anyone in need of help, but right now it’s not based on an objective assessment of what things cost and isn’t even providing enough to cover life’s essentials.</p> <p>Scottish Borders Council calls on all UK political party leaders to support the introduction of an Essentials Guarantee within Universal Credit to ensure that the basic rate at least covers life’s essentials, such as food and bills, and can never be pulled below that level.”</p>	5 mins
19.	<b>Open Questions from Councillors</b>	15 mins
20.	<p><b>Open Question from Member of the Public</b></p> <p>Question to the Executive Member for Communities and Equalities from Mr Horsburgh, Kelso:-</p> <p>“What proposals are there regarding the future use, change of use, or decommissioning of the housing in Maxmill Park, Kelso? I believe that this question has been asked to Council in March and would like to know of an update.”</p>	5 mins
21.	<b>Any Other Items Previously Circulated</b>	
22.	<b>Any Other Items Which the Convener Decides Are Urgent</b>	
23.	<p><b>Private Business</b></p> <p>Before proceeding with the private business, the following motion should be approved:-</p> <p>“That under Section 50A(4) of the Local Government (Scotland) Act 1973 the public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in the relevant paragraphs of Part 1 of Schedule 7A to the aforementioned Act.”</p>	
24.	<p><b>Minute</b> (Pages 763 - 764)</p> <p>Consider private Section of Minute of Scottish Borders Council held on 31</p>	1 mins



## **-SCOTTISH BORDERS COUNCIL**

MINUTE of MEETING of the SCOTTISH BORDERS COUNCIL held in Council Headquarters, Newtown St. Boswells on 31 August 2023 at 10.00 a.m.

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Present:- Councillors W. McAteer (Convener), J. Anderson, D. Begg, C. Cochrane, J. Cox, M. Douglas, J. Greenwell, C. Hamilton, S. Hamilton, E. Jardine, J. Linehan, N. MacKinnon, S. Marshall, D. Moffat, S. Mountford, A. Orr, D. Parker, J. PatonDay, J. Pirone, C. Ramage, N. Richards, E. Robson, M. Rowley, F. Sinclair, E. Small, A. Smart, H. Steel, R. Tatler, V. Thomson, E. Thornton-Nicol, T. Weatherston

Apologies:- Councillors P. Brown, L. Douglas, S. Scott

In Attendance:- Chief Executive, Director Corporate Governance, Director Education and Lifelong Learning, Director Finance and Procurement, Director Infrastructure and Environment, Director Resilient Communities, Director Social Work and Practice, Director Strategic Commissioning and Partnerships, Chief Officer Health and Social Care, Clerk to the Council.

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### **1. CONVENER'S REMARKS**

1.1 The Convener congratulated the following:-

- (a) the Council staff who been involved in the recent highly successful UCI World Championship Mountain Biking competitions at Glentress and the lasting legacy that had been created;
- (b) Kelso High School which had won the Youth Engagement Project of the Year Award for their Kelsae Archaeology Project at the Marsh Community Archaeology Awards; and
- (c) Councillors Begg and Tatler on their forthcoming charity cycle ride.

#### **DECISION**

**AGREED that congratulations be passed to those concerned.**

1.2 The Convener advised of the sad passing of Richard Sweetnam who had worked with the Council between 2009 – 2015. He had played a prominent role in economic development including bringing the Tour of Britain to the Borders and was widely involved in the Borders Railway Blueprint.

#### **DECISION**

**AGREED that condolences be passed to his family.**

#### **DECLARATIONS OF INTEREST**

Councillors Pirone and Tatler declared an interest in the following item of business in terms of Section 5 of the Councillors Code of Conduct due to their involvement with the Eastgate Theatre and left the Chamber during the discussion.

#### **ORDER OF BUSINESS**

2. Councillor Parker, seconded by Councillor Mountford, moved that Item No. 27 in the private section of the agenda regarding the Eastgate Theatre be considered as part of public business in the interests of transparency. There was no counter-motion so the Motion was approved.

#### **DECISION**

**AGREED that Item No. 27 on the agenda be considered as part of public business.**

**MEMBERS**

Councillors Pirone and Tatler rejoined the meeting.

**3. MINUTE**

The Minute of the Meeting held on 29 June 2023 was considered.

**DECISION**

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

**4. COMMITTEE MINUTES**

The Minutes of the following Committees had been circulated:-

Hawick Common Good Fund	23 May 2023
Peebles Common Good Fund	24 May 2023
Cheviot Area Partnership	31 May 2023
Planning & Building Standards	5 June 202
External Service Providers Monitoring Group	6 June 2023
Selkirk Common Good Fund	7 June 2023
Tweeddale Area Partnership	13 June 2023
Teviot & Liddesdale Area Partnership	14 June 2023
Planning and Building Standards	15 June 2023
Local Review Body	19 June 2023
William Hill Trust	20 June 2023
Lauder Common Good Fund	20 June 2023
Melrose Common Good Fund	20 June 2023
Pension Fund	22 June 2023
Pension Board	22 June 2023
Eildon Area Partnership	22 June 2023
Kelso Common Good Fund	27 June 2023
Peebles Common Good Fund	27 June 2023
Planning & Building Standards	3 July 2023
Coldstream Common Good Fund	5 July 2023
Selkirk Common Good Fund	10 July 2023

**DECISION**

**APPROVED the Minutes listed above.**

**5. SCOTTISH BORDERS COUNCIL OPERATING MODEL**

There had been circulated copies of a report by the Chief Executive seeking approval for the strategic principles which would inform the development of the Council's Operating Model over the next 5 years. The report aimed to define the overarching aims of a revised operating model for Scottish Borders Council and establish the strategic principles that should guide its implementation. An operating model provided a structured framework to enable the efficient and effective delivery of public services, ensuring alignment with organisational objectives, stakeholder needs, and statutory requirements. It encompassed the organisational structure, governance mechanisms, processes, and capabilities. The objective of the operating model was to ensure the Council remained able to fulfil its responsibilities and deliver the highest possible quality services to all communities. The report explained that an effective operating model for Scottish Borders Council should embrace the principles of citizen-centricity, collaborative governance, transparency, accountability, agility, effective leadership, efficient resource allocation, sustainable development, and staff engagement. By adhering to these principles, the Council could establish a strong foundation for delivering high quality public services, meeting community needs, and promoting the well-being of its residents. Implementing this operating model required a comprehensive review of existing practices, stakeholder consultation, and the development of robust governance structures and processes. It was a continuous journey

that necessitated ongoing evaluation, adaptation, and improvement to address emerging challenges and ensure the long-term success of the Council. Members welcomed the direction of travel. With reference to the section of the report dealing with Sustainable Development and Environmental Responsibility it was highlighted that it needed to be a just transition to a low-carbon economy as achieving Net Zero had costs attached. The Chief Executive confirmed that would be included. In response to a question regarding communications the Chief Executive agreed that good communications would be essential and part of the project plan, and there would be further reports brought to Members at the appropriate juncture. The aim was an evolutionary approach.

#### **DECISION**

**AGREED to approve the strategic principles and aims for developing a revised operating model for Scottish Borders Council as set out in the report and to receive further reports as detailed proposals were developed.**

#### **6. DRAFT RESILIENCE FRAMEWORK FOR SCOTTISH BORDERS COUNCIL**

There had been circulated copies of a report by the Chief Executive proposing the draft Resilience Policy and Framework, a copy of which was appended to the report, for adoption by Scottish Borders Council. The report explained that Scottish Borders Council's Resilience Policy and Framework aimed to ensure that the Council carried out its duties under the Civil Contingencies Act 2004 (as amended in the Civil Contingencies Act Amendment Regulations 2013) (CCA) and effectively prepared for, responded to and recovered from any incident impacting on our communities. The Council's Resilience Policy and Framework would ensure that the concept of resilience and the Council's resilience policy and approach was understood and embedded by all stakeholders, that up-to-date plans and arrangements were in place and could be activated, as necessary, in response to an incident that was impacting upon communities. The response to and recovery from any incident was proportionate and effectively managed thus reducing the impact on communities and Council services. A programme of training and exercising was put in place to robustly test resilience related plans. Lessons identified through an incident response (based on either real experience or training and exercising) were embedded into resilience arrangements and generic business continuity advice and assistance was provided to the business community and voluntary organisations. Where appropriate, resilience advice was also provided to communities to support the development of community resilience. Members supported the Policy and asked that some training be provided for Members before Winter so that they were in the position of being able to provide the correct information to their communities. Mr. McLean, Emergency Planning Officer, confirmed he would be happy to provide awareness training and advised that training for resilient communities was being provided in October. Councillor Pirone, Executive Member with responsibility for this area recommended that all Members visit to Emergency Planning Control Room and also supported the provision of training. In response to a question regarding cyber resilience Mr. McLean advised that there was a separate policy but there were links between all policies.

#### **DECISION**

**AGREED to endorse and adopt the draft Resilience Policy and Framework.**

#### **MEMBER**

Councillor Thornton-Nicol left the meeting.

#### **DECLARATION OF INTEREST**

Councillor Smart declared an interest in the following item of business in terms of Section 5 of the Councillors Code of Conduct as she rented a unit in Hawick and left the Chamber during the discussion.

#### **7. COUNCIL TAX AND NON-DOMESTIC RATES RECOVERY POLICY**

There had been circulated copies of a report by the Director Resilient Communities seeking approval for a Council Tax and Non-Domestic Rates Recovery Policy, a copy of which was appended to the report. The report explained that Scottish Borders Council had previously

followed procedures in line with The Council Tax (Administration and Enforcement) Regulations 1992 and The Non-Domestic Rates (Collection and Enforcement) Regulations 1989. This Policy had been created to provide Scottish Borders Council employees and customers with a document they could refer to in relation to Council Tax and Non-Domestic Rates recovery. This Policy would not change the current recovery process. The report detailed the current extent of recovery action. In March 2023 a total of 59,656 annual Council Tax bills were issued. In April 2023 11% of customers failed to pay their Council Tax instalment and received a reminder from which 69% went on to receive a Final Notice as they failed to bring their instalments up to date. In April 2023 8,839 Non-Domestic Rates Bills were issued. In May 2023, 6% of the 7,390 customers that were pursued failed to pay their Rates instalment and received a reminder from which 74% went on to receive a Final Notice as they failed to bring their instalments up to date. Members supported the increased flexibility in approach while needing to maximise collection rates. In response to a question the Director confirmed that bills from all local authorities had been issued later this year due to late legislative changes which had proven challenging to get software updated, but they would be issued in a more timely manner in future.

#### **DECISION**

**AGREED to approve the Council Tax and Non- Domestic Rates Recovery Policy, as contained in Appendix 1 to the report, and that it take immediate effect.**

#### **MEMBER**

Councillor Smart rejoined the meeting.

#### **8. BORDERLANDS INCLUSIVE GROWTH DEAL - BUSINESS INFRASTRUCTURE PROGRAMME - COLDSTREAM FULL BUSINESS**

With reference to paragraph 10 of the Minute of the meeting held on 26 November 2020, there had been circulated copies of a report by the Director Resilient Communities providing an update to Council on the Full Business Case for the Business Infrastructure Programme (Scotland) - Coldstream, which was required to draw down funding from the Borderlands Inclusive Growth Deal. Coldstream was the first site in the programme outlined in the Outline Business Case, which was approved by Council in November 2020, to be brought forward for approval. A second site in the Scottish Borders, at North Burnfoot in Hawick, was also in the programme. A Full Business Case for the Business Infrastructure Programme (Scotland) - Coldstream was in the process of being approved by the Scottish Government and would be submitted to the Borderlands Partnership Board for approval at its meeting on 13 September 2023. An advanced final draft of the business case was attached as Appendix 1 to the report. Approval from the Scottish Government had been expected before the meeting and it was hoped that it would be received soon. The Full Business Case was the final part of a continuous set of approval milestones for the programme in accordance with HM Treasury Green Book guidance. A Full Business Case for the Hawick site would be developed and a report brought to Council in due course. Members welcomed the report and in response to a suggestion that a letter be sent to Scottish Government if a decision was not received by the end of the day, the Director confirmed that they were in regular conversation with both Scottish Government and partners and expected a response soon. However, she confirmed that she would write if matters did not progress as expected. In response to a question on occupancy rates the Director confirmed that work was ongoing across the Scottish Borders and the need for the right units in the right area was highlighted.

#### **DECISION**

- (a) AGREED to approve the Full Business Case for the Coldstream site set out in Appendix 1 to the report.**
- (b) NOTED that the Full Business Case on the Hawick site would be presented to Council in due course.**



## **DECLARATION OF INTEREST**

Councillor Rowley declared an interest in the following item of business in terms of Section 5 of the Councillors Code of Conduct as he had a relationship with the funders and left the meeting during the discussion.

### **9. BORDERLANDS INCLUSIVE GROWTH DEAL - NATURAL CAPITAL PROGRAMME BUSINESS CASE**

With reference to paragraph 10 of the Minute of the meeting held on 26 November 2020, there had been circulated copies of a report by the Director resilient Communities providing an update to Council on progress with the Programme Business Case for the Natural Capital Programme, which was required to draw down funding from the Borderlands Inclusive Growth Deal. The overall aims of the programme were to demonstrate the need to deliver innovation in land use management through a series of initiatives comprising 6 pilot projects in the South of Scotland. The Programme Business Case, a copy of which was contained in Appendix 1 to the report, had been approved by the Scottish Government, and would be submitted to the Borderlands Partnership Board for approval at its meeting on 13 September 2023. The Programme Business Case was part of a continuous set of approval milestones for the programme in accordance with HM Treasury Green Book guidance. The initial Natural Capital Strategic Proposition was brought to Council in November 2020 and the pilot business cases described in the Programme Business Case would be brought before Council in due course. Members noted that land was the biggest asset in Scottish Borders covering a number of areas including farming, forestry and tourism and the Council needed to be a change leader in this area, including ensuring that local communities shared in the benefits, not just external investors. In response to a discussion on the importance of trees being located in the right place it was noted that the Borders Forest Trust was part of the partnership and would be involved in pilots. The possible need for national policy changes regarding forestry was also being looked at and the importance of balance was highlighted.

## **DECISION**

- (a) AGREED to approve the Programme Business Case, as set out in Appendix 1 to the report, as the next stage of approval for the programme.**
- (b) NOTED that individual Business Justification Cases were being finalised for the Species Rich Grassland (and Solway Marine and Whole Farm Audit) projects. A Full Business Case was being finalised for the Woodland Creation project. These business cases would be brought before Council in due course.**

## **MEMBER**

Councillor Rowley rejoined the meeting.

### **10. PEEBLES HIGH SCHOOL NEW BUILD PROJECT UPDATE**

With reference to paragraph 7 of the Minute of the meeting held on 28 January 2021, there had been circulated copies of a report by the Director Infrastructure and Environment providing an update on the progress with the new Peebles High School project following the statutory and procurement stages and recommending proceeding to construction. The report explained that Planning consent was granted in July 2022. This allowed the project to proceed to develop the detailed design, undertake community engagement and conclude the procurement. These stages were now complete and the project was ready to proceed to construction. However, given the current volatile construction market conditions, the overall tender return figure by BAM Construction Ltd was some £10.9M above the budget included within the February 2023 Capital Investment Plan. The project team had undertaken a review of specifications and materials within the project to see if changes could be made and this process still continued. Members noted the cost increase caused by construction inflation but confirmed their support for the project and the opening date of the end of 2025. Members commented on the excellent new sports facilities which had already opened.

## **DECISION**

- (a) NOTED:-**

- (i) the progress of the project through the statutory planning stage, community engagement and the completion of the detailed design and procurement stage; and
- (ii) the current budget position that, as a result of the procurement stage, was £10.9M above budget.

**(b) AGREED:-**

- (i) to delegate to the Director Infrastructure & Environment in conjunction with the Director Finance & Procurement the authority to conclude the contract with Hub South East Scotland Ltd at a project budget no greater than £61.0M allowing the project to proceed to construction;
- (ii) that the projected costs were in excess of the approved budget and that this would be addressed within the capital planning process for 2024/25 and future years consistent with the strategy adopted previously for Galashiels Academy and Earlston Primary School projects; and
- (iii) that update reports be provided as the project proceeded.

**MEMBER**

Councillor Moffat left the meeting.

**11. INTEGRATION JOINT BOARD DIRECTIONS - JULY 2023**

There had been circulated copies of a report by the Chief Officer Health and Social Care providing an update to the Scottish Borders Council on the Directions issued to the Scottish Borders Council from the Health and Social Care Integration Joint Board in their July 2023 meeting. The Direction issued by the Integration Joint Board in July 2023 related to Surge planning for unscheduled care for the forthcoming winter period. In response to a request for a detailed breakdown of staffing the Chief Officer confirmed this could be provided and commented on the issues of rurality, aging population and the need to streamline services and advised that the workforce planning group was looking at this.

**DECISION**

**NOTED the Direction issued by the Health and Social Care Integration Joint Board to the Scottish Borders Council.**

**12. TACKLING THE BARRIERS EXPERIENCE BY CARE EXPERIENCED PEOPLE IN SCOTTISH BORDERS**

With reference to paragraph 14 of the Minute of meeting held on 24 November 2022, there had been circulated copies of a report by the Director Social Work and Practice in response to the Motion by Councillor Anderson and seconded by Councillor Ramage in support of making care experience a protected characteristic for Scottish Borders Council. A decision had been taken to amend the Motion so that no further action was taken until a report was presented by the Director of Social Work and Practice on the barriers faced by Care Experienced People and how the Council could address that. The report explored the work that was currently being undertaken to tackle the barriers experienced by care experienced people (Care experienced people is used to describe anyone who is currently, or has been, in the care system. For example, kinship care, looked after at home, foster care, residential care, secure homes, and adoption) and further action the Council could take overcome these. Councillor Anderson, seconded by Councillor Ramage, moved as an amendment that additional wording be added to the recommendation at paragraph 2.1(b) “.. and the outcome of this engagement will be reported back to Council in due course”. Members agreed to accept this addition.

## DECISION

**AGREED** that in recognition of the Council's commitment to the Promise and responsibility as corporate parents to take positive action to improve the lives of care experienced children and create communities where all children had the right to grow up loved, safe and respected:-

- (a) that Scottish Borders Council voluntarily ensure that Care Experience was considered in strategic decision making by amending the Integrated Impact Assessment process to include Care Experienced individuals; and
- (b) as part of the work the Children and Young People's Planning Partnership (CYPPP) was doing to deliver The Promise and ensure Corporate Parenting responsibilities were met, the Council would engage with care experienced individuals to ascertain their views on Care Experience being a recognised protected characteristic under the Equality Act (2010), and the outcome of this engagement would be reported back to Council in due course.

### 13. SHORT TERM LETS LICENSING SCHEME

With reference to paragraph 12 of the Minute of the meeting held on 24 November 2022, there had been circulated copies of a report by the Director Corporate Governance on the outcome of the review of the Short Term Lets Licensing Policy which Council agreed at its meeting last November. The report explained that the short term lets licensing policy of the City of Edinburgh Council was recently challenged by a Judicial review in the Court of Session. The Court determined that there were certain parts of the City of Edinburgh Council's policy which were unlawful in a number of material respects. As a consequence, the Association of Scotland Self Caterers in conjunction with their solicitors were currently reviewing the short term lets licensing policies of all local authorities in Scotland. Following the completion of these reviews there is a possibility that the short term lets licensing policies of other local authorities, including the Council's, could similarly be challenged by way of a judicial review. In particular, the Court of Session judgement in the City of Edinburgh Judicial Review highlighted that policies which included additional conditions relating to the use of watercraft, provision of bicycles and outdoor play equipment may be in contravention of the Provision of Services Regulations 2009 and therefore subject to challenge. In order to reduce the risk of a challenge by Judicial Review it was proposed to remove the additional conditions from the Council's policy and replace it with the wording as highlighted under the heading of "Guest Safety- additional services or equipment" in the Additional Conditions section of the Council's policy as detailed at Appendix 1 to the report. This wording was consistent with that now being used by some other local authorities whose initial policies contained these additional conditions. Members discussed the proposals and whether a 50% fee reduction met the spirit of a "token fee". The Director advised that the fees had been set with a view to cost recovery but without knowing the volume of likely applications a "best guess" approach had been taken.

## VOTE

*Councillor Parker, seconded by Councillor Thomson, moved that the recommendations in the report be approved.*

*Councillor Pirone, seconded by Councillor Tatler, moved as an amendment that the recommendations contained in the report be amended to read as follows:-*

- (a) *"Notes the reasons for the proposed amendments and thereafter approves the amendments to the policy as detailed at Appendix 1, subject to the undernoted qualifications:*
  - (i) *Paragraph 10.2 of the Appendix is amended to add a second bullet point which states "for holiday home swap purposes";*
  - (ii) *The final line of the table at Paragraph 17 (Fees) of the Appendix is amended to achieve the following:*
    - (1) *The fee for a temporary exemption is set at 1/3 of the full price; and*

- (2) *Where a temporary licence has been granted, and the applicant applies for a permanent licence within the relevant 6 week period, the fee for that permanent licence will be discounted in the amount of the fee paid for the temporary licence.*

*(with the precise wording of these changes delegated to the Director of Corporate Governance).*

- (b) *Thereafter instructs the Director of Corporate Governance to adopt the amended policy with immediate effect, subject to the above amendments; and*
- (c) *Instructs the Director of Corporate Governance to bring a further paper to Council to provide clarity on whether the 6-week period of an exemption needs to be a continuous period and whether it is necessary to apply all of the mandatory conditions to such a temporary exemption."*

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

*Motion - 6 votes*  
*Amendment - 21 votes*

*The amendment was accordingly carried.*

## **DECISION**

### **DECIDED to:-**

- (a) **note the reasons for the proposed amendments and thereafter approve the amendments to the policy as detailed at Appendix 1 to the report, subject to the undernoted qualifications:**
- (i) **Paragraph 10.2 of the Appendix be amended to add a second bullet point which stated "for holiday home swap purposes";**
- (ii) **The final line of the table at Paragraph 17 (Fees) of the Appendix was amended to achieve the following:**
- (1) **The fee for a temporary exemption was set at 1/3 of the full price; and**
- (2) **Where a temporary licence had been granted, and the applicant applied for a permanent licence within the relevant 6 week period, the fee for that permanent licence would be discounted in the amount of the fee paid for the temporary licence.**
- (with the precise wording of these changes delegated to the Director of Corporate Governance);**
- (b) **instruct the Director of Corporate Governance to adopt the amended policy with immediate effect, subject to the above amendments; and**
- (c) **instruct the Director of Corporate Governance to bring a further paper to Council to provide clarity on whether the 6-week period of an exemption needed to be a continuous period and whether it was necessary to apply all of the mandatory conditions to such a temporary exemption.**

## **DECLARATIONS OF INTEREST**

Councillors PatonDay, Richards and Weatherston declared an interest in the following item of business in terms of Section 5 of the Councillors Code of Conduct as they were Members of the Live Borders Board and left the Chamber during the discussion.

### **14. LEISURE CENTRE WORKS**

There had been circulated copies of a report by the Director of Finance and Procurement which had been approved under the emergency powers procedure to allocate funding to urgent works required at the Gytes Leisure Centre in Peebles and the Public Swimming Pool in Eyemouth Leisure Centre. The funding was part of the normal block allocation to Live Borders. This type of expenditure required approval by the Executive Committee but due to

the urgency of these works, the anticipated lead in times to deliver and install the necessary plant and equipment, and the lack of an appropriate committee due to the summer recess approval had been granted under the emergency powers process. Members expressed disappointment that an emergency powers approval had been needed as these issues should have been dealt with at an earlier date when the problems had first been identified or at the same time as other repair works. Concern was also expressed regarding the maintenance of all buildings managed by Live Borders. Members were reminded that there was currently a review of Live Borders.

#### **DECISION**

**NOTED that approval had been given to fund £131,000 of works from the capital grant allocation to Live Borders to replace the boilers at the Gytes Leisure and approval given to fund further works totalling £198,000 to replace the air handling units and heating controls at the Eyemouth Leisure centre under emergency powers.**

#### **MEMBERS**

Councillors Paton, Day, Richards and Weatherston rejoined the meeting. Councillor Marshall left the meeting.

#### **15. REPRESENTATIVES ON OUTSIDE BODIES**

It was noted that Councillor Parker considered that the position on the COSLA Health and Social Care Board should transfer to Councillor Weatherston as he already regularly attended meetings when Councillor Parker was unavailable. Councillor Jardine, seconded by Councillor Parker, moved the appointment of Councillor Weatherston and this was unanimously approved.

#### **DECISION**

**AGREED that Councillor Weatherston replace Councillor Parker as the Council's representative on the COSLA Health and Social Care Board.**

#### **DECLARATION OF INTEREST**

Councillor Cochrane declared an interest in the following item of business in terms of Section 5 of the Councillors Code of Conduct as she owned a Post Office and left the meeting during the discussion.

#### **16. MOTION BY COUNCILLOR GREENWELL**

Councillor Greenwell, seconded by Councillor Sinclair, moved approval of the following Motion as detailed on the agenda but with amendments regarding where the representations should be sent:-

“Given the announcement of more Bank closures due to take place within the Scottish Borders and the suggested solution being the setting up of Bank Hubs along the lines of the current post office setup, Scottish Borders Council acknowledges that this could put extreme pressure on Post Office businesses across the Borders. The Council therefore agrees to instruct the Council Leader to write to the Chief Executive of Post Office UK and the Minister for Enterprise, Markets & Small Business with responsibility for Post Offices expressing Scottish Borders Council's support for Postmasters' remuneration to be brought in line with the remuneration that Banks receive which will help make Post Offices thriving local businesses.”

Councillors Greenwell and Sinclair spoke in support of the Motion which was unanimously approved.

#### **DECISION**

**AGREED to approve the Motion as detailed above.**

#### **MEMBER**

Councillor Cochrane rejoined the meeting.

17. **OPEN QUESTIONS FROM COUNCILLORS**

The questions submitted by Councillors Anderson, Ramage, Sinclair, Begg and Thornton-Nicol were answered.

**DECISION**

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

18. **OPEN QUESTION FROM MEMBER OF THE PUBLIC**

The following question was submitted by Mr Stitt, resident in the Selkirkshire Ward:-

“What is being done to stop gangs of youths cycling inside the transport hub in Galashiels? They have no regard for anyone’s safety and it is only a matter of time before an old person or a disabled person cannot move out of their way quickly enough.”

Councillor Pirone, Executive Member for Community and Culture, gave the following answer:-

“I would like to thank Mr Stitt for submitting this question to the Council which was also the first question received since public questions had been introduced.

There have been a number of incidents recently of young people riding bikes and scooters inside the transport interchange in Galashiels.

The council does not condone this behaviour which is unacceptable and presents a danger to members of the public and the young people themselves using the Interchange.

Cycling or skating is not permitted within the footprint of the building. Whenever there have been incidents council officers have intervened as required.

Going forward the Council will now examine the installation of CCTV recording equipment within the interchange with appropriate signage to deter such behaviour. The Council will also continue to monitor the situation and look at further measures if required.

As Chair of Police Community Action Team operational group I have already raised this matter with Police Scotland Colleagues and requested that they increase their physical presence in the building as resources allow. We will also ask Headteachers in Galashiels to remind young people that cycling and skating within the Interchange is prohibited.

The Council staff presence within the Interchange after 6.30pm is very limited with only one team member on shift. Any dangerous behaviour would be reported to Police Scotland to deal with the situation.”

**DECISION**

**NOTED the reply.**

**DECLARATIONS OF INTEREST**

Councillors Pirone and Tatler declared an interest in the following item of business in terms of Section 5 of the Councillors Code of Conduct due to their involvement with the Eastgate Theatre and left the Chamber during the discussion.

19. **EASTGATE THEATRE, PEEBLES**

There had been circulated copies of a report by the Director Finance and Procurement which had been approved under the emergency powers procedure. The report has sought approval for a loan of £120,000 to support the cash flow of the Eastgate theatre in Peebles. The Theatre had recently appointed a new manager on a temporary basis and was working to embed a new business plan to develop a more commercial events programme to place the Theatre on a more sustainable financial footing. In response to concerns expressed by

Members regarding the future viability of the Theatre, the Chief Executive confirmed that they had appointed specialist consultants to assist with the turnaround. It was noted that the Theatre was a valuable asset for the Borders but that public support was needed to ensure a long term future. Some concern was also expressed regarding the need for this to be approved under emergency powers and it was explained that there had been a number of discussions with Board Members before final approval had been given. In view of the comments made the Convener asked the Chief Executive to review the emergency powers procedure to ascertain if any additional criteria needed to be added.

#### **DECISION**

**NOTED that up to £120,000 in the form of an interest free cash flow loan had been authorised to the Eastgate Theatre in Peebles. The loan was re-payable over 4 financial years commencing from 1 April 2024.**

#### **20. PRIVATE BUSINESS**

##### **DECISION**

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

#### **SUMMARY OF PRIVATE BUSINESS**

#### **21. Minute**

The private section of the Council Minute of 29 June 2023 was approved.

#### **22. Committee Minutes**

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

#### **DECLARATION OF INTEREST**

Councillor Rowley declared an interest in the following item of business in terms of Section 5 of the Councillors Code of Conduct as he had a relationship with the funders and left the meeting during the discussion.

#### **23. Borderlands Inclusive Growth Deal - Mountain Bike Centre Full Business Case**

Councillors approved a report by the Director Resilient Communities containing the full Business Case for the Mountain Bike Centre.

*The meeting concluded at 2.30 p.m.*

**SCOTTISH BORDERS COUNCIL**  
**31 AUGUST 2023**  
**APPENDIX I**

**OPEN QUESTIONS FROM COUNCILLORS**

**Questions from Councillor Anderson**

1. To Executive Member for Education and Lifelong Learning

On 11<sup>th</sup> August elected members, SBC staff, DYW (developing the young workforce) and Borders College heads met about future working together. Many issues were discussed and some fantastic ideas to move forward with. The need for Agricultural training facilities was raised and the lack of facilities in Berwickshire.

Will the Administration agree to look at Gunsgreen Hill farm buildings in Eyemouth and the adjacent SBC owned agricultural land, for a future development with Borders College of an agricultural training facility?

The future employability of our young people is paramount and Berwickshire is in great need of hands on college courses closer to home.

Response from Councillor C. Hamilton in the absence of Councillor L. Douglas

Training and employment in all areas of agriculture are a critical pathway for our young people and working in partnership with for example Borders College and SRUC will be vital for successful delivery.

There are different delivery models available to provide training, including through creating work based learning experiences in partnerships with commercial farmers for example, and there are successful models in similar industries to learn from.

As the partnership planning develops, Officers will consider options including discussions with Borders College about the best way to deliver agricultural training in the region. At this point in time it is not possible to commit to examining the Gunsgreen Hill farm buildings in Eyemouth although this may provide one option for evaluation going forward. Officers will arrange a discussion on this matter with Borders College as soon as possible.

2. To Executive Member for Service Delivery and Transformation

At a meeting of Eyemouth town team on Monday 14<sup>th</sup> August a presentation was given on the cemetery extension. The plan was not as expected, and no prior information was given to the elected members.

What policy is in place to ensure Elected members are consulted effectively on decisions that affect their constituents? Specifically, is there a policy stating ward members should be consulted and if so what time scale is given if one exists.

Response from Councillor Rowley

Part 15 of the Elected Member Officer protocol which has been approved by Council details the circumstances in which elected Members will be consulted or advised about matters affecting their Ward. Bearing in mind the principle role of elected members is to set strategy and major policy decisions there may from time to time be matters in respect of which Members will not necessarily be engaged prior to an event taking place.

Part 15 says that Members will be consulted on “specific matters of interest to them as local Members.” It goes on to detail that this may include, for example: “Whenever a public meeting is organised by the Council to consider local issues, all Members representing the Ward(s) affected must be invited to attend. Similarly, whenever the Council undertakes any form of consultative exercise on a local issue, the local Members must be notified and, where appropriate, the views of the Members should be requested.



Members must be consulted on all significant new projects or initiatives in their Ward at the planning stage, in order that their views may be taken into account.”

It details that Members must be consulted on issues of substantial or significant interest to their local communities.

In this particular occasion Officers had formed the view that the Town Meeting was an ongoing process and there was no need to pre-meet with the local Members. While this may have been an error on their part, Officers will always do all that they can to ensure local Members are appropriately engaged in those significant matters affecting their Ward.

### **Question from Councillor Ramage**

#### To Executive Member for Education and Lifelong Learning

How many teachers are currently on temporary contracts across the Scottish Borders?

#### Response from Councillor C. Hamilton in the absence of Councillor L. Douglas

In total SBC employ 1,120 teachers, of this 982 have permanent contracts. This includes more than 20 newly qualified teachers who have completed their probation and are now employed on permanent contracts. There are currently 138 teachers employed on a temporary basis. Of these 47 are newly qualified teachers now on their probationary year and our obligations to accommodate probationers means that there are a number of positions held for this purpose.

The remaining temporary positions are mostly providing backfill to permanent staff who are on maternity leave, absent due to ill health or on secondment.

While for the reasons given there will always be staff who are employed on a temporary basis, we are committed to ensuring that the number of posts which are temporary is kept at a minimum and that every opportunity to retain staff in permanent positions is taken.

#### Supplementary

Councillor Ramage asked if more detail could be provided and Councillor Hamilton advised she would ask officers if this could be done.

### **Questions from Councillor Sinclair**

#### To the Executive Member for Estate Management and Planning

1. In line with the decision taken on 30<sup>th</sup> March 2023 that Stow would have public toilet provision, what actions have been taken to provide such a facility?

#### Response from Councillor Mountford

The public toilets in Stow were closed in 2020 in response to the Covid-19 pandemic and public safety measures at the time. The building was, and has continued to be, in a state of disrepair. The costs of repair to the toilet block in Stow have been assessed as prohibitive.

Since Council approved the report in March, an officer working group have been progressing the agreed actions. With regards to Stow, officers have been in active discussion with the community regarding opportunities for public toilet provision within community or private venues and these discussions are ongoing.

#### Supplementary

Councillor Sinclair advised that the matter had been raised at the Community Council as they had not been consulted and asked that assurance be given that that they would be consulted in any future discussions. Councillor Mountford confirmed that this would be done.

2. What was the cost of providing temporary toilets at Bank Street, Galashiels, for the Braw Lad's Gathering in 2023.

#### Response from Councillor Mountford

The cost of supplying 12 temporary toilets at Bank Street Gardens for the Braw Lads Gathering in 2023 was £1520 ex VAT.

#### Supplementary

Councillor Sinclair asked who had paid for this and would this be a recurring cost. Councillor Mountford confirmed he would check with officers. Councillor Jardine advised that the cost had been met from pay parking monies with Councillor approval.

#### To the Executive Member for Education and Lifelong Learning

3. Scottish Borders Council is currently advertising for six head teachers, including at two of our eight high schools.

Is this vacancy level due to natural staff turnover / retirement, or does it point to a wider recruitment / retention issue at Scottish Borders Council?

#### Response from Councillor C. Hamilton in the absence of Councillor L. Douglas

The current vacancies for 4 primary and 2 secondary head teacher posts are being advertised for the following reasons:

- 3 – postholders retired
- 1 – postholder promoted to more senior role
- 1 – postholder resigned as moving home
- 1 – postholder was successful in securing position in another authority

We have a strong recruitment plan with advertising campaigns and open sessions to ensure the strongest possible candidates are recruited. While we have a good track in attracting new leaders to Scottish Borders, and our success with Inspire Learning and Professional Development makes us an attractive employer, we recognise that there are high numbers of school leaders reaching retirement age nationally and we expect there to be further vacancies. There is no issue with recruitment or retention of teachers at SBC.

#### Supplementary

Councillor Sinclair asked what was being done to support teachers to move into headship roles. Councillor Hamilton advised that there was lots of support and she would ask officers to provide details.

### **Questions from Councillor Begg**

#### To the Executive Member for Environment and Transport

1. Can the Executive Member advise whether they receive an annual report of the incidence of sewage overflow in Scottish Borders from Scottish Water as part of the Council's public health duties? If not, does the Executive Member think that it would be prudent to do so going forward?

#### Response from Councillor Linehan

Whilst a specific annual report for the Scottish Borders is not produced, Scottish Water publish data relating to all monitored overflows in Scotland on their [website](#) as part of their commitment to improving reporting and monitoring of sewage overflows. This report contains details of overflows between 2018 and 2022 and work is underway to include near real time reporting of overflows from the end of 2024.

Scottish Water also report all actual and potential pollution incidents to SEPA via their Environmental Pollution Incident Reporting process, as per licence conditions.

#### Supplementary

Councillor Begg asked if Councillor Linehan had any worries about the accuracy of reports and she advised that she would need to check with officers.

2. Can the Executive Member advise what plans there are to manage Ash dieback, in particular the issue of diseased trees beside our roads? Can you advise what additional resource, if any, has been allocated to deal with the effects of this devastating tree disease?

Response from Councillor Linehan

If SBC suspect that there may be a case of Ash Dieback, Council Officers report this to Forestry Scotland's regional Area Plant Health Officer. This is also who Officers notify for Sudden Oak Death and other notifiable pathogens like Great Spruce Bark Beetle. As far as we are aware there have been no Ash Dieback cases to date.

Forestry Scotland manage a national database for diseases along with details of restrictions and co-ordinated movement for timber production in this regard.

We continue to run the risk assessment for trees on Council owned and maintained land, and any issues identified are addressed by approved contractors on the procurement framework.

Regarding Ash Dieback, we take advice from Scottish Government guidance and participate in the Scottish Tree Officer Group (STOG) who assess the risks provide regular information and updates including webinars, CPD and best practice. This group has an Ash Dieback working group with Council Officers are involved in and there is also a new knowledge hub set up to advice tree officers.

Supplementary

Councillor Begg noted that there had been no mention of additional resources and asked if the Executive Member would meet with him to discuss further. Councillor Linehan confirmed she would be happy to meet him with appropriate officers. The Chief Executive confirmed that there was no additional budget and it was being managed within existing resources.

**Questions from Councillor Thornton-Nicol (asked by Councillor Sinclair in the absence of Councillor Thornton-Nicol)**

1. To the Executive Member for Social Work and Community Enhancement  
Can family members order TEC items from SBCares Equipment Service without going through the assessment and referral process?

Response from Councillor Weatherson

Members of the public can order TEC items from SBC through the self-referral process.

However, as the TEC team only have a budget to supply equipment with no cost to those clients who have an assessed need, SBC would look to recover the cost of any equipment provided.

Clients can self-refer by calling 01896 758 717 or e-mailing [tec@scotborders.gov.uk](mailto:tec@scotborders.gov.uk)

Supplementary

Councillor Sinclair comment on the position of foreign nationals who were not entitled to assessments and asked that it was ensured that there was a process where they could pay for equipment without an assessment. Councillor Weatherston confirmed he would raise this with officers.

2. To the Executive Member for Health and Wellbeing  
What support is provided to a commissioned service for Adults with Learning Disabilities which receives a weak grading from the Care Inspectorate?

Response from Councillor Parker

In the event that a commissioned service for Adults with Learning Disabilities receives a weak grading, the lead Learning Disabilities commissioner will liaise with the provider to support and seek assurances that there is an effective recovery plan in place to respond to the Care Inspectorate findings. This will include liaison with the Care Inspectorate and the organisation's Board.

The approach is supportive and collaborative, and assists with the formulation of a recovery plan, and the associated implementation process.

Monitoring from the Lead Commissioner will be ongoing until standards have improved to an appropriate level.



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## **CARE VILLAGE DEVELOPMENT - TWEEDBANK**

**Report by Director of Strategic Commissioning and Partnerships**

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### **SCOTTISH BORDERS COUNCIL**

**28 September 2023**

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#### **1 PURPOSE AND SUMMARY**

- 1.1 This report provides an update on the progress with the Tweedbank Care Village development following the Stage 3 Costing report.
- 1.2 On 19<sup>th</sup> March 2020, Council agreed the allocation of £22.679M for “new residential care provision” for Tweedbank and Hawick within the Draft Revenue & Capital Investment Plan (Revenue 2021/22 - 2025/26, Capital 2021/22-2030/31). Thus allowing £11.339M per facility.
- 1.3 In November 2021, Council agreed the recommendation set out in the OBC for Tweedbank Care Village to Approve that both Waverley Care Home (24 beds) and Garden View Intermediate Care Home (25 beds) operated by SBC are decommissioned and closed to secure revenue funding to provide for the Tweedbank Care Village. Section 11.2 provided an estimated cost for the facility of £14.3m.
- 1.4 In February 2023, as part of the financial planning process, an additional sum was agreed by Council to help fund the two care villages, giving an overall budget to build Tweedbank of £14.694M.
- 1.5 In February 2023 the stage 3 cost plan was received from External Cost Advisors showing an estimated projected cost of £21m.
- 1.6 Since the capital budget was agreed in March 2020 there has been a significant financial impact on the project due to high inflation.
- 1.7 Despite significant value engineering, following the stage 3 cost report, the indicative build cost for Tweedbank is estimated to be £19.3m giving a budget pressure of approximately £4.6m.
- 1.8 In light of the estimated cost to build the Tweedbank Care Village, it is not possible to deliver the vision for the build that was envisaged by Council in 2020 within the current agreed capital budget.

## **2 RECOMMENDATIONS**

### **2.1 Scottish Borders Council is recommended to:**

- (a) Notes the progress of the project in proceeding through the stage 3 design phase.**
- (b) Notes the continuing impact of inflation on the project budget and to mitigate this agree the project can proceed to the procurement phase to obtain an agreed contract cost, with a further report brought back to Council following the procurement stage, which will include a procured cost.**
- (c) Delegate authority to the Director Infrastructure & Environment in conjunction with the Director of Finance and Procurement to proceed through planning, detailed design and procurement process.**

### **3 BACKGROUND**

- 3.1 The outline business case to develop a care village at Tweedbank to replace the existing Waverley Care Home and Garden View facility was agreed by Council in November 2021.
- 3.2 Since then, extensive stakeholder engagement has taken place as part of the design process to produce a design for the village that meets stakeholder requirements, statutory obligations and the care village vision.
- 3.3 The National Development Team for Inclusion were commissioned to carry out work with the local community and stakeholders to obtain their views on the initial designs and how the village would integrate with the wider Tweedbank community. This took place in the later part of 2022.
- 3.4 Stirling University Dementia Design Centre were commissioned to ensure the design incorporated best practice in dementia design to support achievement of the agreed vision.
- 3.5 Various funding and other options have been explored to deliver the vision within the current capital allocated, but none have proved to be viable option. The option set out in this report is considered to be the only viable option to enable the project to progress while maintaining the ability to deliver the agreed vision and requirements.

### **4 CARE VILLAGE DESIGN**

- 4.1 The design of the new care village, and internal layout of the building has been designed to ensure that the service can be delivered in a way that enables safe working practices, dignity and respect for service users at all times, the input of the various stakeholders and considers dementia best practice. The design has also considered the Councils commitment to 'Clean Green Future' and how best to maximise the potential of the available land and surrounding environment.
- 4.2 During 2022, construction inflation was being reported in double figures through national indicators such as the Building Cost Information Service (BCIS). In particular, national bodies and cost advisors have indicated that this cost inflation over the second half of 2022 was tracking higher than the forecasts.
- 4.3 This has had a significant impact on the stage 3 cost plan which is significantly higher than the costs at stage two and on what can be provided within the agreed budget.
- 4.4 Over the past 6 months, value engineering works have been carried out to reduce the overall estimated cost of the build while still delivering the vision. Any further reduction of the design will mean that the agreed vision and requirements as set out in the outline business case cannot be delivered.
- 4.5 The 'Care Home For Adults Design Guide' produced by the Care Inspectorate sets out a number of conditions that must be met to enable registration and this has limited some of the possible Value Engineering

work. The Care Inspectorate have been involved throughout the design process to ensure the proposed design meets requirements for registration.

## 5 CAPITAL BUDGET AND AFFORDABILITY

- 5.1 The total approved budget for the care village is £14.694M. The table below shows the costs incurred to date along with the budget, after approval of the 2022/23 Capital Outturn by the Executive Committee in June 2023.

Costs to 31 March 2023 £'000	2023/24 £'000	2024/25 £'000	2025/26 £'000	Total Approved Budget £'000
222	500	13,762	210	14,694

- 5.2 The stage 3 cost plan is estimating the cost of the project to be £19.3m. The floor area for the Care Village development is 4,700m<sup>2</sup>. This gives a cost per square metre of around £4,100/m<sup>2</sup>, which in today's costs is a comparable metric to other capital projects currently being taken forward by the Council. If permission is given to progress through Planning and Procurement the cost will be finalised in the procurement stage which would conclude early 2024.
- 5.3 The care village will also be the first development to be delivered on the Lowood site and therefore a catalyst for the Lowood future development leading to the realising of social and economic benefits for Tweedbank. As a result, within the cost plan, there are associated upfront infrastructure costs. These infrastructure costs will form part of an overall proposition that will be the subject of business cases currently being developed seeking external infrastructure funding for the wider Tweedbank Expansion development. Receipt of these infrastructure funds will be remitted against the Care Village capital fund. Costs associated with the construction of the access road, which is already underway, are also being sought through business cases.
- 5.4 It is recommended that to minimise the ongoing impact of inflation, and for this important strategic project to progress, the project proceeds to the procurement phase and obtains an agreed contract cost.
- 5.5 It is further recommended that delegate authority is given to the Director Infrastructure & Environment in conjunction with the Director of Finance and Procurement, to proceed through planning, detailed design and procurement process.
- 5.6 Budget pressures due to current market conditions are being experienced across all projects in the Capital Investment Plan that have not yet reached contract stage and the Care Village is no exception to this.
- 5.7 The inflationary pressures presented within this report will have the greatest impact in financial years 2024/25 and 2025/26. Financial pressures due to the revised estimated stage 3 cost plan as noted in 5.2 of this report will increase the Planned Programming Adjustment in future years of the plan and will be reflected in the Capital Monitoring (September 2023) Appendices



which will be brought to Council in November 2023. The funding of these pressures will be considered as part of the 2024/25 financial planning process.

- 5.8 Cost increases are being experienced across a significant proportion of Local Authority projects across Scotland. Council Officers, advisors from Hub SE, the design and delivery team have held a number of discussions to consider how best to manage inflationary pressures. Our consultancy team (Turner Townsend) have visibility on pricing and the allowances made and these costs are benchmarked against other projects nationally to ensure we realise value for money. Finally, whilst we expect inflation to fall, prices will continue to increase albeit at a lower rate. Taking the approach outlined allows the care village project to proceed to construction in 2024. In doing this, future exposure to inflationary cost increases is minimised.

## **6. NEXT STEPS**

The project is currently behind the original timescale. This has occurred due to all stakeholders bring given the opportunity to input to the design to ensure all technical and legislative requirements have been met. Significant value engineering work to try and reduce the costs associated with the build has also caused time delays. Furthermore, the size of the care village necessitates a major planning application. As a result, it is no longer possible to bring the full business case, including tendered costs, to Council in December 2023. It is anticipated that the project will be in a position to present the full business case in the spring of 2024.

## **7. IMPLICATIONS**

### **7.1 Financial**

To allow this strategic Council priority project to proceed, it is recommended in this report that the Council agree to the project progressing, while acknowledging that the cost will exceed the agreed budget. The implications of this will be reviewed as part of the 2024/25 Capital Investment Plan.

### **7.2 Risk and Mitigations**

The project is recommending the Council allow the project to progress based on the Stage 3 cost report. However, until procurement and market testing has been completed, we are unable to confirm what the final capital cost would be and there is a risk this could exceed the costs outlined in this report.

The mitigation for this is as follows:

- Extensive work has been carried out to ensure the costed design is that which will go out to procurement.
- Costs outlined in this report have been calculated by Turner Townsend cost consultants in line with industry standard practice.
- Procurement guidance and legislation will be followed to ensure best value for Scottish Borders Council.

A further report will be brought back to Council for their consideration and direction.

7.3 **Equalities**

(a) An Integrated Impact Assessment has been carried out on the project and will be published at a point when the detailed design is complete.

(b) It is anticipated that there are no adverse impact due to race, disability, gender, age, sexual orientation or religion/belief arising from the proposals in this report.

7.4 **Acting Sustainably**

The preferred option will have a positive impact on energy consumption when compared to the existing building.

7.5 **Carbon Management**

It would be planned that the new building will seek to minimise the use of fossil fuels.

7.6 **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.

7.7 **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.

**8. CONSULTATION**

8.1 The Chief Financial Officer, the Monitoring Officer, the Chief Legal Officer, the Service Director Strategy and Policy, the Chief Officer Audit and Risk, the Chief Officer HR, the Clerk to the Council and Communications have been consulted and their comments have been incorporated into the final report.

**Approved by**

**Name: Jen Holland**

**Signature .....**

**Title: Director of Strategic Commissioning and Partnerships**

**Author(s)**

Name	Designation and Contact Number
Andrew Medley	Programme Manager
Lynn Medley	Business Manager

**Background Papers:** [insert list of background papers used in compiling report]

**Previous Minute Reference:** [insert last Minute reference (if any)]

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

Contact us at [AMedley@scotborders.gov.uk](mailto:AMedley@scotborders.gov.uk)

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## **CHAMPIONS BOARD ANNUAL REPORT**

**Report by Director Social Work & Practice (CSWO)**

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**Scottish Borders Council**

**28 September 2023**

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### **1 PURPOSE AND SUMMARY**

- 1.1 This report gives members sight of the Scottish Borders Champions Board School Pilot Review which was published in August 2023.
- 1.2 This report outlines details of the Champions Board Hub pilot projects that were developed at Jedburgh Grammar Campus and Berwickshire High School in the Spring and Summer terms.
- 1.3 The report evaluates the work undertaken in schools, incorporating feedback from the young people involved in the pilot and school staff supporting the project. Next steps for the Scottish Borders Champions Board approach are detailed in this cover paper.

### **2 RECOMMENDATIONS**

#### **2.1 I recommend that the Council:-**

Endorse the publication of the Scottish Borders Champions Board School Pilot review and the next steps outlined in the cover paper.

### **3 NATIONAL AND INTERNATIONAL CONTEXT FOR THE APPROACH**

- 3.1 The United Nations Convention on the Right of the Child (UNCRC) is a widely ratified international human rights treaty which was drafted in 1989 and provides forty two substantive rights to all children and young people under the age of 18. (Convention on the Rights of the Child 1989) The UNCRC was ratified by the United Kingdom in 1991.
- 3.2 Article 12 of the UNCRC invokes the right for children and young people to have their views considered when decisions are being made about any issues that involve them.
- 3.3 The Children and Young People (Scotland) Act 2014 placed the UNCRC into a Scottish statute for the first time. It encourages Scottish Ministers and public bodies to consider children's rights and requires them to prepare reports on what they are doing to progress children's rights.
- 3.4 The Scottish Government has furthered plans to incorporate the UNCRC into Scottish Law, with the introduction of the UNCRC (Incorporation) (Scotland) Bill (Scottish Parliament, 2020). This is an important Bill, which - when finally passed - will make all the rights contained within the UNCRC a legally binding requirement in relation to devolved matters.
- 3.5 In 2020 The Promise was published, which fully reinforces incorporation of the UNCRC and article 12 in Scotland. It emphasises the importance of listening to children and young people in both decision-making about their individual lives, and also at a more strategic level within organisations. The Promise is very clear that the voices of children, young people and their families should be at the heart of decision making in Scotland.
- 3.6 Scottish Borders Council is a 'Corporate Parent' under the Children and Young People (Scotland) Act 2014. This places a number of important duties on all employees - including Elected Members - to uphold the rights and safeguard the wellbeing of looked after children, young people and care leavers<sup>i</sup>.
- 3.7 Part 9 of the 2014 Act places explicit statutory duties and responsibilities on corporate parents (Section 58). These include:
  - To be alert to matters which, or which might, adversely affect the wellbeing of looked after children and young people (and those in Continuing Care and Aftercare)
  - To assess the needs of those looked after children and young people for services and support it provides.
  - To promote the interests of looked after children and young people.
  - To seek to provide looked after children and young people with opportunities to participate in activities designed to promote their wellbeing.
  - To work collaboratively with other corporate parents when exercising their corporate parenting responsibilities, where they consider that doing so would safeguard or promote the wellbeing of looked after children and young people.

- 3.8 The development of Champions Boards in Scotland is an approach to participation with care experienced children and young people which has been evolving since 2016. The aim of the approach is to enable children and young people with care experience to have both an individual and collective voice and influence in relation to the services they receive.
- 3.9 Champions Boards across Scotland have different ways of engaging with care experienced children and young people. These include a range of drop-in groups, social activities and events, 1-2-1 meet ups and regular group meetings in a range of different settings, areas or for different ages. In some places young people have their own physical space to call their own through their Board.
- 3.10 21 Champions Boards received funding from the Life Changes Trust between 2016 and 2022. The Life Changes Trust also funded a national Champions Board network which continues to run and includes the 21 Champions Boards that the Trust funded, as well as eight local authority areas (including Scottish Borders) who have not had a Trust-funded Champions Board but have Champions Board related activity.
- 3.11 Champions Boards have been flexibly created and developed, taking into account the local context and needs of their young care experienced population. The Champions Board approach has been commended by Scottish Government and national children's rights organisations as a successful approach to creating forums which allow care experienced children and young people *'to have direct, meaningful involvement in all areas of decision making.'*
- 3.12 Care experienced children and young people involved with Champions Boards have shared that they have felt listened to and respected and that they have been able to shape and influence decision making locally.

## **4 LOCAL BACKGROUND**

- 4.1 In 2020 the Corporate Parenting Operations Group tasked two social work practitioners with researching the Champions Board Approach to ascertain whether it could be adapted and developed for participation work with care experienced children and young people in Scottish Borders. The practitioners reviewed national Champions Board evaluation reports and spoke to the national Champions Board network coordinator and colleagues in other authorities who were embedding the approach.
- 4.2 A paper was presented to the Corporate Parenting Operations Group in November 2020, recommending the implementation of the approach in Scottish Borders. The group supported the recommendations and in Spring/Summer 2021 recruitment was undertaken for a newly created 'Modern Apprentice Lead Young Person Champions Board' post. Funding was also sought via the Corra Foundation to create a Promise Implementation Officer post.
- 4.3 Cory Paterson and Hannah Hawthorn were appointed respectively to the roles of MA Lead Young Person and The Promise Implementation Officer at Scottish Borders Council and started working together in September 2021

to develop the approach in Scottish Borders. Both are now in different positions- Cory as Promise Project Worker and Hannah as Promise Lead Officer within the Promise Team. They are supported by a small team of dedicated colleagues from the Family Placement Team, Wheatlands Children's House, and the Community Learning and Development team.

## **5 CHAMPIONS BOARD DEVELOPMENT WORK TO DATE AND SCHOOL PILOT**

- 5.1 The Champions Board annual report was brought to Council on 31<sup>st</sup> March 2023 and outlined the work that had been undertaken until the end of 2022.
- 5.2 The purpose of the Schools Pilot Project was to set up Champions Board Hubs in two education facilities within the Scottish Borders. With accessibility being one of the underlying principles of the Scottish Borders Champions Board, being able to reach out to young people in different parts of the Borders has been key. Setting up these Hubs in schools enabled Cory and Hannah to get to know young people in their own communities, rather than the young people having to travel to a central location.
- 5.3 Two pilot schools were identified after taking different data into account, such as: the number of care experienced pupils, any pre-existing provision for care experienced pupils, and interest expressed by the school in the past about a Champions Board approach. Following discussion with the Virtual School Headteacher, **Jedburgh Grammar Campus** and **Berwickshire High School** were approached.
- 5.4 By creating these new Hubs in schools, the Promise Team has managed to almost triple the number of young people it is reaching. The more young people the Promise Team works with, the more voices we will hear, and the better understanding we can have of what is working well for care experienced young people and what needs to change.

## **6 NEXT STEPS**

- 6.1 The Champions Board Hubs will continue to be developed at Jedburgh Grammar Campus and Berwickshire High School. 1-2-1 work will also continue to be offered where it is needed and where The Promise Team have capacity to do so.
- 6.2 Initial meetings are planned with Hawick High School and Peebles High School, with the aim of developing Champions Board Hubs in two more schools before the end of 2023.
- 6.3 A Borders College and Heriot Watt Champions Board Hub will be developed over the 2023-24 academic year. This will help to ensure that care experienced young people who are continuing their academic journey into further education locally have the ongoing support of the Champions Board network.



6.4 The development of the New Roots Group for unaccompanied asylum seeking young people is also a priority for 2023/24. The aims of this project are to:

- provide a platform for Unaccompanied Asylum Seekers living in the Scottish Borders to have a voice and influence change,
- support the creation of new links within the community,
- learn and share information about other cultures (including both the young people's cultures and Scottish culture),
- and to offer a safe space for peer support and a welcome to new arrivals in the Scottish Borders.

## 7 IMPLICATIONS

### 7.1 Financial

There are no costs attached to the publication of this report.

### 7.2 Risk and Mitigations

This report highlights the importance of continuing to develop the Champions Board Approach in Scottish Borders as an important mechanism for ensuring the implementation of article 12 of the UNCRC and keeping the Promise.

### 7.3 Integrated Impact Assessment

This report concerns updates about the Scottish Borders Champions Board and endorsement of the Pilot Review does not require an Integrated Impact Assessment at this time.

### 7.4 Sustainable Development Goals

UN SD Goal	Impact
End poverty in all its forms	N/A
End hunger, achieve food security and improved nutrition and promote sustainable agriculture	N/A
Ensure healthy lives and promote wellbeing for all at all ages	Promoting health and wellbeing (including good mental health) is recognised as an important factor in the Champions Board Approach. Indeed reducing social isolation has been one of the specific benefits of the Champions Board Approach which has been highlighted by young people involved with the project to date.
Ensure inclusive and equitable quality education and promote lifelong learning opportunities for all	Work continues with Education Services to identify and tackle barriers to school attendance brought about through poverty. Our Community Learning and Development Plans provide technical and vocational training programmes, and our Partners also provide various opportunities

	through local economic development strategies. These actions all help to support vulnerable and marginalized individuals and communities to ensure access to education and training to meet their needs.
Ensure access to affordable, reliable, sustainable, and modern energy for all	N/A
Promote sustained, inclusive, and sustainable economic growth, full and productive employment, and decent work for all	Listening and responding to care experienced children and young people's views on productive employment and work for all via the Champions Board approach may support with developing this goal.
Reduce inequalities within and among countries	It is well recognised that care experienced children and young people's voices are often unheard within service design, development, evaluation and monitoring. The Champions Board approach ensures that what matters to care experienced children and young people is heard and placed at the heart of decision making in Scottish Borders.
Make cities and human settlements inclusive, safe resilient and sustainable	Listening and responding to care experienced children and young people's views on their communities via the Champions Board approach may support with developing this goal.

#### 7.5 **Climate Change**

There is no impact on climate change as a result of endorsing the publication of this report.

#### 7.6 **Rural Proofing**

There are no rural proofing implications contained in this report.

#### 7.7 **Data Protection Impact Statement**

There are no personal data implications arising from the proposals contained in this report.

#### 7.8 **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 as a result of publishing the Champions Board report.

### **8 CONSULTATION**

8.1 Director (Finance & Corporate Governance), the Monitoring Officer/Chief Legal Officer, the Chief Officer Audit and Risk, the Director (People Performance & Change), the Clerk to the Council and Corporate

Communications have been consulted and any comments received will need to be incorporated into the final report.

### Approved by


**Stuart C. Easingwood**

**Director – Social Work & Practice**

### Author(s)

Name	Designation and Contact Number
Hannah Hawthorn	The Promise Lead Officer 01896664143

### Background Papers:

- Independent Care Review (2020a) *The Promise*. Glasgow: Independent Care Review. Available from: <https://www.carereview.scot/wp-content/uploads/2020/02/The-Promise.pdf> [3<sup>rd</sup> March 2023]
- Life Changes Trust and Research Scotland (2022) *Evaluation of the Champions Board Approach Full Report* [online]. Available from: <https://www.lifechangestrust.org.uk/sites/default/files/publication/files/Evaluation%20of%20the%20Champions%20Board%20Approach%20Full%20Report%20.pdf> [1<sup>st</sup> March 2023]
- Scottish Borders Council (2022) *Corporate Parenting Annual Report 2021-22* [online]. Available from: [https://www.scotborders.gov.uk/downloads/download/786/welcome\\_to\\_the\\_scottish\\_borders\\_guide](https://www.scotborders.gov.uk/downloads/download/786/welcome_to_the_scottish_borders_guide)
- Scottish Borders Council (2023) *Champions Board Annual Report 2022/23*  
  
Champions Board  
Annual Report Feb 21
- Scottish Government (2021) *Caring for our Children and Young People: An update on Scotland's Corporate Parenting 2018 – 2021*. Edinburgh: Scottish Government. Available from: <https://www.gov.scot/binaries/content/documents/govscot/publications/progress-report/2021/12/caring-children-young-people-update-scotlands-corporate-parenting-2018-21/documents/caring-children-young-people-update-scotlands-corporate-parenting-2018-2021/caring-children-young-people-update-scotlands-corporate-parenting-2018-2021/govscot%3Adocument/caring-children-young-people-update-scotlands-corporate-parenting-2018-2021.pdf>

**Previous Minute Reference:** [insert last Minute reference (if any)]

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Contact us at [insert name, address, telephone number, e-mail]

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<sup>i</sup> ‘looked after child’ (often shortened to the acronym LAC) and ‘care leaver’ are terminology used in legislation. The Promise and Who Cares? Scotland have reported that many children and young people with care experience can find these terms stigmatising and compounding a sense of being different. As recommended in The Promise, we currently widely use ‘care experienced children and young people’ and ‘children and young people with care experience’ interchangeably as identity definitions, and to signify access to specific rights and entitlements.



# CHAMPIONS BOARD SCHOOL PILOT REVIEW



Scottish Borders  
Champions Board  
#ListenUp



we will  
#KeepThePromise





We asked the young people what they thought about coming along to the Champions Board Hubs...



their quotes will be featured throughout the report

RESERVED



# Content

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# Introduction

This report highlights the findings from the Champions Board School Pilot Project that was carried out from March 2023 to June 2023. We have compiled responses from evaluation forms that were filled out by young people and staff who were involved in the hubs as well as information on next steps and our own thoughts/takeaways.

## Hub Facilitators

Cory Paterson  
Promise Project Worker



Hannah Hawthorn  
Promise Implementation Officer

For the purpose of this report all feedback from the evaluations has been kept anonymous.





# Purpose

The purpose of the Schools Pilot Project was to set up Champions Board Hubs in two education facilities within the Scottish Borders. With accessibility being one of the underlying principles of the Scottish Borders Champions Board, being able to reach out to young people in different parts of the Borders was key. Setting up these hubs in schools allowed us to meet and get to know young people in their own communities, rather than them having to travel to us.

**“The Champions Board is a place to feel listened to”**

Champions Board Hub Member

**“The Champions Board is great”**

Champions Board Hub Member

We set out to:

- Ensure we are providing a platform for a diverse range of care experienced young people across the region to have a voice and share their experiences;
- Provide a stepping stone into and/or offer an alternative forum to the Gala Champs group whilst also creating links to share information and ideas;
- Work with schools to become the best corporate parents they can be;
- Ensure we are supporting the workforce by providing training and tools to help schools keep the Promise (e.g. drop ins/awareness raising sessions etc.).



# Pilot Schools

Two pilot schools were identified after taking different data into account, such as: the number of care experienced pupils, any pre-existing provision for care experienced pupils, and any interest expressed by the school in the past about a Champions Board approach. Following discussion with the Virtual School Headteacher, we approached **Jedburgh Grammar Campus** and **Berwickshire High School**. After initial discussions took place, the process began to set up hubs at these two schools.

As well as two schools being identified work began to create a Champions Board Hub within a Borders College Campus (Galashiels) and at a Heriot-Watt University Campus (Galashiels).

The idea of the pilot was to trial different approaches that were tailored for the individual needs of each school. This meant we had to be flexible about what we were offering. By working closely with the staff who knew the young people we were able to create something that would fit seamlessly into the unique school environments.

By trialling different approaches at each venue, we have seen the pros and cons of each one and this will help us in the future when setting up new Hubs in other schools.

**“Students have been able to relate to experiences shared by visitors from The Champions Board”**

School Staff Member



# How Did We Do?

We asked young people who attended The Champions Board Hubs a series of questions:

When asked on a scale from 1 to 10 **“How much have you enjoyed coming along to The Champions Board Hub?”**

8 young people said 10/10 they really enjoyed it.

1 young person said 8/10 they enjoyed it.

When asked **“Do you feel like you have gained or learnt something from coming along to the group?”**

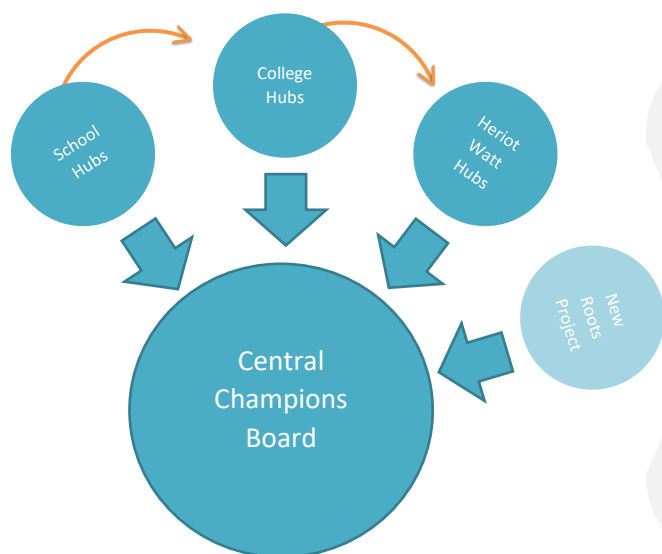
All the young people said YES.

When asked what they have gained or learnt they said:

- Meeting new people/making new friends
- Working on team building skills
- Learning about other peoples' experiences can help



# Structure Plan/Vision



We aim to create stability and consistency for the young people by offering the Hub at Borders College and Heriot Watt University, meaning as young people continue their academic journey the Champions Board can remain a supportive network. This ties into the relationship-based practice approach we incorporate within all our work. We understand that school often plays a big part in a young person's life, and losing all those connections at once when leaving school can have a big impact.

Our plan for 2023/24 is to create one centralised Champions Board that would meet monthly to focus on participation work. This would be targeted at young people who want to be involved with more formal participation work. This would be a structured forum where there would be a chairperson, minute taker etc. in line with the Champions Board approach in other areas.

The diagram above shows how the various Hubs would act as groups that link into the monthly centralised Champions Board. These groups will allow us to focus on other key aspects that are important to running and sustaining a Champions Board such as: building relationships, creating supportive networks and being responsive to individual needs.

Work has already started to create two new Champions Board Hubs in 2 additional schools within the Borders. Initial meetings with both schools are planned for September.

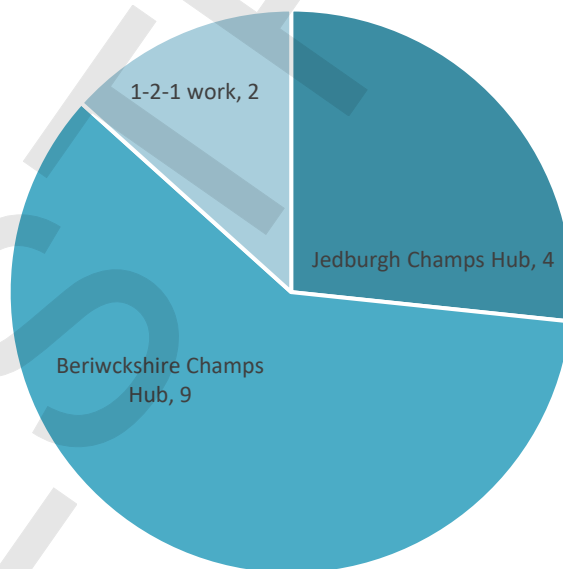
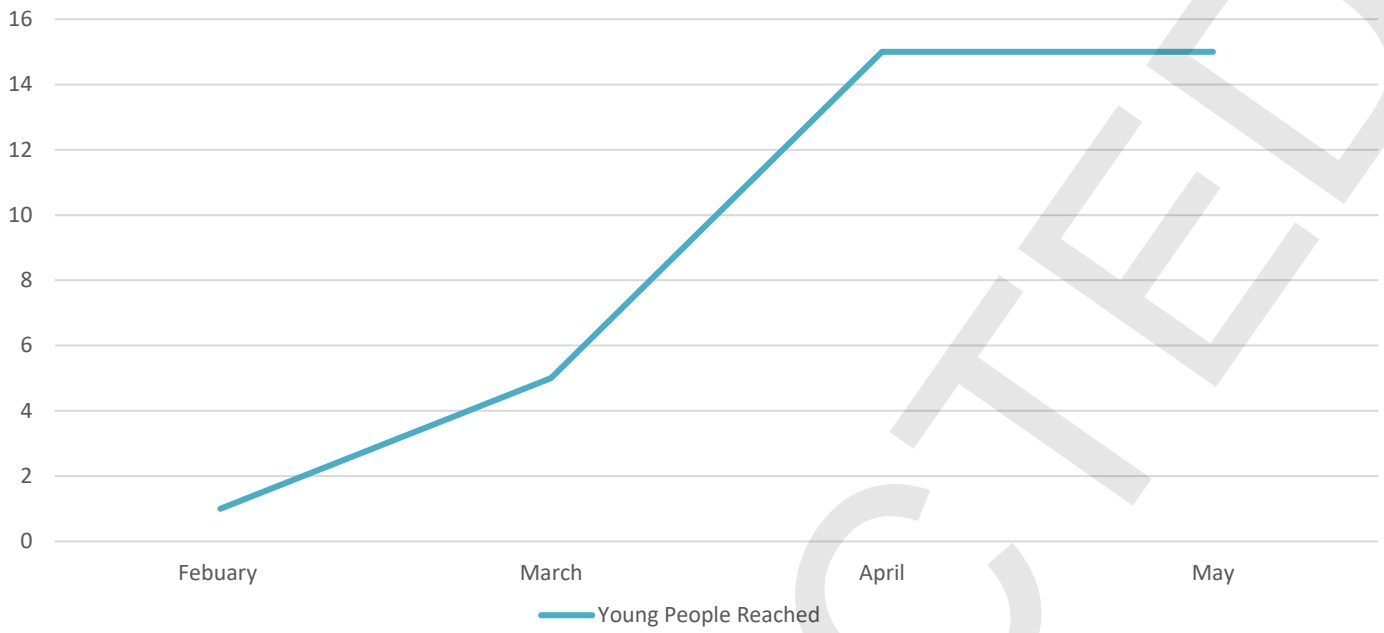
By creating these new Hubs in schools, we have managed to almost triple the number of young people we are reaching. The more young people we work with, the more voices we hear, and the better understanding we can have of what is working well for care experienced young people and what needs to change.

Creating these Hubs also ensures we are fulfilling our corporate parenting responsibilities and delivering on The Promise, which has voice at the heart of its recommendations:

**'Active listening and engagement must be fundamental to the way Scotland makes decisions and supports children and families.'** (The Promise, p13)



Number of young people involved





## Jedburgh Grammar Campus Champs Hub

Jedburgh Champs Hub was the first Hub that was set up, and we saw great enthusiasm and investment from the staff within the school. This helped in all aspects of developing the hub.

Jedburgh Champs Hub met fortnightly, and feedback highlighted how it became a positive support network for the pupils who attended. It was a smaller group of 2-4 young people from one year group, which really gave us the opportunity to get to know them.

**“The Champions Board is a place to feel listened to”**

Champions Board Hub Member

**“The pupils involved gain a lot from coming to the group... they feel like they are part of something which gives them a sense of belonging within the school”**

School Staff Member

Jedburgh Grammar Campus underwent an inspection whilst the pilot was being carried out. The Champions Board Hub was mentioned in their findings.

- “Staff fulfil their statutory duties linked to children and young people well. For example, young carers are considered for a young carer statement and staff work effectively with partners to ensure support for them is accessible. Care-experienced young people benefit from a Champions Board hub, which is being piloted at Jedburgh Grammar Campus. Staff also monitor and track attendance and exclusions appropriately.”

Page 12, summarised Inspection Findings Jedburgh Grammar Campus



## Group Content

During the pilot we explored a range of different topics with the young people such as:

- What is Corporate Parenting
- What is The Promise
- What support they have

**“Students have gained information and knowledge surrounding key themes”**

School Staff Member

It was through activities like this that we really saw the young people’s personalities come out and often they would open up about their experiences.

As outlined elsewhere in this report, relationship-based practice is at the centre of our Champions Board Approach in Scottish Borders. We therefore spent time at the outset really getting to know the young people through fun team building activities and group discussions. One of the young people’s favourite activities was ‘protect the egg,’ which saw them work together in teams to create a nest that would protect their egg from a high drop. It was good to see the different approaches the young people took, and how they really listened to one another.

Moving forward we would like to continue to focus on building relationships with young people, and potentially focus on bigger topics such as: language, children’s rights, visits from corporate parents, what does care experienced mean, being care experienced in school and stigma and care experience.

We would hope to link in with the Children and Young People’s Planning Partnership (CYPPP), to share the thoughts and views of the young people about different topics, and give recommendations based on what the young people want to happen.



Berwickshire High School



## Berwickshire High School Champs Hub

At Berwickshire High School, we linked in with a pre-existing nurture group which had been set up for care experienced young people and young carers from s1 – s6. This meant the structure of the sessions was slightly different as the young people already knew one another and there were more young people attending the session.

During our second session we engaged with the young people to establish how frequently they wanted us to attend. The majority of the young people wanted us to attend on a three weekly basis and this seemed to work well for this Hub.

**“The Champions Board Hub has helped me find more people with similar experiences/life to me”**

Champions Board Hub Member

**“The Champions Board Hub was interesting and taught me life skills”**

Champions Board Hub Member

We have really enjoyed running the Hubs in both the schools and have learned a lot from the experience. We feel it has been important to engage with the staff and young people so we can tailor the structure of the Hubs for the individual schools. We will continue to be flexible when forming new Hubs to ensure we are meeting the needs of the young people within their own schools.





# BORDERS COLLEGE

At Borders College we ran one session in Spring 2023. We met with the Student Services Team Lead to establish which campus we should run the session at and which day would be the best in terms of attendance at college. This event was very well supported by College Staff, but was not well attended on the day. On reflection with our colleague and one of the young people that did attend, we need to consider different approaches to advertising events going forwards.

For example, the event was advertised by the college sending out emails to all care experienced students, and engagement with young people highlights the importance of using social media to promote events. This links in with our learning from other aspects of our work which highlights the importance of cross-platform diversity when working with young people.

We have met with college staff over the Summer and are looking to attend the college monthly from their Introductory Week to establish a consistent presence. As with our other Hubs, we will adapt our approach as needed following engagement with more young people.

We also worked closely with Heriot Watt staff to run a session for care experienced young people at the College in March. This session was advertised and promoted by the College Staff using a range of different approaches (posters, emails, direct discussions with young people) yet unfortunately no one attended on the day.

We are going to explore the option of combining the two College Hubs, alternating the venue each month. We are booked to attend both Freshers Week Fairs at the start of the new semester.





## Feedback from Education Staff

**We asked education staff involved in the pilot if they would recommend starting a Champions Board Hub to other schools?**

**100% Responded 10 out of 10 – Yes, they are extremely likely to recommend.**

### Training

As part of the pilot, one of our aims was to offer training opportunities and regular drop ins for staff to learn more about The Promise, UNCRC, Corporate Parenting etc. Due to time constraints this wasn't possible, however we still think a link between ourselves and the staff within the schools the Hubs are running in would be beneficial. The feedback from the pilot highlights the staff involved agree with this. Going forwards we would like to tailor training based on what the young people in that school tell us. We hope to develop this in the academic year 2023-24.

**“I think I would benefit as well as other staff members in improving my knowledge on these subjects... having up to date knowledge on these subjects as we are working daily with the young people .”**

School Staff Member

**“This would be hugely beneficial”**

School Staff Member



# Primary Schools

After the success of the Champions Board Hubs in secondary schools, we also hope to explore options for Hubs within primary schools. This comes after a suggestion from a staff member at Jedburgh Grammar Campus which has Nursery, Primary and Secondary provision for children and young people all within the same building.

One way of involving primary and secondary pupils would be through a peer mentoring programme between the senior and junior pupils within the school.

Due to the current staffing capacity of the Champions Board, our current focus is on secondary school provision; however, if staffing were to increase we would be keen to explore options with primary schools in the longer term.

**“I mainly work in primary... I think it would be great to involve some of them as I think they would really benefit from it.”**

School Staff Member



# Skills Learnt

Staff at both schools identified a range of skills they felt the young people had developed new skills as a result of coming along to the Champions Board sessions:

**Confidence**

**Working as a team**

**Meeting new people**

**Wellbeing**

**Asking for help**

**Leadership**

**Listening Skills**

**Problem solving**

**Communication**

**Responsibility**

**Decision making**

RESTRICTED

RESTRICTED

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## **ANNUAL REPORT OF THE CHIEF SOCIAL WORK OFFICER 2022/23**

**Report by Director Social Work & Practice (CSWO)**

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### **SCOTTISH BORDERS COUNCIL**

**28 September 2023**

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#### **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 for 2022/23.**
- 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 2022 to March 2023, and highlights some of the key challenges for that year.
- 1.4 This year the Office of the Chief Social Work Advisor to Scottish Government has sent out a new format for this year's report. The report contained as appendix A conforms to that format.

#### **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.

### **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 There are reflections of key Social Work performance data contained in the report.
- 4.4 A number of the challenges faced by Social Work in 2022/23 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.
- 4.5 We continue to experience challenges in the recruitment and retention of staff. We are continuing with the Social Work trainee program to create opportunities for some of our existing 'unqualified' staff to progress onto professional Social Work qualification.
- 4.6 Our Public Protection services continue to do everything possible to keep people in Scottish Borders as safe as possible. In this year we note the outcomes of two external joint inspections for Adult Support & Protection and Children at Risk of Harm.
- 4.7 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, Director Social Work & Practice (CSWO)**

### Signature



### Author(s)

Name	Designation and Contact Number
Stuart C. Easingwood	Director Social Work & Practice (CSWO) 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.



**Annual Report by  
Chief Social Work Officer  
April 2022 – March 2023  
Stuart C. Easingwood**

## Introduction

I have pleasure in presenting the Scottish Borders Chief Social Work Officers Annual report for 2022/23. As with every year, this report is an opportunity to reflect on the past year, highlight the progress made against service priorities, to celebrate what has gone well, and to acknowledge the significant impact that the pandemic has continued to have on people, their families, staff, volunteers, and communities.

I think it would be fair to reflect that the level of need and pressure has never been higher, with everyone in our communities experiencing significant challenges. This is particularly evident with those who are already disadvantaged continuing to be disproportionately impacted. From an organisational perspective, we are still recovering from the impact of the Pandemic and colleagues in NHS (National Health Service), third sector and other partners are similarly facing these challenges. We recognise that significant challenges remain, and we continue to work together to mitigate the impact on the people of Scottish Borders.

Please note that the format of this report has changed this year and the following report conforms to the new format issued by the Office of the Chief Social Work Advisor to the Scottish Government.

I would like to take this opportunity to acknowledge the exceptional work and dedication of all Social Work and Social Care staff across Scottish Borders. Their relentless work over the past year, in what continues to be extraordinarily pressurised environment is inspiring. I remain incredibly proud and humbled by the efforts of all staff and hope that my words will in some way convey my gratitude to them, also recognising the massive contribution from carers and communities across the area who have continued to keep the needs of others at the forefront throughout these challenging times.

## Governance, accountability, and statutory functions

Local authorities are required, under Section 3 (1) of the Social Work (Scotland) Act 1968 as amended, to appoint a Chief Social Work Officer (CSWO). The role of CSWO in Scottish Borders is fulfilled by the Director Social Work & Practice. The role of the CSWO is to ensure professional oversight of social work practice and service delivery; this includes professional governance, leadership, and accountability for the delivery of social work and social care services, whether provided by the local authority or commissioned through the third or independent sector.

Scottish Borders Social Work services have clear governance arrangements in place. The CSWO is a member of the Council Management Team 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 Social Work, 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). These 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 also a member of IJB Leadership Team and other senior leadership forums 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 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 continues to be a crucial element of our ongoing improvement.

The CSWO has continued to monitor, review, and advise the Council on Social Work matters, whilst providing leadership for all staff in Social Work and Social Care to provide 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. In addition to this, the CSWO chairs a Performance Board and Programme Board. The former focusses on performance against designated indicators (including the National minimum dataset) and the Programme Board gives one governance route for all projects and activities related to Social Work services.

The CSWO has responsibilities in respect of statutory decision making. This includes statutory decision making in relation to public protection and/or the restriction of individual liberty and requires consideration of individual circumstances regarding rights, risks, needs and capacity. It also includes decision making related to the placement of children in secure accommodation, transfers of children and young people in cases of urgent necessity who are subject to Compulsory Supervision Orders, adoption, fostering, community payback orders, statutory interventions linked to the Mental Health Officer role, adults with incapacity

measures, and the protection of children and adults at risk. These considerations are often complex in nature and encompass a range of issues, including the risks to the wider community. The CSWO also has oversight of practice standards relating to services delivered by registered social workers.

Scottish Borders have actively engaged in multi-agency discussions promoting the development of service provision and staff training at both local and national levels. The CSWO, is the current depute chair for the Edinburgh, Lothian's and Borders MAPPA Strategic Oversight Group and the Justice Group Manager, chairs the Social Work Scotland Justice Standing Committee's Community Disposal subgroup.

With regard to the pressures on CSWO at a local level, it is apparent that the level of pressure on services remains significant. With an ageing population, coupled with significant challenges in the recruitment and retention of Social Work and Social Care staff, demand has never been higher for adult services. I think it would also be fair to reflect that the level of complexity being seen in the presenting needs of those requiring support is growing. This is throughout the lifespan, with a marked increase in complex needs cases in Children & Families, through to more complex packages of care being required for adults in our communities. Children and Families in particular is experiencing a significant increase in the demand for placements which is putting considerable pressure on already pressured resources.

During the year we have been subject to two external joint inspection processes. The first was in relation to Adult Support & Protection which was published on 18 October 2022 and the second (almost immediately after the publication) was focussed on Children at Risk of Harm. The outcome of the Adult Protection inspection was very positive with feedback that Adults at risk of harm were well supported and protected by highly effective initial inquiries, investigations, risk assessment, and protection planning. This outcome was extremely well received and is testament to the ongoing commitment of the multi-agency partners to work together to support adult at risk of harm. The Children at Risk of Harm Inspection was published on 23 May 2023 (out with the timeframe of this report), however the outcome of the inspection determined that the impact on children and young people was good. Again this outcome was well received locally.

On the back of these joint inspection processes, improvement plans have been devised and are being actively worked on to ensure that services remain focussed on improvement. The governance of the improvements is aligned to the Scottish Borders Public Protection Committee and the Children and Young Peoples Planning Partnership, of which the CSWO is a member of both.

As part of the Scottish Borders Council (SBC) Internal Audit Annual Plan 2022/23, an Internal Audit was completed in respect of Mental Health Services (Adults & Children) as part of internal controls assurance work. The purpose was to assess the governance arrangements in place to commission specialist mental health services and promote closer integration and partnership working to meet the requirements of people with mental health needs. The focus was on how the Council discharges its duties set out in relevant sections of the Mental Health (Care and Treatment) (Scotland) Act 2003. The audit provided limited assurance in respect of the governance, roles and responsibilities, and management and

performance information of mental health service delivery (adults and children) within the Council's operations. The governance arrangements at the time of the Internal Audit review were not adequate and effective, and insufficient performance data is provided to the Chief Social Work Officer to ensure that the Council's statutory duties are being discharged. Two recommendations were made which ensured that future governance arrangements will cover the Council's role, contribution and performance going forward and both of these recommendations were immediately actioned and are now in place.

Internal audit also completed an audit of Public Protection; the purpose of which was to review the governance arrangements, including roles and responsibilities of partners, to ensure statutory obligations are met for both adults and children. The report concluded that internal audit was able to provide substantial assurance. No recommendations were made at the time, although suggestions for improvement actions were agreed, such as a review of the governance model; roles and responsibilities; further development of the risk register and communications strategy. All of these actions have been progressed in year.

As well as the above internal audits, Internal Audit also attended meetings of the Social Work Performance Board; Social Work Programme Board and Social Work Adult Assessment Review, to provide an independent review of these meetings and processes, thus ensuring an additional layer of scrutiny to existing governance and accountability. Follow up work regarding previous internal audits has also been carried out for Self-Directed Support and Learning Disability Service Financial Management. An Audit and Risk update is also a regular feature on the agenda for the CSWO Senior Leadership Team meetings, involving all senior leaders across Social Work services.

On the whole, the last reporting year has been extremely busy with not only internal processes to assure good governance and accountability in the delivery of statutory functions, but also significant external scrutiny as well. As we progress with the improvement plans, we remain well placed to ensure that we continue to apply rigour to our delivery of statutory functions.

## Service Quality and Performance

### Children and Families Social Work:

Delivery of Children and Families Social Work (C&FSW) in the Scottish Borders is based on a model of 2 Long Term Teams operating in the East (Duns and Hawick offices) and West (Galashiels and Peebles offices). A central Duty Team manages all duty and intake enquiries across the Scottish Borders. The Family Placement Team, Child Protection Unit, Youth Justice and Throughcare Aftercare also have an authority wide remit.

During the course of the reporting year, as in all parts of Scotland, services in the Scottish Borders have been delivered within the context and restrictions imposed by the Coronavirus pandemic. 2022 saw an incremental lifting of restrictions and a return to pre-pandemic practices, though the impact of the Coronavirus pandemic on children, families and carers continued throughout.

Scottish Borders has seen a slight increase in the numbers of looked after children over 2022/23 from 175 to 184. This follows an increase in 2021 from 169 to 175. Of note is a 21% reduction in the numbers of children and young people in kinship care (56 to 44) and a 37% increase in the number in external residential (27 to 37).

Date	SBC Foster Care (LAC)*	Independent Foster Care	Residential Care	Kinship Care	Total**
<b>31<sup>st</sup> December 2022</b>	<b>56</b>	<b>7</b>	<b>37</b>	44	<b>184</b>
31 <sup>st</sup> December 2021	57	4	27	56	175
31 <sup>st</sup> December 2020	49	2	24	53	169
1 <sup>st</sup> January 2020	57	7	25	54	206
1 <sup>st</sup> January 2019	60	7	26	50	222

During the reporting period there has been a marked increase in the demand for C&FSW interventions, and whilst we recognise that for a significant period of the year that we have struggled with staff recruitment and retention, the volume of referrals has increased considerably also. The level of complexity and need being referred would indicate that from a systems perspective, we are not engaging with children, young people and their families early enough. There are specific pressures regarding the need for out of authority placements, far in excess of what we have seen before, particularly for Primary school age children.

It is undoubtable that there is a myriad of reasons for the increased need but what is clear is that neurodiversity and complex behaviour patterns are evident. The impact of the pandemic is also linked to this increase in need, with children, young people and families having experienced a significant period of increased pressure on family life, compounded by the cost-of-living crisis and all combining to make some situations untenable for families.

Children and young people requiring alternative care often have multiple disadvantages which can include trauma and associated behavioural issues, attachment difficulties, poor mental health, experience of poverty and conflict with the law. In every case the children and young people require support to access the curriculum most effectively and have a safe and nurturing environment to live in. Officers in the C&FSW service have observed, through the pattern of referrals received, that there has a significant negative impact on the wellbeing of children over recent years. It is considered that the pandemic and the impact of various restrictions are likely to have increased the vulnerability of some children.



Services are now beginning to see the wider impact of the pandemic, and other factors, across the health and social care system with many families experiencing stress and pressure and young people exhibiting anxiety and associated mood disorders. Thus, the needs of children requiring accommodation who have been placed in external residential care are complex and multi-faceted. Officers noted a significant increase this year in the number of young people referred to social work for support with complex trauma, mental health conditions and suicidal ideation. Whilst each young person is unique, there is a complex interplay between trauma, neuro-developmental conditions, risk taking behaviour and mental health diagnosis.

To give a flavour of the increase in demand please find the following comparisons:

**2020/21 – 2022/23**

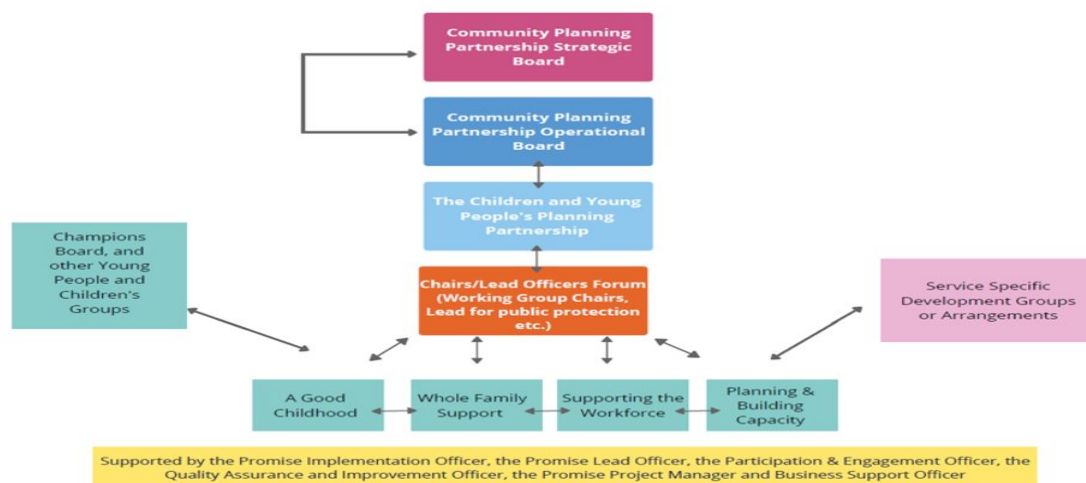
- 62% increase in new referrals (children and young people not previously known) to C&FSW
- 25% increase in Kinship placements
- 10% increase in the number of Looked After Children (LAC)
- LAC at home reduced from 44 to 26 – higher number of legal orders stipulating formal care
- 3x the number of external foster placements

Separately, the cost of externally commissioned placements is also subject to significant inflationary cost increases as a result of changes to the regulatory environment and the wider economic context. The average out of authority placement has risen by 29% in the last 5 years.

The growing need for external provision is deeply concerning, we all agree that Scottish Borders children belong in Scottish Borders where this is at all possible. The impact of children being placed out-with the area (in addition to the financial implications for the organisation) is that children are distant from connections with their friends, family, school, and local communities. It is also crucial that disruption to schooling is minimised to help provide the context for improved outcomes, including attainment.

**Children and Young People’s Planning Partnership:**

In the last year there has been significant progress in the development of a refreshed Children and Young People’s Planning Partnership (CYPPP) which has replaced the previous strategic planning process for all children, young people and family services locally. The following diagram gives a description of the configuration as well as governance arrangements:



## **Commissioning Review and Whole Family Wellbeing Fund**

A short-term task and finish group has been established to develop a new commissioning strategy for the children and young people's planning partnership, to ensure a more streamlined approach to multi-agency spend. The group has also been tasked with progressing plans for the Whole Family Wellbeing Fund.

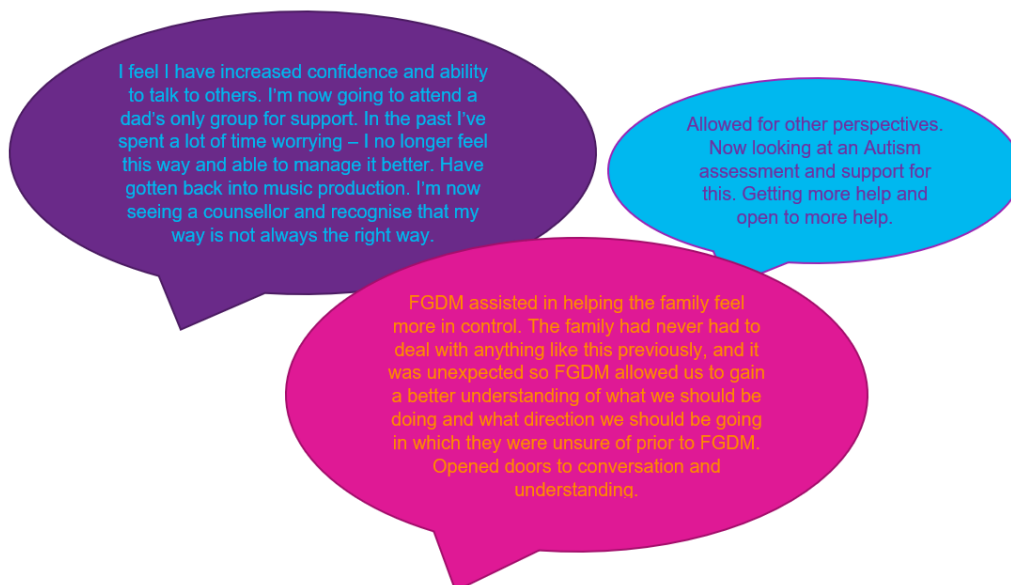
This fund has been introduced by Scottish Government to enable the system changes required to shift investment towards early intervention and prevention activities, to ensure families can access support before they reach crisis point. Funding is committed at least over the next 3 years with the ambition that by 2030, at least 5% of community-based health and social care spend should be going towards preventative whole family support measures.

- A multi-agency approach to embedding the National Trauma Training Programme is being developed by the Integrated Psychological Trauma Steering Group
- The Advocacy Planning Group is continuing to undertake the preparatory work for the development of a new children and young people's advocacy service
- Engagement and participation work with children and young people with quieter voices is being progressed through the development of our Champions Board approach and our Article 12 at the Heart Project
- The Promise Team continue to deliver Promise and Corporate Parenting awareness raising training for multi-agency partners

### **Family Group Decision Making (FGDM):**

Our commission with Children 1<sup>st</sup> for the delivery of FGDM continues to provide positive outcomes for children, young people and families in Scottish Borders. The feedback from families is encouraging:

How have families felt after the FGDM process?



### **Aberlour Edge of Care service:**

The service continues to prioritise work with children, young people and families whose children are on the edge of care. The demand for this service is growing, particularly given the level of complexity that is being seen in our local communities. This service is essential in mitigating the number of children that may require a care placement.

**Complex Needs provision:**

At the outset of the pandemic there was agreement from Council to progress with the planning of a residential facility for children and young people with complex needs, in partnership with a Registered Social Landlord and Aberlour Childcare Trust. Due to the pandemic, this project was effectively shelved and recently we have restarted the process of planning.

The development is linked to a wider plan being developed for a Care Village in the same vicinity. As this project is taking longer than anticipated to progress, we have agreed with our partners to explore other interim alternative options. This is partly in recognition of the increased need for both residential and respite / short breaks provision.

**Unaccompanied Asylum-Seeking Children (UASC):**

There are ongoing challenges regarding the provision of suitable placements for UASC young people. With an already pressured system which is leading to children being placed out with the local authority area because of a lack of suitable placements locally, the addition of young people being placed as part of the National effort to care for UASC is placing the service in a very challenging position. We are always willing to play our part as part of this National effort for these young people, but it is apparent that more placements are being required from the UK Government for young people below the age of 16, meaning that a formal care placement is required. We are struggling to find any resources for these young people as well as young people originally from the area.

**Children at Risk of Harm (CARH) Inspection:**

During the reporting year, there was a joint inspection of services for children at risk of harm in the Scottish Borders' community planning partnership area. This took place between 7 November 2022 and 19 April 2023. It covered the range of partners in the area that have a role in meeting the needs of children and young people at risk of harm and their families.

The key messages from the inspection process include:

- Children, young people and families benefited from supportive and trusting relationships with staff across services.
- The recognition and initial response to risk and concern to children was a strength. Staff took timely and appropriate action to keep children safe.
- Well-established collaborative working across services ensured children and young people benefited from timely responses to identification of risks.
- Nurturing and trauma informed services provided a range of supports to help children and young people recover from abuse, neglect and trauma. Some of these services were not consistently available when children and young people needed them.
- The quality of chronologies and children's plans was variable.
- Children, young people and parents and carers were supported to meaningfully contribute to decisions about their lives by compassionate staff.
- The partnership was at an early stage of ensuring that the voice of children and families routinely and meaningfully influenced service planning and improvement.
- The partnership's approach to improvement and change was not supported by a shared and systematic approach to quality assurance and self-evaluation.

CARH inspection report - [Scottish Borders joint inspection children at risk of harm.pdf](https://www.careinspectorate.com/scottish-borders-joint-inspection-children-at-risk-of-harm.pdf) ([careinspectorate.com](https://www.careinspectorate.com))

On the back of the inspection process an improvement plan has been created and it being actively progressed. Of note is that where there is synergy between the outcome of this

inspection and the inspection of Adult Support & Protection, we will look to work collaboratively across the services i.e. chronologies.

### **Fostering & Adoption:**

The Fostering Service, Adoption Service and Continuing Care Service were subject to inspections in June 2022. In addition to the direct care services provided by the Family Placement Team in Fostering, Adoption and Continuing Care, the inspections also take into consideration aspects of practice within the Children and Families Social Work Long Term Teams and Throughcare Aftercare Team.

#### The overall ratings for the Fostering Service were as follows:

How well do we support people's wellbeing? 3 - Adequate

How well is our care and support planned? 3 - Adequate

These ratings were disappointing and reflect to a degree the overall rating system used by the Care Inspectorate which includes areas of practice which are out with the auspices of the Family Placement Team.

Over 2022 only 2 new foster carers were recruited and approved (1 household). This is a decrease from 2021 of 2 households. 4 carers (3 households) were de-registered in 2022. This is a decrease from 2021 when 15 carers were de-registered. The reasons for de-registration included personal circumstances.

(1 carer) and retirement (3 carers – 2 households). The net loss of foster carers mirrors the national situation in terms of difficulties in recruitment, however it remains disappointing, and recruitment of foster carers will again be a focus of activity for the Family Placement Team in 2023.

The Family Placement Team also assess and support kinship carers. A specific support group for kinship carers is commissioned from Children 1st who continue to provide an independent Kinship Care Support Group on a monthly basis.

### **Fostering Panel Annual Report 2022:**



Fostering Panel  
Annual Report 2022

### **Adoption and Permanence Panel Annual Report 2022:**



Adoption and  
Permanence Panel A

### **Champions Board Annual Report and Re-framing our language:**

The Champions Board aims to provide a platform for care-experienced young people to raise and discuss key issues that have affected them whilst being a looked after young person in the Scottish Borders, and to develop strong relationships with their corporate parents to ensure that together we can improve the care system by tackling and overcoming the issues discussed.

Since August 2021 a Champions Board approach has been implemented to enable care experienced children and young people to have a forum that is flexible, accessible and has young people's voice at the heart of its design and development. The Champions Board

approach has continued to be developed with care experienced children and young people over the past twelve months, and a school's pilot was established in two local secondary schools at the start of 2023. Setting up Champions Hubs in schools allows for getting to know children and young people in their communities, as well as working alongside school staff to support them to understand their Promise and Corporate Parenting responsibilities.



Champions Board    The Scottish Borders  
Annual Report Feb 20    Reframing Our Language



### **Children and Young People's Participation and Engagement Strategy:**

The recent inspection again highlighted the need for a Children and Young People's Engagement and Participation Strategy to help us coordinate our youth voice work across Scottish Borders. A brief was written by one of our local MSYPs, in 2022, and an initial meeting was held with education colleagues early in 2023. Development of this strategy is ongoing.

### **Wheatlands Children's Home:**

Wheatlands Children's Home continued to provide outstanding quality residential care for young people in the Scottish Borders over 2022-23. We were delighted that the service was recognised at the Scottish Social Services Awards as the outstanding residential care service for 2022.

This was a fantastic achievement, and their success evidences the ongoing commitment to improving outcomes for children and young people. The judging panel were extremely impressed across the board for the quality care and outcomes being delivered at Wheatlands, not only over the past 12 months but also in the preceding 10 years.

Among the many strengths of the service, they found the staff team to be highly skilled and experienced, with the relationship-based approach utilised in their work with young people clearly having a positive impact on their wellbeing. The way in which young people were involved in the running of their home, including taking part in weekly participative meetings, was also noted as having resulted in a number of initiatives and changes to practice.

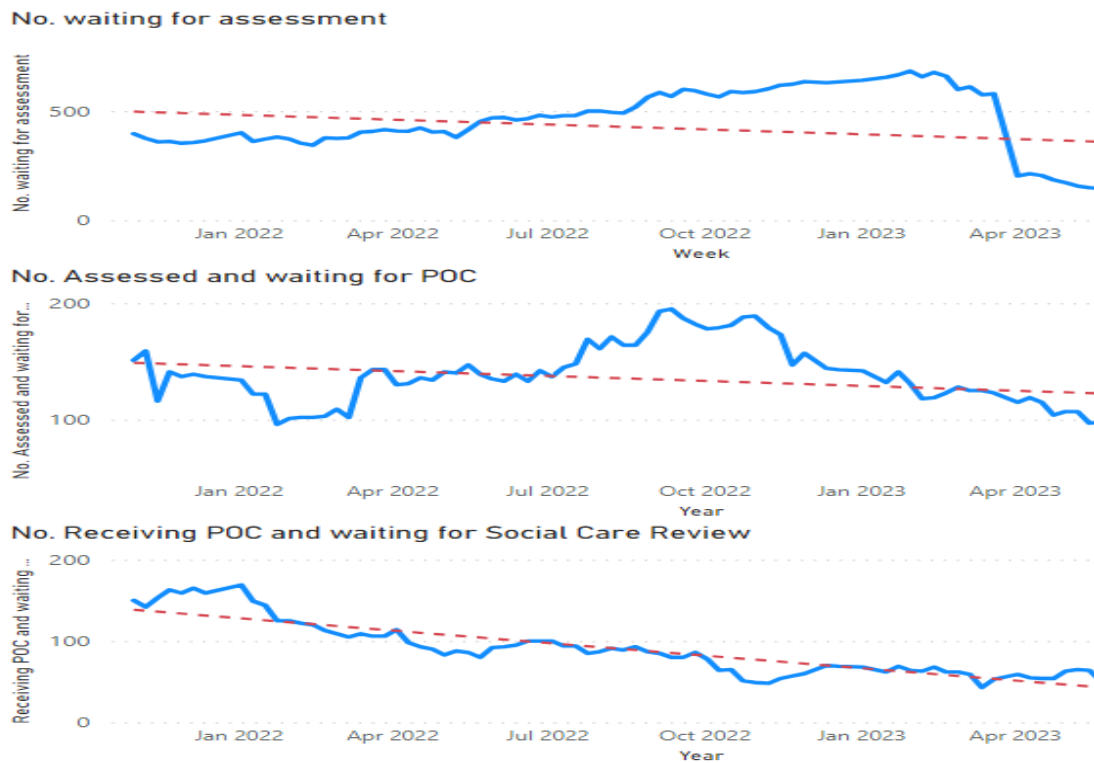
The loyalty of the team was another key highlight with two thirds of staff having been employed at the home for between 10 and 20 years. This was seen to have made a significant contribution to the stability of the setting and the way in which young people were able to build strong, long lasting and reliable relationships.

### **Adult Social Work:**

Although Adult Social Work services are almost fully staffed, there remains a significant pressure in being able to meet need locally. Referral numbers to the five adult Social Work locality teams have continued to increase with a particularly marked increase in new service user need (opposed to recurring need) of between 33% to 45%. In Scottish Borders the continued increase in the age of the population continues to impact on the ability to deliver services and there are specific challenges which are replicated Nationally regarding the staff shortages in Social Care, essentially meaning that there are real challenges in being able to deliver care to meet assessed need.

To mitigate this there has been a focus on local initiatives around improving the screening and allocation of work which has led to a test of change in one locality where there is a more integrated approach across the locality social work team, NHS Borders Allied Health

Professionals and the NHS Home First Services. As part of this test of change, referrals are triaged and considered for their enablement/reablement potential and progressed by the Home First (Hospital discharge) and Allied Health Professionals team accordingly. Of particular note is that the teams have significantly reduced the waiting time for assessment as can be seen in the following graphs:



As part of a wider commissioning work stream adult social work have worked closely with partners to support a new Extra Care Housing development in Kelso. The former Kelso High school has been sensitively refurbished internally and externally to accommodate 37 apartments. The new facility is due to open in August 2023, and it is hoped that it will provide an alternative provision to keep people in their local community.

**Community Led Support:**

A significant driver for the service is to refresh our approach to Community Led Support (CLS). Following a CLS re-launch event in 2023, What Matters Hubs are going to be rolled out throughout all five localities with satellite hubs in more remote communities adding to this. A temporary CLS paraprofessional position was recruited to at the end of the reporting year and the post-holder will help each locality identify a suitable venue and support staff adapting to a different way of working. The development of CLS is being overseen by the National Development Team for Inclusion (NDTI) and they are employed on a commissioned basis.

**Digital Pathfinder Programme:**

A working group has commenced to look at performance reporting and to align this to practice standards. The pathfinder project continues at pace with workflows being process re-engineered to achieve more efficiency as well as better reporting metrics. The intelligent-i dashboards will bring relevant data to the attention of managers and workers in a much more accessible way, and they will have access to data as a snapshot but also tracking across a number of years, aiding services to plan strategically. The use of total mobile will also result in efficiencies as technology will be portable for all front-line staff and crucially

allow them to be able to co-produce assessments, plans and reviews with the people we serve in an empowering manner.

A challenge of this work is in being able to maintain the personalisation of the assessment and support planning process for individuals whilst obtaining clear outcome focused data that will help service improvement planning in the future.

#### **START:**

In early 2023, our acute hospital based social work team were realigned with the Social Work and Practice directorate. Previously this team was line managed by Scottish Borders Council Adult Social care. The team is currently made up of NHS and SBC staff ensuring there is good skills mix across the hospital-based work force.

Working in partnership with NHS Borders, we are now in the process of creating an integrated discharge team. The current NHS Borders discharge pathway team will join the current social work and practice team to form one integrated discharge hub. This development will not come without its challenges, including the continued funding of temporary staff, the need to identify a suitable co-location on the NHS site, and use shared IT systems. However, all parties are invested in making changes which should create positive outcomes for those being discharged from hospital.

#### **Community Equipment Service:**

The community Equipment Service is managed jointly by Social Work and Practice and Adult Social Care. There has been a rapid increase in requests over the latter part of this reporting year and this is impacting on Refurbishment and cleaning of equipment to be re-used in the community. Additionally, short notice requests for emergency provision have increased, especially from hospital settings.

#### **Reablement:**

A reablement pilot project was undertaken at a local care home in 2022 and the findings are being incorporated into a new reablement approach to Occupational Therapy assessment and interventions. The principle is to work towards breaking dependency-creating relationships and maximising independence and recovery. This will be reflected in paperwork and effective screening, in addition to use of total mobile i-pads during assessments. There will be greater emphasis on face-to-face assessments and reviews.

#### **Technology Enabled Care:**

Another area of improvement identified in previous years has been increasing the use and effectiveness of Technology Enabled Care (TEC) and a new paraprofessional post for TEC has recently been piloted and will be evaluated over the next reporting year.

#### **Care and Repair:**

Care and Repair is staffed by two Occupational Therapists and two Occupational Therapy Assistants. Since the pandemic there have been challenges in securing and commissioning trades to undertake adaptations work across the Borders following OT assessment. This has resulted in waiting lists and delays which require the OT staff to risk assess and manage in the interim.

#### **Sensory Services:**

The service had an exemplary track record in respect of productivity and completion of assessments and provision of equipment, and the service user annual survey for this reporting period, once again concurs with a high percentage level of satisfaction and a range of positive feedback comments including - Did you feel involved and listened to during the interview? Yes: 100%, Did you think our recent visit/s was: Not very helpful: 1.5%, Helpful: 6.5% and Very Helpful: 92%.

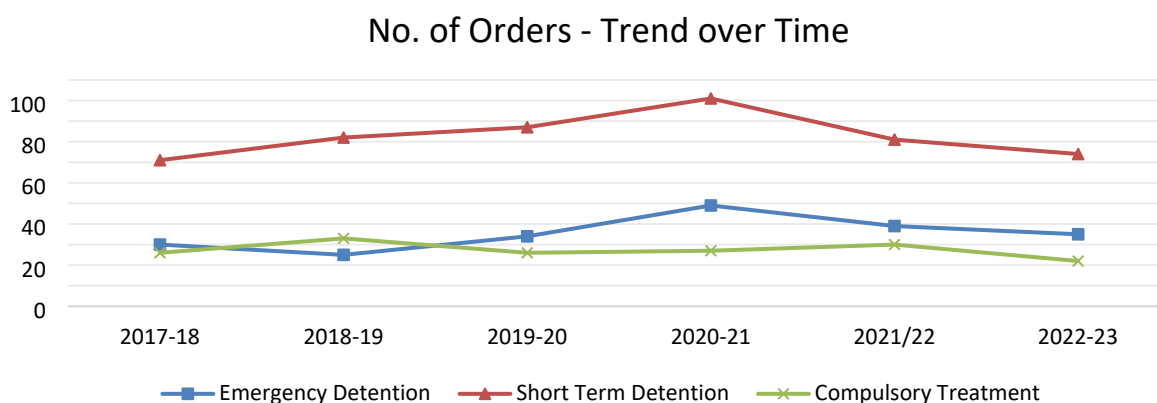
### **Mental Health Officer Service:**

The Mental Health Officer (MHO) forum takes place 3 monthly and is now firmly established within the Borders. It is recognised by MHOs as an invaluable support opportunity for their continuous professional development. The forum invites guest speakers and looks at relevant case law. This provides an opportunity for our qualified MHOs and trainees to develop knowledge-based learning. Adopting a similar model in this reporting year, the MHO service has also introduced forums with the Councils legal department, and another with the Borders NHS consultant psychiatrists, Registered Medical Officers (RMO's). This provides the MHOs and trainee MHOs with another opportunity to learn from a range of disciplines and further enhance good multidisciplinary working relationships.

Due to Mental Health Recovery and Renewal funding, Scottish Borders Council offers newly qualified MHO's, and satellite (MHOs), a six-month secondment to work in the MHO service. Working alongside more experienced MHOs provides an opportunity for less experienced MHOs to consolidate their learning. To date, our newly qualified MHOs who have completed the post qualification opportunity, have confirmed that working alongside more experienced MHOs has enhanced their practice. Scottish Borders Council intend to support 2 new trainees through the MHO qualification this autumn at Edinburgh University.

In partnership with our policy and practice development officer, the MHO service is actively supporting the production of an updated Adult with Incapacity guidance. This will support social workers and care managers in their daily practice, in addition to which, ensure consistency in practice in the Council. At a recent integrated training event the MHO service provided information on capacity and the complex area of deprivation of liberty.

In this reporting year the MHO service has taken a more proactive approach to hospital discharges. We have created a dedicated MHO link worker role who supports Locality teams with any Adults with Incapacity related discharges from community hospitals and the Borders General acute hospital setting. This has already proven to be a successful approach with improved consistency, and more timely discharges from hospital settings. An example of the activity for the MHO team is as follows:



### **Appropriate adult service:**

We continue to develop a sustainable Appropriate Adult service with national oversight to promote consistency. Our Appropriate Adult service provides communication support to vulnerable victims, witnesses, suspected and accused person, aged 16 and over, during police investigation. This reporting year, we have offered our existing Appropriate Adult's refresher training and commissioned a two-day training event in May 2023 for 14 new



appropriate adults. As a Council we now have 49 Appropriate Adults providing support throughout the Borders on a rota basis.

#### **Policy and Practice Development Officer:**

A Policy and Practice Development Officer (PPDO) role was established in June 2022 to lead on the development, review and implementation of social work policies and procedures in line with current legislation and National Policy requirements. This role also promotes knowledge, understanding and best practice in all aspects of Social Work policies and procedure. The PPDO has a close working relationship with the training team. As new policy and practice is agreed, training will be available to compliment the newly developed policies or procedures. The PPDO also ensures that any lessons learnt as a result of complaints are adopted into policy and practice.

#### **Care Homes:**

The Community Care Reviewing Team (CCRT) work closely with colleagues in Health taking a collaborative approach to supporting services with the aim of ensuring people living in care homes have their rights upheld and receive a good quality of care. Through the review process areas of good practice can be highlighted along with areas that require 'built upon' with the team playing a key part in supporting improvement when performance issues are identified; thus, ensuring positive outcomes for people living in the home, and also the staff group supporting them. By promoting a multi-agency approach and involving the right service at the right time, the health and well-being of the resident population can be improved as described in My Health, My Care, My Home - healthcare framework for adults living in care homes as published by Scottish Government in June 2022. Since inception of what was the Care Home Oversight Group in May 2020 (now Care Home Collaborative Group) adult social work and practice by way of CCRT has been a key player in contributing to improved standards across the care home sector. By identifying areas of concerns through the research based early indicators of concern tool, early intervention can be introduced as a means of pro-actively supporting improvement in the service. Where practice becomes harmful or potentially harmful, CCRT take a lead in both the Adult Support and Protection pre-Large-Scale Investigation and Large-Scale Investigation (LSI) stage, monitoring progress on the provider action plan. In the last 12 months there have been two care homes enter the pre-LSI process but have not progressed to full LSI due to multi-agency support provided.

There is a range of planning and commissioning being commenced around the purchase of interim and respite places across the care home sector which, although will not increase the number of placements, will aim to improve and match the type to placement required to a range of needs for short- and longer-term support.

#### **Carers:**

The formation of the Carers workstream (made up of Carers, Health and Social work representatives and third sector colleagues) has promoted a forum for unpaid Carers to have their voice heard and influence service design and delivery. This workstream along with the Carers' needs assessment survey has supported the Council to understand priorities for Carers. Having identified from these consultation exercises that respite is key to Carers being able to continue in their caring role, a range of opportunities are being progressed to enable Carers to have a short break. While existing services such as local area coordinators (LAC) and commissioned services such as RVS are already in place, work undertaken by the National Development Team for Inclusion (NDTi) in one locality reflects that Carers of people with complex needs lack appropriate services that can support positive outcomes.

In relation to complex needs, funding has been secured by way of Carers Act monies to commission four high dependency rooms in care homes for respite usage with the view this service is provided by the independent sector. 207 Carers were in receipt of an individual

budget from the Carers budget to support them to have a break from their caring role, with this number increasing weekly.

### **Self-Directed Support:**

In keeping with duties outlined in Self-Directed Support (SDS) legislation, the Council offer 4 options for service delivery. To date option 1 and 3 have been most highly used with this relating to 20% and 67% respectively with a mixed package of carer of predominantly option 1 and 3 (Option 4) accounting for around 12%. Historically there has been a low uptake of Individual Service Funds (1%) with Scottish Borders Council being one of the lowest in Scotland. To understand this better and to focus on how numbers can be increased for people who choose SDs option 2, Scottish Borders Council took part in a research project facilitated by 'In Control Scotland' in conjunction with five other Local Authorities. Commonality in findings include about how option 2 is defined, how true choice can be limited through procurement methods, and how availability of services in particular areas lent to compromised SDS option choice as there was no other provision either suitable or available.

The SDS Lead Officer is a member SDS forum and chairs the SDS working group to promote a co-production approach in terms of self-directed support which involve service users, unpaid carers and provider of services, including third sector plus staff responsible for the social assessment. These discussion groups form the opportunity for 'bottom up' expression of view and opinion to influence policy development in the spirit of partnership working. Areas currently being addressed include Power of Attorney plus review of the direct payment rate. Training material has been designed in collaboration with the SDS forum and now forms part of Social Work's mandatory e-learning training plus on-line sessions with 'In Control Scotland' are in line to be delivered in 2023.

### **Community reviews:**

The Community Care Reviewing Team (CCRT) continue to focus on freeing up capacity to enable the re-provision of resources to people in most need, and ensuring outcomes identified in the support plan are being met effectively. While the initial timeframe of two-yearly reviews was set the default is now being changed to that of an annual review which is in keeping with the Council's statutory duty to review service provision. Community workers in CCRT routinely undertake 'targeted' pieces of work which includes supporting locality teams, reviewing specific providers and care packages as part of a quality assurance process, and reviewing those in receipt of night support services.

### **Emergency Duty Team (Out of Hours):**

The Emergency Duty Team (EDT) continue to provide response to all situations requiring immediate, professional social work intervention when daytime services are closed. Priorities for the team continue to be Child Protection, Adult Support & Protection and Mental Health Officer assessments.

A full time Team Leader was appointed in August 2022, prior to this the Team Leader post was 17.5 hours per week. This change has allowed the Team Leader to attend additional meetings with service managers across adult and child services to provide continuity and a high-quality service out of hours.

All EDT workers are or will be trained as Council Officers and Appropriate Adults. All 6 permanent social workers are Child Protection trained, can undertake Joint Investigative Interviews of children with police and make decisions as to whether Child Protection thresholds have been reached. Six social workers are also qualified Mental Health Officers.

For the reporting period April 22 to March 23 EDT responded to **6619** calls, requests and situations, a reduction of **649** contacts from the year before. Below is a sample breakdown of some contacts the Emergency Duty Team Staff respond to:

**Adult Protection:**

This past year has been a very busy period for the Public Protection Unit and Adult Support & Protection (ASP) activity. In the previous reporting year (2021/22) a self-evaluation process regarding ASP was undertaken and resource was dedicated to this task. This encompassed a blended methodology using an action research model alongside a participative approach, which also had the benefit of engaging and motivating staff.

Multi-agency evaluation and evidence gathering groups worked to identify examples of good practice against the Care Inspectorate Practice Standards and Key Performance Indicators.

This was followed by a review of our recording workflows in 2022-23 and a revision of our performance indicators and data collection ensuring that the service user and carers are central to the process. This was implemented in the summer of 2022 and has strengthened the positive outcomes for individuals but has also provided greater analysis and insight into service delivery and improvement. We have worked hard to improve feedback from service users, unpaid carers and families at different stages of ASP intervention and have much better mechanisms in place for collating this information. We continue to work towards better engagement at a strategic level for people with lived and/or living experience of ASP interventions.

**Performance and national reporting:**

The work undertaken to improve our performance indicators has greatly assisted us to prepare for the Scottish Government national minimum data set for ASP and the work now required to provide this data is more achievable than before.

We previously launched a Council Officers monthly Gazette providing information on developments within ASP, providing an easy way for Council Officers at the centre of the ASP process to keep up to date. This circulation received positive feedback from Council Officers who liked having a monthly update of communication that was contained within one place, so we listened to that feedback and this circulation has now evolved to a multi-agency whole family public protection newsletter.

Following a joint Inspection of Adult Support & Protection between June and November 2022 undertaken by the Care Inspectorate and its scrutiny partners Healthcare Improvement Scotland and His Majesty's Inspectorate of Constabulary in Scotland, all of this work was highlighted as excellent practice in producing methodical and sustainable outcomes.

Scottish Borders partnership was measured as 'Very effective in both operational Key Processes' and in 'Strategic Leadership' for ASP. Although this was a very positive outcome, the partnership continued an improvement plan on the areas that could improve, even though these areas had already been identified as part of our self-evaluation.

The report from last year's inspection can be found at:

[Joint inspection of adult support protection in the Scottish Borders partnership \(careinspectorate.com\)](https://www.careinspectorate.com/joint-inspection-of-adult-support-protection-in-the-scottish-borders-partnership)

Strengths highlighted in the report include:

- Improved outcomes for adults at risk of harm through the provision of effective adult support and protection practice by knowledgeable, competent, and confident staff
- High quality and effective risk assessment and management of risks
- Collaborative, cohesive and decisive strategic leadership for adult support and protection

- Impressive and effective multi-agency working.

This service improvement work as well as our very positive Joint Inspection report culminated in a Ministerial visit in April, Maree Todd, Minister for Social Care, Mental Wellbeing and Sports visited our co-located unit in Langlee, Central Borders where she met with staff from the Public Support and Protection Services team, Third Sector colleagues and services users.

#### **Service User engagement:**

As part of our pre-existing improvement plan for Adult Social Work, Scottish Borders Council had identified the need for a Service User engagement role. This had also been identified as a need across ASP and included in the ASP improvement plan. This was fully endorsed in principle by the Public Protection multi agency partners.

#### **Community Mental Health:**

The Community Mental Health Social Work service has undergone some changes with each member now having professional supervision by a registered social worker in the form of the Team Leader (TL) and Assistant Team Leader (ATL). We have developed an operational document which ensures each member of the team and other professionals within the service are clear about how a social work service is provided. The team is in a much more resilient position with the addition of the ATL role, with the TL and ATL now allocating all work across the team to ensure allocations are appropriate, prioritised and timely.

As the service undertakes hospital discharges in addition to community-based work it is vital cases are allocated promptly. We are working towards the development of new standards as a council to ensure those with priority needs are allocated and assessed promptly. We currently aim to complete assessments of those individuals who are fit to be discharged from hospital within 5 working days. The work of the team is often reactive and requires an urgent response, be that due to the need for hospital discharge (although we do try to allocate wherever possible before the person is fit for discharge) adult protection or high-risk cases. By applying robust caseload management across the team, we are ensuring the responsiveness of the team and the appropriate turnover of caseload.

#### **Learning Disability Service:**

The Learning Disability Service continue to deliver all statutory functions, although capacity and pressure within the Social Work team is high. Carrying out reviews of serviced cases in line with statutory requirements remains a significant challenge within the service. This is due to high referral rates, complexity of work, operational pressures in other areas of the team and staff capacity. The service has recruited 2 new permanent staff into the Review Team over the past year and the manager has developed new processes to improve the turnover of reviews. A test of change is underway in respect of these changes to process.

Following a review on adult learning disability day services, based on engagement with service users and families, a paper was considered by the Health and Social Care Integration Joint Board in June 2022 outlining a set of recommendations. These recommendations noted that there was an opportunity to continue to shift towards meeting people's outcomes in a variety of settings within models that can respond flexibly. Following a period of 'market testing', the Integration Joint Board supported the recommendations and commissioned this work. A procurement process commenced in September 2022. It became clear that the wider national economic situation had affected all providers, and that this in turn reduced the level of service that could be offered by providers within the available budget. As a result, the process was extended to enable further consideration to levels of service that could be provided.

There is a significant need to make efficiencies going forward and at the same time ensure that support for people with the most complex of needs is provided within Scottish Borders in line with the 'Coming Home Report'. To support this we have established a multi-agency "Coming Home Programme Board" which coordinates a range of projects to ensure that we have cost effective and resilient services in place for those with complex needs going forward. The projects are:

1. Tweedbank Supported Living (TSL) - 8 individual supported tenancies in a cluster arrangement with intensive support packages.
2. Lives Through Friends – an innovative and person-centred model focusing on supporting each person to have a Good Life.
3. Kelso Supported Housing (KSL)

The Shared Lives service continues to progress assessing and matching individuals into long term live-in, short breaks, and day support placements. By the end of March 2023 there were 22 matches in place to support 15 individuals and 3 matches in progress for 3 supported people. In addition, 5 additional supported people were identified to find appropriate matches.

## **Justice Social Work:**

During 2022/23 Justice Social Work changed by adapting and developing styles of hybrid delivery, initially implemented during Covid 19, utilising lessons learned at both local and national levels. Running in parallel to these adaptations has been the implementation of new and enhanced delivery systems for Bail Supervision and Electronic Monitoring following the issue of new National Guidance May 2022.

### **Community Payback Orders:**

Over the course of the year, while sitting considerably lower than pre covid, Community Payback Order (CPO) numbers have increased slightly, **197 (+8)** on the previous year-2021/22. The service saw the greatest increase for orders including Supervision Requirements **(+7)**, followed by Unpaid Work and or Other Activity Requirements **(+1)**. While there is an overall increase in the number of CPO's with UPW and or Other Activity, the average number of hours per order has decreased from **113.5** hours (21-22) to **106.5** hours. The reduction, while unwelcome, has facilitated the services ability to address the backlog of hours accumulated as a result of covid restrictions. The service closed the year in a position where all those subject to UPW were able to be accommodated either within group work community projects, commissioned workshop tasks or individual placements, with many service users taking up the offer of additional sessions. It is anticipated that CPO numbers will continue to progressively increase throughout 2023/24.

As the service moved on from the pandemic, there was continued emphasis on the development of ancillary services with a focus on promoting wellbeing and community reintegration. Activities delivered included the facilitation of an evening golf group, ongoing delivery of an established walking group and the provision of driving lessons, as a part of the services drive to tackle transport barriers experienced by many who reside in rural locations. Both the walking and golf group are delivered by social work staff who have an established personal interest in these activities. The groups have been well received and contribute to a reduction in social isolation for service users, in addition to improving health and wellbeing.

### **Bail Supervision and Electronic Monitoring:**

Since the launch of the new National Guidance for Bail Supervision in May 2022, The Borders Bail Supervision service has successfully developed, and is primarily providing delivery across the 2 Borders courts. Following a period of trial and error, a request model

for assessment was implemented. Facilitated by 2 dedicated part-time Justice Officers, requests are received from Court, Procurator Fiscals and solicitors. In addition to court requests for new assessments, the service also considers, the undertaking of assessments for open social work cases presenting at court on other matters. Bail supervision appointments take place 4 days a week, avoiding Mondays when Bail Supervision staff are primarily required to be available to the Court for assessment purposes. Since May '22: 109 assessments have been completed with 46 Bail Supervision Orders being imposed.

Following a year of discussion and negotiations, the service signed a lease agreement, March 2023 with registered social landlord, Waverly Housing. The property; a 1 bedroom flat will be used to provide accommodation for those subject to bail where a lack of accommodation might otherwise result in remand or where additional support is required. Support arrangements will be delivered in partnership with Homelessness Services and will include daily visits (Monday – Friday) as part of an intensive support plan or to identify suitable ongoing accommodation options. The service will be launched in the Spring of 2023.

During the reporting year 01April – 31<sup>st</sup> March the Borders continues, as in previous years, to manage a disproportionately higher number of Registered Sex Offenders, per head of population, than partner MAPPA authorities. For further detail of the MAPPA information, please refer to the following link:



A randomised audit of MAPPA level 2 cases was completed during the year. 2 cases from each of the Justice Social Work and the Sex Offender Policing Unit were randomly selected. The audit focused on 6 areas, Assessment, Plans, Multi - Agency Arrangements, Intervention, Statutory Responsibilities and Impact and Outcomes. The audit concluded that cases audited were managed at the appropriate level and that actions and interventions were commensurate with the assessed level of risk. Information sharing was proportionate, collaborative and defensible and MAPPA templates were utilised, providing consistent and informed information across both services. While a small dip sample, some measure of reassurance as to the integrity and delivery of MAPPA in the Borders can be taken.

#### **VISOR:**

The VISOR system is not utilised in the Borders, however senior management including the Service Group Manager and Chief Social Work Officer have played an active role in contributing to solution focused discussions Nationally. The introduction of MAPPS looks promising. Amended security system functions allowing appropriate access out with the current VISOR locked secure premises; is welcome. However, vetting level issues for social work staff accessing the system remain, and present as the primary obstacle to moving forward. This issue will undoubtedly prolong discussions to achieve a resolution Nationally.

#### **Unpaid Work Service:**

As we entered the reporting year the UPW service was experiencing staffing and delivery issues. Work undertaken throughout the year including a file review, and amendments made to the recording and team sheet systems, in addition to a tightening up of the adherence to CPO: UPW delivery guidance, has placed the service in a positive position with some exciting project opportunities ahead.

### **Christmas Markets:**

November and December 2022 saw the UPW service work on the production of Christmas themed decorations and items for sale at 2 local Christmas markets in Galashiels and Kelso. The events were used to promote the UPW service, and a range of community project work delivered across the Borders. Profits from the sale of decorations were shared between 3 charities selected by service users, the Lavender Touch, Cash for Kids and Heads Together. Carly Mackenzie, Charity Manager for Cash for Kids, said: *“A huge thank you the Scottish Borders Justice Service for their support. In today’s current climate it’s heart breaking to think that up to 20 percent of children in the Borders live in poverty; that’s one in five potentially living without the most basic essentials. Support like this allows us to continue doing what we can to make sure these children have access to essentials such as food, clothes and toiletries.”*

### **Elected Members Presentation:**

A presentation to Elected Members providing an overview of Community Payback Order: Unpaid Work Requirement was very well received. Aimed at increasing knowledge of what a CPO; UPW is in addition to enhancing an understanding of how elected members can promote, to their constituent communities, the benefits of restorative work. Contact information was shared and a suggested request for contact post cards to be produced, is being taken forward. The event has gone onto generate several project work enquiries.

### **Caledonian Men’s Service:**

It is 2 years since delivery of the Caledonian Programme was brought in-house and 1 year since delivery of the group-work programme was implemented. Delivered on a rolling programme, the service has consistently maintained numbers to ensure meaningful delivery and learning experiences for participants. All men convicted of a domestic abuse offence are considered for assessment. Group numbers are managed flexibly, as the service seeks to avoid the build-up of a “waiting list” and delay for those subject to the programme. Staff numbers are small, 2 x 17.5-hour group-workers, result in the need for delivery support from trained Social Workers and the Team Leader, to facilitate group delivery resulting from annual leave and any unexpected staff absence. This can at times, be challenging.

The decision to bring the programme in-house has proven to be successful, as while there have been a small number of breaches due to non-compliance, the original barriers: lack of public transport to and from Edinburgh and lack of flexibility in programme availability to accommodate those with employment and other inflexible responsibilities, have successfully been overcome. It is notable that no men have been breached while at the group work stage, with 12 men made subject to a Caledonian Programme Requirement during 22/23. Consideration of a daytime programme found that given the majority of men attending the programme were in employment, numbers available during the day to attend were low. This situation will be monitored on an ongoing basis and responded to as required.

At the close of the reporting period, a total of 55 survivors of domestic abuse had been offered support from the Caledonian Women’s service. 4 corresponded with out with the Court route. Support offered ranged from personal safety planning to emotional support-signposting and assisting women to increase their own and their children’s safety. The Children’s service worker is working with children indirectly, through fathering classes and support to mothers, due to a lack of child referrals. This is an area of work that will be promoted in the coming year.

## **Challenges and improvements**

There are a number of challenges and improvements that are present within the reporting year. These range from financial pressures and increased demand to specific areas of

practice improvement to ensure that we remain on a trajectory of improved outcomes. The identification of these have been part of our ongoing commitment to self-evaluation and have been aided by the findings of the two joint inspection processes that took place during the reporting year. Most pleasing was that areas for improvement from the inspection processes had already been identified by the services and were already being actioned at the time of the inspections.

**Finance:**

It goes without saying that financial resources are incredibly challenging at the moment with significant increases in demand and reducing resource to address this. The pressure on services to operate within a smaller financial envelope is difficult and has necessitated a clear focus on efficiency across the delivery landscape.

**The Social Work Pathfinder:**

The four Social Work pathfinder workstreams of:

1. The Council Information Hub
2. Process design and simplification / process re-engineering
3. Enterprise Mobility
4. Data governance, maturity and culture

are progressing well.

Council Information Hub (CIH):

Within the Council Information Hub (CIH) work stream, development of the 15 analytics dashboards is progressing well. Ongoing engagement with key stakeholders from Social Work and beyond has been critical in supporting this work to move forward. This will provide accurate information about the services we deliver, giving up to date data on performance, trends and need across the services.

The dashboards will be rolled out to social work managers by at the end of the project. To support this, there are currently discussions underway to finalise the training approach to ensure we maximise the potential of this.

Process design and simplification /Process Reengineering:

- Adult Assessment Form - The new form has been agreed with the service and has therefore been built and tested in Mosaic.
- Adult Review Form – The new form has been agreed with the service allowing the build to shortly commence.
- Adult Support Plan Form – Work in developing this new form continues with service input.
- Demonstrations from Social Work on the following three forms has occurred, thereby allowing the current processes to be drawn up and approved by the service:
  - Child Assessment
  - Child and Young Peoples Protection Plan
  - Child Review

Enterprise Mobility:

The Enterprise Mobility workstream is currently progressing with background work, which is ongoing to build the test environment which will allow test data to flow between the Total Mobile forms and Mosaic. Once forms have been agreed and tested by the Business Process redesign workstream, these will then be passed to the supplier to allow them to build the forms. At this stage we have reached an agreement for the mobile devices, and this will see all staff whose work is in scope for the pathfinder receive the devices to enable them to fully utilise the changes.



#### Data governance, maturity and culture:

As part of the pathfinder, we are ensuring that with the changes that are being implemented, we review our arrangements for data governance, maturity and culture.

The pathfinder will bring significant benefits to the way in which Social Work services operate locally. From the streamlined processes, improved reportable data, improved dashboards detailing performance and activity, access to fit for purpose digital technology for front line staff and improving our governance and use of data, this pathfinder will deliver a new way of working in Scottish Borders. A significant aspect of this will be to free up front line practitioners to carry out the work they are trained to do i.e., engage with people by building meaningful relationships and working co-productively to improve outcomes.

An important aspect of the pathfinder has been the direct involvement of the service as part of the wider team developing the changes. It is apparent that digital technology tools introduced during the pandemic have continued to be embraced by many staff and expanded by the Council. We recognise that whilst this is welcome and something that we are embracing, there is a fine balance to be maintained, ensuring these tools assist staff with the delivery of social work services, without unintentionally weakening the social work role and the professional skills required by those employed across services to communicate and engage with those who present as requiring social work support.

#### **Chronologies:**

One common area for improvement which was identified by our own self-evaluation methods but also recommended in both our ASP and Children at risk inspections was to improve our use and quality of chronologies. A multi-agency working group is being set up to look at chronologies within Scottish Borders Council but also across the multi-agency landscape. There is national recognition that this is an area most partnership areas struggle to get completely right and so in Borders we are looking at an innovative approach to improvement in this area of practice and undertaking this work in the context of analytical writing and professional curiosity.

#### **Advocacy:**

The issue of advocacy has been challenging in the Borders for a number of years. Work was already underway to scope an advocacy service to meet the ongoing need of our communities. This has been supported by the feedback from the two inspection processes that identified a need for a more holistic advocacy provision. Since this feedback, a business case for an enhanced advocacy provision has been presented to strategic planning forums to take forward the provision of this vital service.

#### **Staffing & Recruitment:**

Staff recruitment and retention issues have persisted throughout the year and there have been challenges across the service landscape. Because of some of the challenges we have had to take an innovative approach to recruitment, for example having been unable to recruit to a protected characteristics female UPW supervisor post, creative thinking and covid recovery funding has facilitated the commissioning of a 1-year bespoke post to work with women; to deliver UPW in our Women's Hub therapeutic and wellbeing garden. More detail of workforce issues is contained later in this paper.

#### **Caledonian Women's and Children's Service:**

Funding for delivery of this element of service sits out with Section 27 grant and within the Equalities Grant Fund. There has been no year-on-year uplift in this grant and as such it is recognised that this will weaken future delivery of service, negatively impacting on Public Protection, as monies from other available budget streams are redirected to support delivery.

In addition, the annual allocation of this funding presents challenges in the services ability to plan long term delivery and intervention.

### **Duty of Candour:**

All Health and Social Care Services in Scotland have a duty of candour. This is a legal requirement which means that when unintended or unexpected events happen, that result in death or harm as defined in the Act, the people affected understand what has happened, receive an apology, and that organisations learn how to improve for the future. There have been no Duty of Candour incidents in the reporting year for Scottish Borders Council.

## **Resources**

There are significant financial / budgetary / resource challenges across all services. It has been well documented at earlier points in this paper that with the rising level of need being seen in our communities, coupled with the aftereffects of the pandemic, the cost-of-living crisis and challenges in recruitment / retention, have all led to a very challenging landscape for service delivery.

This has led to a variety of different financial models and approaches being considered as well as modifying our service delivery to meet need as effectively as possible. A significant factor for Scottish Borders in the future will be the delivery and realisation of our digital transformation and how this can create capacity as well as improve efficiency in the way that we deliver services.

It is difficult at this point to identify the scale of any efficiency savings on the back of the digital transformation, simply because we have not yet moved to full implementation.

### **Children and Families Social Work:**

In particular, it is noted that the higher level of the need for out of authority care placements for children and young people is putting a significant pressure on the whole organisation's financial stability. Having reached out to various colleagues across Scotland, this is not a phenomenon that is just being experienced in Scottish Borders. Indeed having researched this pressure, it is apparent that this is a wider United Kingdom issue being experienced throughout the country.

In relation to children and families social work, a significant gap that has been identified is in relation to early and effective intervention. To address this the Children and Young People's Planning Partnership (CYPPP) are looking to develop an innovative early intervention approach to address this need by providing resource in the communities where the need is. It is recognised that this approach needs to address need at as early a point as possible which will help promote improved outcomes, as well as being financially appropriate to meet need.

The biggest concern that is present at the moment is how do we continue to deliver quality services when the resource available does not meet the need to shift the balance of care. We welcome the resource that has been freed up in relation to delivering The Promise at a local level and that this will be taken forward in a true multi agency partnership manner via the CYPPP. However, we recognise this resource is temporary in nature and when looked at in the context of the wider multi agency landscape, is unlikely to fundamentally address the need for earlier intervention without the wider partnership being able to free up resource from existing commitments. In the context of statutory services this is an incredibly challenging proposition when dealing with existing acute level need relating to people in our communities.

Across the service landscape, there have been significant levels of risk analysis undertaken to ensure that we are able to look at any mitigation that can be put in place to reduce risk. This includes working across the corporate landscape and across the wider multi-agency partnership.

## **Adult Social Work:**

### **Savings from Community Care Reviewing Team Reviews:**

In the reporting year 530 community reviews were carried out by the Community Care Reviewing Team, which have included both community reviews and initial hospital discharge reviews. For the financial period of 2022 – 2023 the team secured efficiencies of £385,360 thus releasing resources back into the service to be used by those having been assessed as requiring a resource funded by a Social Work budget.

### **Commissioning:**

With the appointment of a Chief Officer for Commissioning within the Council, we are also undertaking a review of all commissioned services to identify efficiencies and ensuring best value for the organisation and the public pound.

### **Learning Disability Service (LDS):**

The LDS commissions *circa* 300 packages of support. In 2022-23 the service (Social Work) budget was *circa* £21,000,000. The service is on an ongoing journey of improvement and with further ongoing focus, the service will be able to continue to manage the financial risk, provide an enabling approach, and improving outcomes.

Expenditure and volume of hours provided have been positively impacted by a range of measures implemented by the service during the last 2 years. From 2021 to 2023 the service has made recurring efficiencies. These measures are now built into the routine management processes in place going forward. However, although the net downward trend in the above areas of service is positive, it is still anticipated that financial pressures in 2023-24 will be reported throughout the year.

One example of how resources are being managed within the LDS is the development of the Resource Panel Process. The Resource Panel is in place to ensure consistency in allocating resources in line with local eligibility criteria. Social Work staff carry out assessments, identifying outcomes and needs, they calculate a budget to meet these outcomes and needs, having first considered non-cost options to meet outcomes, such as family and community support. Findings from the assessment are presented to the Resource Panel for a decision to allocate a budget. Improvements to the Resource Panel process include the development of clear Standard Operating Procedures and a revised checklist for staff to support their submission and presentation to panel.

A further example of an improvement project is the Positive Risk-Taking Panel. This has been developed to consider positive risk taking for individuals where it is believed that significant levels of 1:1 and 2:1 support are required to manage risk. An initial pilot involving 2 service users has resulted in greater levels of independence for both individuals an annual cost avoidance of approximately £63,655.

### **Community Mental Health:**

The service has delivered services within the allocated budget 22/23. Robust assessment, care management and governance arrangements are in place with the further development of the Mental Health Resource Panel, incorporating all the improvements developed through the LD services financial efficiencies work. Resource panels are chaired by the General manager with administrative support and outcomes recorded for each individual on Mosaic.

There are some financial pressures within the budgets for the provision of care although much of this has been addressed as a result of the review process, with a number of cases being identified as incorrectly being charged to the mental health budget. We have also significantly reduced a number of high-cost care packages by robust application of the eligibility criteria within local guidance.

We have experienced some challenges around the application of our charging policy for our clients with one commissioned service. As a result, we are currently reviewing that service and the application of the charging policy. The current impact is that some clients are declining a service that has the potential to maintain their wellbeing and prevent hospital admission due to concerns over charges. At present where the resource panel believes the clients decision to decline the service is not in their interest, we are making application to waive the charges as in these circumstances the longer-term cost implications are significantly higher.

We are reviewing the commissioned services within MH at present part of which includes value for money, affordability and if services could be provided in another way. This process will inform financial spend moving forward. Previous reviews of commissioned services has resulted in disinvestment and reinvestment in improved models of support such as the introduction of the Local Area Coordinator Service (LACS). We have also looked at ending contracts where duplication occurs and replacing provision through recommissioning with alternatives that provide improved outcomes i.e. new services such as the Recovery college, DBI and the expansion of the Mental Health Supported Living Service.

## **Justice:**

### **Funding Section 27:**

The static Section 27 grant funding has inevitably resulted in real terms cut in funding across the justice service. It is intimated that there may not be an increase in the grant through to fiscal year 2026. The impact of the current cost of living crisis and 22/23 pay settlement, have placed substantial pressure across all service delivery.

The allocation of Pandemic Recovery and Transformation Work grant funding has been welcomed and utilised to support the recovery of service provision, in particular the employment of temporary staff, ongoing commissioning of 3<sup>rd</sup> sector and the provision of wellbeing opportunities for service users. In addition to the development of the Bail Supervision Service. Much of which would not have been possible from the allocated Section 27 grant funding alone. The financial challenges faced by the service are anticipated to increase, as we move into 23/24.

### **Third Sector**

#### **Families Outside:**

During the year the service reinitiated links with Families Outside by assisting in the promotion of their service within the two Sheriff Courts and across the 3 Justice Service bases. The Families Outside Borders representative attend a team meeting and provided publicity literature which is now embedded within the Justice Service web page.

#### **Works+**

Commissioned local third sector organisation, Works+ continue to provide enhanced employability and training opportunities to justice service users. The service dovetails with supports offered by the Community Learning Support Service. In the reporting year **63** people were referred into the service, with **34** engaging following the initial interview. **23** failed to attend for interview despite repeated invitations. 17 people have achieved their

identified goal with 12 gaining employment: 3 engaging in volunteering and 2 taking up college places. The Works+ contract has been extended for another 12 months.

*Service user quote: 'I really liked coming to see the ladies at the Focus Centre they helped me a lot with my mental health, just having someone to talk too was good. They also got me a volunteering role at Floors Castle in Kelso which I am really, really enjoying as it gets me out the house and has focused me on learning other things and being outdoors and around new people is a big help with my mental health, so thank you both I am really happy.'*

### **Adult Learning Support:**

The justice service has extended its Delivery Agreement with Community Learning and Development Support Services for a further 2 years, in addition to increasing service delivery hours from 4 to 7 per week. Established in 2021, the service delivers bespoke learning opportunities to a small number of service users, aged 18 years and above, to access sustained engagement in learning and achieve self-identified goals through an Individual Learning Plan, gaining SQA accreditation and progressing to other learning opportunities. In the reporting year 6 out of the 7 people referred, engaged with a further 2 continuing their learning from last year. Learners report that they feel supported to gain skills that match their interests and build confidence to achieve.

*An SQA evaluation in March 2022 highlighted, "Lesley Anne's work with a disengaged individual represents an exemplary model of engagement strategies in action. Her ability to create a positive learning experience, by personalising the interaction and material and using interactive delivery methods, had a significant impact on the individuals' level of engagement and attitude towards learning." Martin Timoney, Curriculum and Quality Leader, Essential Skills and Centre of Meta Performance, West College Scotland*

## Workforce

A key element of supporting the Social Work workforce has been the continuation of the fortnightly CSWO Senior Leadership Team meetings. This forum was initially established as a weekly meeting during Covid, however we have continued this to ensure that there is a strong emphasis of senior leaders across Social Work to come together to share information, provide mutual support, identify areas where we can work across services to improve outcomes etc.

Strategic people and succession planning processes were reviewed and relaunched in Scottish Borders Council (SBC), moving to an online process in Summer/Autumn 2022. Social work services have strategic people plans in place and succession plans continue to be developed to ensure our social work services are resilient and fit for the future as well as having the right people, in the right place, at the right time. All People and succession plans have strategic ties to the Council and Financial Plan with succession plans also being informed by the training matrix and appraisal/supervision processes.

Recruiting qualified social workers continues to be challenging, however we are seeing the benefits of the Social Worker traineeship scheme with staffing levels for social workers improving. Recruitment and retention of Occupational Therapists (OTs) is also challenging, and we are looking at the potential of replicating the success of our trainee social worker scheme and creating a career pathway for OTs.

In terms of supporting the workplace we have reviewed and continued to develop our mentally healthy workplace policies advising on the symptoms of stress; proactive measures that individuals can take to help reduce stress as well as advice and support for line managers. We have recently re-launched our employee assistance programme with 'vivup' to provide support to members of staff with any mental, physical, financial or personal issues. This includes ad-hoc and counselling support. In addition, we have launched the Aviva digicare+ workplace app for members of staff, this gives staff access to a digital GP; mental health consultations; nutritional consultations; health checks and second medical opinions.

SBC also provide a number of well-being and resilience-based resources, including e-learning and online workshops, such as developing personal resilience; managing your mental health while working from home; mental health awareness: training for line managers.

SBC have continued to seek the views and opinions of the whole workforce with the employee survey, crucially developing action plans on the back of staff feedback. Senior Management online meetings / briefings are taking place to ensure that there is improved communication across the organisation.

### **Staffing and retention:**

There has been a mixed picture of staff recruitment and retention across adult social work services.

Some teams have had a reduced Occupational Therapy service and other teams have found it difficult to recruit to social worker roles. Non-registered posts such as paraprofessionals, Community Care Assessors and OT assistants have had much more success. This has impacted on waiting times for assessment. Where possible teams have assisted each other and the refresh of Community Led Support and continued roll out of the 'What Matters' hubs has helped optimise turnover of work.

In order to ensure that Adult Support & Protection work remains a key priority for the department, a back-up rota for 'Council Officers' approved under the Act, has been in place for some time should any team be unable to provide a Council Officer for investigation. The improvements made around Council Officer training, accreditation and re-accreditation have assisted the availability and skill set of those staff.

### **Scottish Government workforce well-being fund:**

In the reporting year Scottish Borders successfully applied for Scottish Government workforce well-being funding with £7,500 being awarded. A staff survey was conducted with results supporting that staff were interested in engaging in a diverse range of activities. To make the most of the money a voucher scheme was set up with staff getting to choose two activities to engage in. Based on survey results 100 massage sessions were offered, 10 e-bike vouchers for half a day's peddling, 6 yoga classes held over 3 sessions, 50 Indian cookery demonstrations with a meal at the end, 3 stained glass classes held over 3 days, 54 escape room experiences, and 34 paddleboarding and kayaking sessions. In total 257 well-being sessions were provided over the course of 3 months.

Feedback from staff indicated that they had enjoyed the activities immensely with an example of direct quotes as below:

*"I went for a massage in Galashiels which was lovely and very much appreciated! Nice to be reminded how important and beneficial it is to have some self-care time."* (RG)

*"I really enjoyed the opportunity to have a go at Yoga and I am going to continue with this activity. Thank you."* (MS)

*"I had a facial last week. This is the first facial I have had in years, and it was absolutely brilliant. What a treat to be given this through work. Some of the Peebles team used paddleboard vouchers and have some great photos from a superb afternoon. Great team bonding experience."* (KH)

*"I made use of the vouchers, as did some of my colleagues. Massage and kayaking at St Mary's loch. Thoroughly enjoyed both of them and felt very fortunate to have been given these lovely experiences/opportunities for self-care by the council. It did make you feel like a valued member of staff. Just wanted to say thank you."* (KD)

The Learning Disability Service prioritise 4 days each year for the whole integrated service to come together for development opportunities. Two days are committed to Continuing Professional Development (CPD) and two days are committed to Service Development. These days are organised, run and facilitated by team members. The last CPD themes were on Trauma Informed Practice and Wellbeing; the last two Service Development Days focussed on team roles and service improvement regarding team meetings.

The Community Mental Health Team have had a number of development sessions and continue to focus on developing as a team as well as generating a consistency in approach not only internally but with our colleagues in localities. They have been working on an operational document which brings together how they integrate within the wider mental health service and where they fit within the wider social work / care landscape. The development of this document has enabled them to build clarity in their role and function and as they implement this, they will be working collaboratively to ensure they are supported both professionally and personally with some of the challenges with a move towards being a more statutory orientated service. Of significance is the desire to be able to share their expertise in mental health with their locality-based colleagues.

We have appointed to an assistant team leader post in the last year to ensure we have some resilience within the service in the absence of the team leader, in addition we have been awarded additional funding of 3 hours from NHS for the appointment of a social worker to undertake specialist services in respect of peri-natal mental health, this post is filled.

Within the team we have developed the team as a whole now having 5 Council Officers within the service, with one pending in addition to 3 Mental Health Officer qualified members of the team. One of the team is about to undertake a 6-month secondment to the MHO team to further develop their skills and develop closer working relationships between the team and the MHO Team.

The team recently hosted the Chief Social Work Officer and General Manager, both attending and providing information on strategic development of the services as a whole.

## Training, learning and development

Training and Development Priorities:

1. Overview of legislation, Outcomes/values/principles etc – For new staff and Care Managers
2. Good conversations – Train the trainer approach for this with the National Development Team for inclusion (NDTi) as part of Community Led Support.
3. Risk management and risk assessment – a priority for across the Adult social work services
4. Chronology and case recording –working group set-up to look at chronologies/analytical writing/professional curiosity and training needs will emerge from this group. This will apply across adult and child services.
5. SDS – Training is in place from 'In-Control'
6. PAMS – Changes to the platform and training due to closure of sole provider. Required as essential training for C&FSW – ongoing annual program.

Other priorities would be.

1. Trauma informed Practice – A tiered approach needed– more detailed for SW staff given the levels of trauma they support people with.
2. Elm's training and single handed moving and handling training for OTs
3. AWI training
4. Chairing of case conferences for CP/ASP and AWI –aimed at Team Leaders, CPRO's and APO's to do common training on managing meetings and Chairing conferences.
5. Mosaic related training –it is expected that we create superusers across Social Work to deal with both the technical training and the professional practice in relation to Mosaic, particularly given the changes in the Pathfinder.

### **Multi-agency Trauma Training:**

Scottish Borders Council received funding to develop a more trauma aware workforce. To this end we have engaged with NHS and 3<sup>rd</sup> sector colleagues to create an offer of a wider joined-up training programme which will be available to all services and agencies in Scottish Borders. The ambition being to create a trauma informed region. We have been privileged to be joined on this process by a number of people with lived experience, ensuring that as we progress with this ambition, we do so with a clear focus on how this will impact and improve outcomes for those who have experienced trauma.



E-learning completions by SW staff:

Year	No of SW Users	Total Completions
Apr 2022 – Mar 2023	354	6835

**Central Training Budget 2022/2023:**

Social Work & Practice £158,046.09

SW Traineeship Scheme spend £227,331.51

The training and development budget is under pressure as new initiatives and/or strategies are requested to be implemented by government and registration organisations in addition to already prescribed planned training and budget allocation. Changes to qualification requirements are another aspect of the demand on these resources.

**Adult Social Work:**

Over the last reporting year, we have been working closely with our Corporate training and development team to produce a matrix of learning needs and agree priorities for staff. This is in place and ready for progressing now that training and development staff for Social Work & Practice have been permanently recruited to the corporate training team.

As well as continuing to support staff to undertake a range of formal funded training through Universities and colleges courses, there will be a focus on internal training around key care management and statutory processes, including Self-directed support, risk assessment and management, effective conversations to name a few.

**Public Protection:**

The Public Protection Committee Joint Learning & Development Framework is now fully embedded with core Child Protection and Adult Support and Protection training being delivered throughout the year. This is multi-agency training that is delivered by multi-agency partners to Scottish Borders workforce across the third sectors, Police Scotland, NHS Borders, Scottish Fire Service and Scottish Borders Council.

- Introduction to Public Protection (PP2)
- Thinking About Risk (PP3)
- Adult Support & Protection Contributing to the Process (ASP3),
- Child Protection Contributing to the Process (CP3),
- Council Officer Training (ASP4)
- Council Officer Refresher (ASP4)
- Fire Risk Recognition Training (PP1)
- Neglect Toolkit ((CP3),
- Train the Trainer (Social Care Workforce)

A trial period of joining up with Midlothian and East Lothian to train Council Officers was an excellent exercise to undertake and provided good cross authority sharing, however following analysis, a decision was taken for the training of Council Officers to come back in house. This was mainly due to the difference in how the workforces are established across the three local authorities and provides more flexibility to Scottish Borders to be able to train Council Officers at times that suits the Locality Teams, which means we can be more needs led. We have also launched the new Council Officer Accreditation and Re-accreditation learning plans. Once the relevant Council Officer training has been completed the Council Officer will then continue their learning throughout their daily work, thereby ensure ongoing learning and improved knowledge in relation to Adult Support & Protection. The reasons behind this is to make sure that staff undertaking this role feel supported whilst carrying out

complex work and so Adults and their families / carers receive the best support at such a critical time in their lives.

Quote from one Council Officer –

*‘Good to go over the ASP Act and updated procedures and processes. I appreciated the space to think about how they underpin the day-to-day ASP work for all of us. I personally valued the refresher on the distinction between the ASP Act, AWI and MHCT Act. I welcome the annual refresher; it is good to keep it fresh in my mind’.*

As part of our aspirations for continuous learning we developed and recruited a specific Adult Protection officer role focusing on supporting staff with their learning and also quality assuring the skill set of staff working in ASP. This officer set up monthly small group based reflective practice sessions, offering Council Officer’s protected time for peer discussion on topics such as complex case work, legal and ethical dilemmas and balancing of rights.

Quote from one Council officer – ‘

*‘I got a lot out of the reflective practice. It is like peer-to-peer supervision, with oversight - so it doesn’t head off on a tangent in one particular direction and remains informative and relevant to all our work’.*

A small working group, which includes SBC and NHS, and public protection staff, has been formed to ensure the recommendations reached at the training event are put into practice, this will support our ASP and wider Improvement planning.

#### **Capacity training:**

Fifty-eight staff from the Health and Social Care Partnership, including staff from public protection services, attended a workshop in May to discuss the development of a Capacity Pathway. This followed work undertaken to review and update the partnership’s existing Capacity Assessment Tool (CAT).

The aim of the workshop was to develop a Capacity Pathway across NHS and SBC and to jointly agree a flowchart and improved system of progressing Capacity-related situations in hospital, at home and in situations which require intervention under formal Adult Support & Protection.

A small working group, which includes SBC and NHS, and public protection staff, has been formed to ensure the recommendations reached at the training event are put into practice, this will support our ASP and wider Improvement planning.

## Looking ahead

The obvious barrier to mention at this stage will be the significant resource challenges across all services. Most acutely in the Children and Families Social Work service and as we approach winter, for the wider Social Care & Health perspective.

There are however some really exciting developments which will be progressing in the coming year:

Progress will be made on the improvement plans following the two joint inspection processes during the last reporting year.

The Digital Pathfinder will be activating the use of dashboards, mobilisation and data leading to Autonomous working for frontline staff. This coupled with a review of the scheme of delegation to foster an environment of empowerment to the wider workforce will be critical going forward. It is also of note that given the level of investment from Scottish Borders Council, we will need to realise efficiencies as a result of this.

We will progress on the journey of the Social Work traineeship to ensure that we continue to offer a career trajectory for people to become qualified Social Workers. This will hopefully go a significant part of the way to ensure that Scottish Borders has the ability to recruit Social Workers in the short and medium term. We will also be focussing on the recruitment of Occupational Therapists and consider a possible inhouse trainee scheme in partnership with Sunderland University. This is about ensuring that our services have the ability to be able to meet the needs of our communities going forward and contributes to our desire to progress reablement.

Due to the increasing demand for services locally, the ongoing development and expansion of a Community Led Support approach is of vital significance. By utilising the roll out of What Matters Hub's, the advice, guidance and assistance being available for communities, in communities is hugely important.

We will be building on our use of a more systematic self-evaluation process across Adult Social Work to produce a self-evaluation and quality assurance framework that will be applied across the whole service.

We are looking to progress work on the transition for children / young people to adult services. This not only pertains to formal transition processes (for example Children Affected by Disability to Adult Learning Disability Service) but also young people who find themselves sitting between child and adult services because of their age. There are some exciting ideas about how we can make this a more joined up process for these young people and very much adopting a more holistic approach to meeting need.

The work of the CYPPP will continue at pace, with the four designated network groups progressing their workplans to improve outcomes for all children, young people and families in Scottish Borders. In particular, the work on engaging with people with lived experience to ensure that their voice is not only heard, but that they have a seat at the table when determining how services are designed to meet local need. Added to this is the re-commissioning of services to be more aligned to the newly refreshed strategic Children and Young Peoples Plan, ensuring that we continue in our progress to deliver 'The Promise' locally.

Work will progress on the development of an Advocacy service to ensure that we provide dependable support to children and young people in Scottish Borders.

We will develop a strategy for increasing early and effective intervention in our communities to address need as early as possible.

We will be continuing to apply a significant level of scrutiny to out of authority placements for children and young people by involving wider Council services to see what other mitigations we can put in place to reduce this need.

**Specific to C&FSW:**

- We are exploring (at pace) alternative building options to increase local capacity e.g. working with partners to identify an interim provision for complex needs in lieu of the Tweedbank development
- Exploring additional children's services provision locally
- Exploring a model for increased capacity to support Kinship & Foster Carers
- Exploring the expansion of FGDM and Abuse and Trauma recovery work
- Reviewing if we can do more to recruit foster carers.

**Conclusion:**

In conclusion to this year's annual report, as the Chief Social Work Officer I am once again privileged to lead the Social Work services in Scottish Borders. This has been a particularly challenging year with significantly increasing and changing need across the service landscape. We are seeing significantly more complex presentations and stress within family settings, leading to additional pressure in our communities.

I am mindful that during this reporting year, we have had two separate joint inspection processes from external bodies. Both of these inspection processes have validated the amazing work that our staff do on behalf of the organisation with the most vulnerable people in our communities. By working in partnership, we are doing everything we can to make Scottish Borders a great place to be.

I am confident that we remain reasonably well placed to keep improving our services but similarly recognise that it is becoming more and more challenging because of the extent of need and the financial position. There is no doubt that the coming years will continue to be challenging for everyone, but by engaging in meaningful discussion with staff, people who use our services, their families and carers, and our communities, we will continue to do everything that we can to ensure that we achieve the best possible outcomes for all.

I would finally like to convey my sincere thanks to each and every member of staff for the amazing work they do, often under very difficult and challenging circumstances. All staff should be proud of the work they do in making a difference to the people and communities we serve.



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## **CHILDREN'S RIGHTS**

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### **Report by Director Education & Lifelong Learning**

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## **Scottish Borders Council**

**28 September 2023**

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### **1 PURPOSE AND SUMMARY**

- 1.1 The purpose of this report is to advise on what initiatives Scottish Borders Council has implemented in the past 3 years (2020-23), and the measures planned over the next 3 years (2023-26) to further the rights of children and young people living in the Scottish Borders.
- 1.2 Part 1 of The Children and Young People (Scotland) Act 2014 requires Public Authorities to report 'as soon as practicable' after the end of each three-year period on the steps they have taken to secure better or further effect the requirements of the United Nations Convention on the Rights of the Child (UNCRC).
- 1.3 Scottish Borders Council have prepared a joint report with NHS Borders to comply with the requirement of the Act and it is shown in Appendix 1. The Act requires that the Children's Rights Report is published on the local authority website.
- 1.4 The report is split into 2 parts. Part one sets out actions implemented within the past 3 years, namely, from 2020 to 2023. Part two comprises of an Action Plan of the measures being taken forward covering the period 2023 until 2026.

### **2 RECOMMENDATIONS**

- 2.1 **I recommend that Council:**
  - a) Approve the Children's Rights Report for 2020-23**
  - b) Approve the Action Plan for 2023-26**

### 3 BACKGROUND

- 3.1 Part 1 of the Children and Young People (Scotland) Act 2014 requires Public Authorities to report, "as soon as practicable" after the end of each 3-year period, on the steps they have taken to secure better or further effect of the requirements of the United Nations Convention on the Rights of the Child (UNCRC).
- 3.2 Using the UNCRC as the framework for reporting, Scottish Borders Council and NHS Borders have prepared a joint report which sets out:
1. actions implemented in the past 3 years (2020-23), and;
  2. an Action Plan of the proposed measures to be taken forward in the next 3 years (2023-26) to further the rights of children living in the Scottish Borders.
- 3.3 The Convention has 54 articles that cover all aspects of a child's life and set out the civil, political, economic, social and cultural rights that all children everywhere are entitled to. It makes clear how adults and governments must work together to make sure all children can enjoy all their rights.
- 3.4 The Convention must be understood as a whole: all rights are linked, and no right is more important than any other. The right to relax and play (article 31) and the right to freedom of expression (article 13) are as important as the right to be safe from violence (article 19) and the right to education (article 28).

### 4 WHAT SCOTTISH BORDERS COUNCIL, NHS BORDERS AND PARTNERS HAVE DONE TO IMPROVE CHILDREN'S RIGHTS IN THE PAST 3 YEARS (2020-2023)

- 4.1 Over the 3-year period, a number of initiatives have been undertaken which have recognised Children's Rights and so have enabled children and young people an opportunity to state their views. These are set out in the full Children's Rights Report (Appendix 1B). Some notable highlights are as follows:
- a) **Virtual School Headteacher** - The Virtual School Headteacher acts as a local authority champion to promote the educational achievement, attainment and experience of all of our looked after and care experienced children and young people. As a member of the corporate parenting group, the Virtual School Headteacher works alongside colleagues in Social Work, Health and other agencies to advocate for learners and provide educational support and direction. The Virtual School Headteacher is there to support and challenge schools and settings to ensure the needs of care experienced learners are met and acts in a consultative role for staff in schools. The Virtual School Headteacher works in collaboration with The Promise Implementation team and Scottish Borders Champions Board, to ensure the voices of learners are heard and that there are opportunities for participation in decision making (art 12, 13, 28, & 29).

- b) **Play park consultation** – Three community meetings were held in the village of Gavinton which were designed to be inclusive and children from the community had their voices heard. The first meeting was an onsite overview and to hear what everyone had to say, the second meeting was to narrow down their choices and the third meeting onsite, and in the village hall, was a presentation to the community to set out three options. The local children dominated the input at that meeting and were unanimous in their preferred choice which has been delivered on site (art 12, 17 & 31).
- c) Since August 2021 a **Champions Board approach** has been implemented to enable care experienced children and young people to have a forum that is flexible, accessible and has young people's voice at the heart of its design and development. The Champions Board approach has continued to be developed with care experienced children and young people over the past twelve months, and a schools pilot was established in two local secondary schools at the start of 2023. Setting up Champions Hubs in schools allows for getting to know children and young people in their communities, as well as working alongside school staff to support them to understand their Promise and Corporate Parenting responsibilities. The Champion's Board is also developing hubs at local colleges. Updates about Champions Board progress have been published in April 2022 and February 2023 via Champions Board Reports which have been developed and designed by the Lead Young Person and informed by feedback and ideas from Champions Board members (art 3, 4, 6 & 12).
- d) **Get into Summer 2022** was delivered by Live Borders in partnership with Scottish Borders Council and other key partners. Following on from a successful pilot programme in the Summer of 2021, Get into Summer 2022 provided a comprehensive programme of sport and cultural activities for children and young people and offered free places for identified children and young people to participate in holiday camps, go to the cinema and library workshops (Art 28, 29 & 31).
- e) Public Health, in partnership with NHS Borders Dietetics, has developed a new **Child Healthy Weight (CHW) Fit 4 Fun** service for children, young people and their families aged 0-18yrs. Pathways have been developed to support wide ranging access with options of self-referral over the age of 12 as well as the offer of support to fill out referral forms if required. Children & Young people aged 16-18 years are given a choice to access either CHW or Adult Weight Management under professional guidance. Children and young people are encouraged to set their own goals and work at their own pace. In addition, they are encouraged to provide feedback during and following completion of the programme through options of verbal communications, evaluation and/or care opinion/care opinion monkey. Parent/carers feedback is also sought through post evaluation and care opinion/monkey (art 3,12,13,14, 24 & 25).

## 5 ACTIONS PROPOSED BY SCOTTISH BORDERS COUNCIL, NHS BORDERS AND PARTNERS IN THE NEXT 3 YEARS (2023-2026)

5.1 Scottish Borders Council, NHS Borders and Partners will continue to take forward measures to improve the wellbeing of all children and young people living in the Scottish Borders to ensure that their rights are fully realised and protected. A number of measures are proposed for 2023-2026 which recognise Children's Rights and will enable children and young people to state their views. These are set out in the full Children's Rights Report (Appendix 1D). Highlights are as follows:

- a) We are building on the **Champions Board approach** implemented in the last 3 years to develop Champion Board Hubs in 2 more schools and the local college in the Borders. We will work with partners to continue to develop the Champions Board Approach to ensure children and young people with quieter voices are at the heart of decision-making in the Scottish Borders.(art 3,4, 6 &12).
- b) SBC Education colleagues from Leader Valley School continue to engage with the South East Improvement Collaborative Complex Needs Network to create additional **UNCRC training scenarios** which are relevant to children and young people with complex needs (art 3 & 4).
- c) Current procedures are being updated to encompass directions for children and young people identified as young carers to offer plans or statements quickly when they are a **young carer of someone with a terminal illness**. Current regulations can only set timescales once an offer is accepted. The guidance from Scottish Government will therefore help to achieve the original policy intention of timescales running from when the authority was first aware of a young carer of someone who is terminally ill (art 3,4, 6 & 17).
- d) A **child friendly complaints procedure** and guidance is currently being developed by the Scottish Public Services Ombudsman (SPSO) in conjunction with children and young people and other stakeholders. The current deadline for this is April 2024 (art 3 & 12).
- e) A **Health passport (HP)** is to be developed for when a child/young person is admitted into hospital. The HP will provide information about the young person, what name they would like to be called, what food they like/dislike and things that they are interested in e.g dogs, reading to try and make their stay in hospital a personalised experience (art 2, 3, 6 & 24).
- f) A review is underway to help **shape the future of sport, leisure and cultural services** in the Scottish Borders. All secondary school pupils in the Scottish Borders are to be invited to complete an online survey. The responses will form part of the review, which focuses on the quality, quantity, accessibility, affordability and ongoing sustainability of services and facilities owned by the Council and operated by Live Borders (art 12 & 31).



## 6 IMPLICATIONS

### 6.1 Financial

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

### 6.2 Risk and Mitigations

In accordance with the United Nations Convention on the Rights of the Child (Incorporation) (Scotland) Bill, Scottish Borders Council and NHS Borders must ensure that Children's Rights are upheld in any decision making. Failure to do so leaves the Council at risk of not meeting its statutory obligations, and the various consequences as a result.

The Council's risk management process routinely considers relevant risks arising from new and existing legislation. The Corporate Risk Officer will liaise with relevant officers to ensure that associated threats and opportunities are captured appropriately, and controls and mitigation actions are applied.

### 6.3 Integrated Impact Assessment

An Integrated impact assessment has been completed and is shown at Appendix 2.

### 6.4 Sustainable Development Goals

In considering each of the UN Sustainable Development Goals, the following may be considered to make a difference:

- 1. End poverty in all its forms** – local action is reported in the Scottish Borders Child Poverty Report and Action Plan which contributes to this goal.
- 2. End hunger, achieve food security and improved nutrition and promote sustainable agriculture** – third sector youth organisations support young people with cooking and baking activities. Food parcels were given to young people during the covid pandemic. Children, young people and their families benefited from cost-of-living funding which was given to third sector youth organisations to enable them to open longer and work with food partners to deliver food to those in need.
- 3. Ensure healthy lives and promote wellbeing for all** – holiday programmes are on offer which provide a range of activities for children and young people. Play provision consultation is now routinely done with children and young people.
- 4. Ensure inclusive and equitable quality education** – The Inspire Learning Programme was accelerated due to the covid pandemic to ensure that children and young people could continue to learn at home when schools were closed. The virtual school headteacher promotes educational achievement, attainment and experience for all looked after and care experienced children and young people.
- 5. Reduce inequalities** – local action is reported in the Scottish Borders Child Poverty Report and Action Plan which contributes to this goal.

## 6.5 **Climate Change**

There are no climate change implications arising from the proposals contained in this report.

## 6.6 **Rural Proofing**

There are no rural proofing implications arising from the proposals contained in this report.

## 6.7 **Data Protection Impact Statement**

There are no personal data implications arising from the proposals contained in this report.

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

There are no changes to the Scheme of Administration or the Scheme of Delegation as a result of this report.

## **7 CONSULTATION**

7.1 The Director (Finance & Procurement), the Director (Corporate Governance), the Chief Officer Audit and Risk, the Director (People Performance & Change), the Clerk to the Council and Corporate Communications have been consulted and any comments have been incorporated into this report.

### **Approved by**

#### **Name**

**Lesley Munro**

#### **Title**

**Director Education & Lifelong Learning**

#### **Author(s)**

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**Background Papers:** n/a

**Previous Minute Reference:** Executive Committee 18.05.21

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

Contact us at Sylvia Mendham, Council HQ, Newtown St.Boswells, Melrose, TD6 0SA, [smendham@scotborders.gov.uk](mailto:smendham@scotborders.gov.uk)

**Scottish Borders**

**CHILDREN'S RIGHTS REPORT**

**2020-2023**

**&**

**2023-2026**

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## Introduction

Part 1 of the Children and Young People (Scotland) Act 2014 requires Public Authorities to report, “as soon as practicable” after the end of each 3-year period, on the steps they have taken to secure better or further effect of the requirements of the United Nations Convention on the Rights of the Child (UNCRC).

Using the UNCRC as the framework for reporting, Scottish Borders Council and NHS Borders have prepared a joint report which sets out:

1. actions implemented in the past 3 years (2020-23), and:
2. an Action Plan of the proposed measures to be taken forward in the next 3 years (2023-26) to further the rights of children living in the Scottish Borders.

This report demonstrates the commitment of Scottish Borders Council and NHS Borders over the past 3 years (2020-2023), and the next 3 years (2023-2026) to ensure all children, young people and their families have their rights valued and respected. We do this by providing the very best in evidence-based practice that supports prevention and treatment opportunities. Our staff are highly trained and appropriately skilled in the provision of children’s services. We aim to provide support to all parents, carers and guardians to make all of our decisions in the best interests of a child.

We strive to ensure children, young people and families are treated with dignity and feel valued and heard. Complaints and any other feedback from children, young people and families are treated seriously and responded to so we can ensure we improve our services. NHS Borders and Scottish Borders Council consider the rights of all children throughout our services. Services and projects have either adopted or are in the process of adopting a rights-based approach to ensure children’s rights are respected, protected and fulfilled.

In preparing this report, we have consulted with children and young people to ensure they have a say about matters that are important to them. This has included various consultations on a variety of topics, e.g., the Young Carers Strategy, consultation on the proposals for the new build of Galashiels Academy and play park consultations. We are committed to involving children and young people in preparing Child’s Rights Reports in the future, as well as in the design of our services, policies and plans.

## What is the United Nations Convention on the Rights of the Child (UNCRC?)

The UNCRC sets out the human rights of every person under the age of 18 and is the most complete statement on children’s rights treaty in history. It was adopted by the UN General Assembly in 1989 and is the most widely adopted international human rights treaty to date. Progress on implementation of the UNCRC is monitored by the UN Committee on the Rights of the Child.

The Convention must be understood as a whole: all rights are linked, and no right is more important than any other. The right to relax and play (article 31) and the right to freedom of expression (article 13) are as important as the right to be safe from violence (article 19) the right to education (article 28) and the best interests of the child (article 3).

The Convention has 54 articles that cover all aspects of a child's life and set out the civil, political, economic, social and cultural rights that all children everywhere are entitled to. It makes clear how adults and governments must work together to make sure all children can enjoy all their rights.

The Convention can be [read in full](#) or accessed in an alternative [simplified formats](#) prepared by the Children and Young People's Commissioner Scotland.

Scottish Ministers have set an ambition for our country: that Scotland is the best place to grow up and bring up children. To achieve that we require a positive culture towards children. This is promoted through Getting it right for every child (GIRFEC). The GIRFEC approach has been built up from the UNCRC. Appendix A shows the links between the GIRFEC wellbeing indicators (SHANARRI) and the articles of the UNCRC.

Children's rights are divided into 4 groups. These often referred to as the 4 P's - Provision, Protection, Participation and Prevention, as set out and described below:



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For the wellbeing of our *children*

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### **Protection**

These rights include protection from all forms of child abuse, neglect, exploitation and cruelty, including the right to special protection in times of war and protection from abuse in the criminal justice system.

### **Provision**

These are rights to the resources, skills and contributions necessary for the survival and full development of the child. They include rights to adequate food, shelter, clean water, formal education, primary health care, leisure and recreation, cultural activities, and information about their rights. These rights require not only the existence of the means to fulfil the rights but also access to them. Specific articles address the needs of child refugees, children with disabilities and children of minority or Indigenous groups.

### **Participation**

Children are entitled to the freedom to express opinions and to have a say in matters affecting their social, economic, religious, cultural and political life. Participation rights include the right to express opinions and be heard, the right to information and freedom of association. Engaging these rights as they mature helps children bring about the realisation of all their rights and prepares them for an active role in society.

## Prevention

Children and young people have the right to be protected from being hurt or badly treated. Article 19 of the UNCRC makes it clear that children and young people have the basic human right to dignity. This means they have the right to be protected from violence, just like everybody else.

## The Children & Young People (Scotland) Act 2014

Ministers have a duty to keep the UNCRC 'under consideration', to raise 'awareness and understanding' of its principles and provisions, 'take account' of views of children and local authorities must submit a report to the Scottish Parliament every three years on the changes that have been made to UNCRC implementation over the period. It also contains a duty on public bodies to report on UNCRC implementation.

The Bill became the newly named 'Children and Young People (Scotland) Act 2014' and while it fell short of incorporation, it provided a focal point for children's rights discourse. The key point of the Scottish Government's plan was to make Scotland the best place in the world for children to grow up.

## The Children and Young People's Commissioner Scotland

The Commissioner's powers are set out in the Commissioner for Children and Young People (Scotland) Act 2003 and amended by The Children and Young People (Scotland) Act 2014. Before the 2014 Act became law, the Commissioner could only look into cases that involved human rights of groups of children and young people. As a result of the 2014 Act, the Commissioner can now investigate cases that affect the human rights of individual children and young people.

The role of the Commissioner is as follows:

- Protects the rights for children and young people under 18 or up to 21 if in care or care experienced.
- Works to ensure that laws are fair and will challenge people in authority to ensure that they have done what they have promised to do. To ensure that all children and young people grow up in an environment of happiness, love and understanding.
- Helps children and young people to understand the importance of children's rights and that children and young people can demand change if their rights or rights of others are not being respected.
- Also ensures adults in Scotland are aware of children's rights so that they know where they need to make changes.

In their General Comment 2, the UN Committee on the Rights of the Child explains how people like Children and Young People's Commissioners can best protect children's human rights:

- Help children, young people and adults understand children's human rights.
- Make sure children and young people know how to contact them.
- Listen to all children and young people's views and make sure others do too.
- Involve children and young people in their day-to-day work.
- Work closely with children and young people's organisations.
- Be able to investigate where children's human rights are not being respected.
- Report back to the United Nations Committee on the Rights of the Child on how their country's government is respecting children's human rights.

The Committee also says that like other national human rights institutions, Commissioners should be independent of government.

## UNCRC Incorporation (Scotland) Bill

In April 2019, the First Minister committed to incorporating the UNCRC into law in Scotland and they are set to be implemented 6 months after Royal Assent, currently 2024. This means children's rights will be legally protected in Scotland and public authorities must take steps to represent children's rights in their decisions and actions. It also means that children, young people, and their representatives will be able to use courts in Scotland to enforce their rights. [Incorporation of the UN Convention on the Rights of the Child | Together Scotland](#)

In Scotland children and young people's rights are promoted and protected by the Children and Young People's Commissioner.

Despite being passed unanimously by MSP's, the Bill was blocked by the Supreme Court after a challenge by UK Ministers. The amended Bill will be presented to the Scottish Government after the parliamentary summer recess, in September 2023. This means that Local Authorities will only be required "to comply with the UNCRC requirements when delivering duties under powers in an act of the Scottish Parliament".

## The General Principles that underpin the specific rights of Children and Young People

There are four articles in the Convention that are seen as special. They are known as the 'General Principles', and they help to interpret all the other articles and play a fundamental role in realising all the rights in the Convention for all children and young people. They are:

- Non-discrimination – article 2
- Best interests of the child – article 3
- Right to life, survival and development – article 6
- Right to be heard - article 12

## The Impact of COVID 19

Covid-19 had a devastating impact on children and young people, with schools closing and learning moved to online. Preventing children and young people from having social interactions with their peers and friends and becoming more isolated and leading to feeling anxious about things with loneliness being a big factor. The full impact of COVID is not yet known but young people are experiencing mental health issues (link: [COVID-19 impact report for 10-17 year olds](#)).

Local activity to support children, young people and families during Covid restrictions to ensure their rights were met include:

- Live Borders facilities were closed from March 2020 impacting on free access to services and Holiday Programmes were postponed. The delivery of face-to-face Holiday Programmes were converted and provided virtually and in creative ways by partners involved in the Joint Health Improvement Team.
- Third sector youth organisations supported young people with free online and in-person activities throughout 2020/21: including craft sessions, photography, cooking and baking, youth media, day trips, mountain biking and sports.



- Third sector youth organisations provided support to 253 young people with food parcels and through significant contributions from community-based youth groups: including Cheviot Hub, TD1 Youth Club, Rowland's, Tweeddale Youth Action and Connect Berwickshire. Collectively an estimated 10,000 food parcels were dispersed to households.
- Third sector youth organisations were involved in responding to many Covid-19 impacted issues facing young people and their families including fuel and data poverty. Although delivery was not included in the 2020-2021 Plan, it is envisaged this will continue in 2021-2022 and that organisations will be mindful of increased need as the furlough scheme ends.
- Prior to the emergence of COVID-19, timescales to deploy devices to teachers and students were already challenging, and subsequently due to the pandemic needs greatedened and deployments were completed ahead of original timescales. During 2019-2020 devices were provided to teachers and students in all secondary settings by March 2020, three months ahead of schedule. During May 2020 540 iPads were distributed over a three-day period to primary school teachers and a further 3,600 iPads delivered to the homes of students based within primaries 6 and 7 and S1 to deliver home school learning from 11th August 2020. This particular rollout was eleven months ahead of the original programme. Extending the project scope to include primaries 4 and 5 pupils with the provision of 2,400 iPads was conducted prior to the October break.
- The CLD service have provided support for parents via phone, online via Teams and occasionally through one-to-one meetings outdoors when Covid-19 restrictions allowed.
- The Adult Learning team continued their telephone/online support to parents/carers throughout the pandemic despite the restrictions they have worked with 142 learners, 90 of whom completed courses that developed employability skills.

## PART ONE

### **What have Scottish Borders Council, NHS Borders and partners done to improve Children's Rights in the past 3 years (2020-2023)?**

Over the 3-year period, a number of initiatives have been undertaken which have recognised Children's Rights and so have enabled children and young people an opportunity to state their views.

Significant highlights are detailed below, and the full list is shown in Appendix B.

1. **Virtual School Headteacher** - The Virtual School Headteacher acts as a local authority champion to promote the educational achievement, attainment and experience of all of our looked after and care experienced children and young people. As a member of the corporate parenting group, the Virtual School Headteacher works alongside colleagues in Social Work, Health and other agencies to advocate for learners and provide educational support and direction. The Virtual School Headteacher is there to support and challenge schools and settings to ensure the needs of care experienced learners are met and acts in a consultative role for staff in schools. The Virtual School Headteacher works in collaboration with The Promise Implementation team and Scottish Borders Champions Board, to ensure the voices of learners are heard and that there are opportunities for participation in decision making (art 12, 13, 28, & 29).

2. **Play park consultation** – Three community meetings were held in the village of Gavinton which were designed to be inclusive and children from the community had their voices heard. The first meeting was an onsite overview and to hear what everyone had to say, the second meeting was to narrow down their choices and the third meeting onsite, and in the village hall, was a presentation to the community to set out three options. The local children dominated the input at that meeting and were unanimous in their preferred choice which has been delivered on site (art 12, 17 & 31).
3. Since August 2021 a **Champions Board** approach has been implemented to enable care experienced children and young people to have a forum that is flexible, accessible and has young people's voice at the heart of its design and development.

The Champions Board approach has continued to be developed with care experienced children and young people over the past twelve months, and a schools pilot was established in two local secondary schools at the start of 2023. Setting up Champions Hubs in schools allows for getting to know children and young people in their communities, as well as working alongside school staff to support them to understand their Promise and Corporate Parenting responsibilities. The Champion's Board is also developing hubs at local colleges. Updates about Champions Board progress have been published in April 2022 and February 2023 via Champions Board Reports which have been developed and designed by the Lead Young Person and informed by feedback and ideas from Champions Board members (art 3, 4, 6 & 12).

4. Over the last twelve months, Children 1st have worked on the **Brothers and Sisters project**, in partnership with Scottish Borders Council, funded by The Promise Planning Partnership. The project is now in its second year having undertaken initial mapping (art 3, 4, 6, 20 & 25).
5. Early in 2022, a group of corporate parents in the Scottish Borders worked on a collaborative project with Who Cares? Scotland to create multi-agency online live and e-learning corporate parenting training which includes content on the Promise and the UNCRC. Initial content was developed by Who Cares? Scotland, which replicates the national picture. The group worked together to capture the unique story of **Corporate Parenting in the Borders**. Who Cares? Scotland are early adopters of the Each and Every Child Framing recommendation, and the language in the training materials carefully reflects this (art 3 & 12).
6. A presentation on UNCRC was attended by Senior Management early in 2023 to provide information on how children and young people should be more involved about decisions on Council Policy especially about services that the Council provide (art 2 & 12).
7. **Get into Summer 2022** was delivered by Live Borders in partnership with Scottish Borders Council and other key partners. Following on from a successful pilot programme in the Summer of 2021, Get into Summer 2022 provided a comprehensive programme of sport and cultural activities for children and young people and offered free places for identified children and young people to participate in holiday camps, go to the cinema and library workshops (Art 28, 29 & 31).
8. NHS Borders **Money Worries App** provides access to confidential, quality assured information and support (art 2, 17 & 18).
9. Public Health, in partnership with NHS Borders Dietetics, has developed a new **Child Healthy Weight (CHW) Fit 4 Fun** service for children, young people and their families aged 0-18yrs. Pathways have been developed to support wide ranging access with options of self-referral over the age of 12 as well as the offer of support to fill out referral forms if required. Children & Young people aged 16-18 years are given a choice to access either CHW or Adult Weight

Management under professional guidance. Children and young people are encouraged to set their own goals and work at their own pace. In addition, they are encouraged to provide feedback during and following completion of the programme through options of verbal communications, evaluation and/or care opinion/care opinion monkey. Parent/carers feedback is also sought through post evaluation and care opinion/monkey (art 3,12,13,14, 24 & 25).

10. Pupils from Eyemouth High School are involved in a project that has mapped assets in Eyemouth to support health and wellbeing. The aim is to create an **interactive visual art map** that can be installed for local people and visitors to use. Geography students used digital mapping to map walks and trails in Eyemouth (art 2, 3, 6 & 31).
11. Engagement has taken place with young people as part of Scottish Borders Council's **Place Making** Project. Children and young people from Eyemouth and Selkirk High Schools, Philiphaugh, Lilliesleaf and Coldstream Primary Schools have attended meetings to give their views on 'How good is my place?' The [Place Standard Tool for Children and Young People](#) has been used in the engagement. As well as Place Making engagement, a number of communities have also been conducting their own engagement with schools, including Hawick High School, Berwickshire High School and Duns Primary School. Students from Jedburgh have been involved in creating a Children and Teenagers 20min Neighbourhood Plan of Jedburgh facilitated by A Place in Childhood. (art 3, 12, 24 & 31).
12. All local authorities are being required to implement UNCRC legislation. This is to ensure that all children and young people are able to access appropriate information to help them understand and exercise their rights without prejudice. SBC Education colleagues have worked in partnership with The South East Improvement Collaborative (SEIC) and Education Scotland (ES) over the past 18 months to deliver **training to raise awareness for all those working with children and young people** as part of their roles in ensuring effective implementation of UNCRC legislation (art 3, 4 & 6).

## PART TWO

### Actions proposed for the next 3 years 2023 - 2026

Scottish Borders Council, NHS Borders and their partners will continue to take forward measures to improve the wellbeing of all children living in the Scottish Borders and to ensure that their rights are fully realised and protected. The emphasis being on supporting all children and young people to realise their rights through the decisions, priorities and actions of public bodies. Local authorities and their partners must ensure that they act in accordance with UNCRC requirements.

Significant highlights are detailed below, and the full list is shown in Appendix D attached:

1. We are building on the **Champions Board approach** implemented in the last 3 years to develop Champion Board Hubs in 2 more schools and the local college in the Borders. We will work with partners to continue to develop the Champions Board Approach to ensure children and young people with quieter voices are at the heart of decision-making in the Scottish Borders.(art 3,4, 6 &12).
2. The SEIC UNCRC network has delivered **training to key staff volunteers** from each cluster of SBC schools. These colleagues are now trained as trainers, and they are in the process of training school staff across the Borders. They have access to a national bank of training resources and advice. Almost all of these trainers are volunteers. The majority of clusters will deliver awareness raising sessions over the course of 2023-24. CLD service adult learning staff are included in this training. (art 3 & 4).

3. SBC Education colleagues from Leader Valley School continue to engage with the SEIC Complex Needs Network to create additional **UNCRC training scenarios** which are relevant to children and young people with complex needs (art 3 & 4).
4. **Engagement is ongoing at Chirnside Primary School**, including students and teachers, regarding the investment of better football provision at Windram Park. This is to try and avoid the cost of vandalism repairs at the school. (art 3,4,23 &31).
5. 96 people responded to an **online consultation regarding play provision** at Sleepy Valley, (Burnhead Road), Burnfoot, Hawick. So far 21 adults and 15 children have been engaged in follow up conversations with the contractors who will install the play park.
6. **Current procedures are being updated** to encompass directions for children and young people identified as young carers to offer plans or statements quickly when they are a young carer of someone with a terminal illness. Current regulations can only set timescales once an offer is accepted. The guidance from Scottish Government will therefore help to achieve the original policy intention of timescales running from when the authority was first aware of a young carer of someone who is terminally ill (art 3,4, 6 & 17).
7. Scottish Borders Council has purchased the **British Sign Language (BSL)** teaching pack from Highland Council. Once staff have completed the training all schools within the Scottish Borders will be asked to consider learning BSL (2,3 &4).
8. Work is underway to develop a **strategic plan for Oral Health** for 2024-26. Children and young people will be included in the consultation process. It follows on from an Oral Health Needs Assessment Report in 2020 (art 3, 6 & 24).
9. NHS Borders have developed the **Care Opinion Monkey** which provides an opportunity for children and young people to feedback on their experiences of health and care. Local children have been involved in developing some of the resources to support this care opinion monkey which will be launched during 2023 (3,6,12 & 17).
10. A **child friendly complaints procedure and guidance** is currently being developed by the Scottish Public Services Ombudsman (SPSO) in conjunction with children and young people and other stakeholders. The current deadline for this is April 2024 (art 3 & 12).
11. Schools will continue to support young people to gain access to **U22 free bus travel** by updating their Young Scot Cards. The ability of schools to undertake group applications has made the process significantly easier and uptake is very high in the older age groups (art 4 & 6 & 17).
12. A **Health passport (HP)** is to be developed for when a child/young person is admitted into hospital. The HP will provide information about the young person, what name they would like to be called, what food they like/dislike and things that they are interested in e.g dogs, reading to try and make their stay in hospital a personalised experience (art 2, 3, 6 & 24).
13. A new **Youth Autism Advisory Group** is due to be launched in Spring/Summer 2023 for autistic young people aged 16 – 24 to support the engagement and inclusion of Autistic Youth Voices in local Autism Strategy work (art 3,4,6,&12).
14. We will invite young people to participate, and have a vote, in the **Children and Young People's Planning Partnership** (3,4 6,12,13,14 & 17).
15. A review is underway to help **shape the future of sport, leisure and cultural services in the Scottish Borders**. All secondary school pupils in the Scottish Borders are to be invited to complete an online survey. The responses will form part of the review, which focuses on the

quality, quantity, accessibility, affordability and ongoing sustainability of services and facilities owned by the Council and operated by Live Borders (art 12 & 31).

## How will the Council and NHS Borders know they have made a difference?

The Council and NHS Borders measure the impact of the work carried out for Children's Rights in a variety of ways such as:

- Listen and work with children and young people as partners in measuring progress made by the Council, NHS Borders and their partners
- Annual Progress Reports in CLD Services, Social Work and Education Services.
- The Scottish Borders Annual Child Poverty Action Report
- The Council's Plan
- The Anti-Poverty Strategy
- Education Equity Strategy
- Education Improvement Plan
- The Scottish Borders Corporate Parenting Annual Report
- Performance indicators and monitoring reports
- Children and young people Case studies
- Using surveys to gather information
- Forum meetings with children and young people and reports that provide information on Children's Rights
- Feedback from parent forums, namely parent partnerships

## Conclusion

In accordance with Part 1 of the Children and Young People (Scotland) Act 2014 the Council, NHS Borders and their partners have worked together on a number of initiatives to further children's rights over the past three years and continue to do so in their planned actions for the future. The wide range of activity shown demonstrates a clear awareness of the need to embed children's rights in our work. However, it should be noted that this report only includes some examples of the work undertaken to enhance children's rights in the Scottish Borders.

As a result of children's rights being incorporated into Scots Law, services provided by the Council, NHS Borders and partners will need to ensure that children's rights are embedded into all appropriate policies, plans and strategies and that our decision-making and service delivery is compatible with the rights afforded to children and young people, laid out in the United Nations Convention on the Rights of the Child (UNCRC). This work has already commenced and demonstrates our ongoing commitment to children and young people in the Scottish Borders.

## Appendix A

Table linking the SHANARRI indicators with the articles of the UNCRC

Wellbeing Indicator	Suggested link with article of the UNCRC
<b>Safe</b>	(11) abduction and non-return of children (19) protection from violence, abuse and neglect (22) refugee children (32) child labour (33) drug abuse (34) sexual exploitation (35) abduction, sale and trafficking (36) other forms of exploitation (37) inhumane treatment and detention (38) war and armed conflicts
<b>Healthy</b>	(3) best interests of the child (6) life, survival and development (24) health and health services (39) recovery and rehabilitation of child victim
<b>Achieving</b>	(4) Governments must do all they can to make sure every child can enjoy their rights in systems that promote and protect these rights (18) parental responsibilities and state assistance (28) right to education (29) goals of education
<b>Nurtured</b>	(4) Governments must do all they can to make sure every child can enjoy their rights in systems that promote and protect these rights (5) parental guidance and a child's evolving capacities (18) parental responsibilities and state assistance (20) children deprived of a family (21) adoption (25) review of treatment in care (27) adequate standard of living
<b>Active</b>	(3) best interests of the child (23) children with disabilities (31) leisure, play and culture
<b>Respected</b>	(2) non-discrimination (3) best interests of the child (4) Governments must do all they can to make sure every child can enjoy their rights in systems that promote and protect those rights. parental guidance and a child's evolving capacities (8) protection and preservation of identity (12) respect for the views of the child (13) freedom of expression (14) freedom of thought, belief and religion (16) right to privacy (17) access to information; mass media (18) parental responsibilities and state assistance (30) the right to learn and use the language, customs and religion of their family
<b>Responsible</b>	(3) best interests of the child (12) respect for the views of the child (14) freedom of thought, conscience and religion (15) freedom of association (40) juvenile justice
<b>Included</b>	(3) best interests of the child (6) life, survival and development (18) parental responsibilities and state assistance (23) children with disabilities (26) social security (27) adequate standard of living

Extract from Scottish Government's publication (June 2015)

## Appendix B

<b>What have Scottish Borders Council, NHS Borders and partners done to further Children's Rights in the past 3 years (2020-2023)? This appendix is an illustration of activities undertaken and achieved within that timescale.</b>	<b>Article</b>
<p>1 NHS Borders is committed to UNICEF Baby Friendly Initiative accreditation. This initiative provides a roadmap to improve care. It enables public services to better support families with feeding and developing close, loving parent-infant relationships, ensuring that all babies get the best possible start, helping parents to recognise non-verbal cues of their child e.g. breast feeding.</p> <p>Currently there are three accredited services and awarded:</p> <ol style="list-style-type: none"> <li>1. Maternity – gold</li> <li>2. Health visiting – stage 3</li> <li>3. SCBU – stage 1</li> </ol> <p>These services aim to continue progress while working towards the next level of awards.</p>	<p>3, 4, 6 &amp; 24</p>
<p>2 Migrant families in Tweeddale were supported by health visitors and school nurses to ensure access to health care, and provision of immunisations in line with UK requirements.</p> <p>The Health visiting service provides a universal pathway that supports the transition to parenthood from the antenatal period. Standard Operating Procedures have been created ensuring all pregnant women are seen face to face in the home environment. This includes weekly handover meetings between Health Visitors and Community Midwifery teams to share information and agree plans of care.</p> <p>There is a focus on family and the child and a recognised gap between midwifery care and Health Visitors (HV). HV are now involved sooner and this is in line with National Policy FAMILY AND INC CHILD Gap.</p>	<p>3,4,6 &amp; 24</p>
<p>3 Parents are supported to recognise and respond appropriately to infant/child cues at different developmental stages e.g. talking to their unborn baby and stroking baby bump, using verbal and non-verbal communication with baby such as eye-contact, social smile, stranger-awareness.</p> <p>Help is also provided for parents to understand and manage social and environmental influences on a child's development such as substance use, healthy relationships, social support and looking after their own parental mental health.</p>	<p>3, 6, 18 &amp; 24</p>
<p>4 Health assessment processes and pathways have been developed to support assessment of child health need in a holistic way, for example, contact with children and families is used as an opportunity to understand factors influencing health and development in their lives and to promote wellbeing and healthy lifestyles. Support is given on how best to feed the child/young person taking into account the circumstances of the child/young person.</p>	<p>3, 6 &amp; 24</p>
<p>5 Health Visitors attend the Infant and Perinatal Mental Health Warwick course. The steering group represents the voice of the infant and have worked towards improving practice around paternal mental health.</p>	<p>3, 6 &amp; 24</p>

6	<p>To support neonatal development, SBCU has introduced a library so parents can read to their babies. To give the best start to life, parents are able to be by their babies' bedside during the day while other family members or close friends can also visit.</p> <p>Further work is planned to provide more information to parents and families on how they can enhance neonatal development. Plans are underway to redesign the family room to make it a more family friendly space and to develop an overnight stay room for families before a baby is discharged.</p> <p>To provide highest standard of health care, staff training programmes have been redeveloped and customised for all paediatric and neonatal staff. It is envisaged that these will continue to develop.</p>	3 & 6
7	<p>Focusing on the needs of an unborn child, women and families are involved in the planning of a care pathway. The aim of pre-birth pathway/assessment is to ensure that all unborn babies have their needs identified as early as possible where there are risks/vulnerabilities. This helps to ensure that appropriate and timely assessments and supports are planned and delivered in a co-ordinated way taking a multi-agency approach to reduce risks/improve outcomes. This helps to promote the welfare of both mother and unborn baby.</p>	3 & 24
8	<p>Healthy Start Vitamins &amp; Vitamin D Distribution Scheme. Local pathways have been created to support access for these vitamins for all pregnant and all breastfeeding women and children under 3yrs in partnership with maternal &amp; early year's services. We will continue to support the distribution and identify new pathways while raising awareness of entitlement and supporting perinatal and child health.</p>	3,6 & 24
9	<p>Engagement with children from Eyemouth Primary School led to the development of the School Junior Road Safety Officers project. Engagement took place with P6 boys by watching films and discussions to find out what barriers exist in cycling to school. Children identified protection equipment such as wearing cycle helmets and high vis waistcoats as well as bike maintenance and safety. They also identified safe storage solutions in the school.</p>	3, 6, 12 & 24
10	<p>Members of the Scottish Youth Parliament (MSYPs) attending electoral counts for Scottish Government and Local Council</p>	3,6 &24
11	<p>MSYP consultation on right to culture in their local communities</p>	3, 6 &12
12	<p>As part of Global Day for Climate Action 2021 on 19 March 2021, the Scottish Borders' Youth Ambassadors for Sustainability launched their #OurPromiseToThePlanet campaign for the coming year.</p>	6 & 12
13	<p>The Getting it Right For Every Child (GIRFEC) Information sharing Protocol of confidential and consent was reviewed to support children and young people's wellbeing between NHS Borders, Council, Police and Child Protection.</p>	3, 6 & 12
14	<p>Scottish Borders Council is among a range of organisations who have participated in the Connecting Scotland digital programme providing devices to those most in need so that they are able to connect online. Participating organisations, including the Council, identified people facing barriers to digital inclusion to benefit from the scheme, including households with pre-school and school age children and young care leavers on low incomes. The total number of devices for Scottish Borders for this phase was 481 – 238 iPads, 235 Chromebooks and 460 MiFi's helping to support 382 families, 65 care leavers and 34 other vulnerable people.</p>	3, 4, 6, 14 & 17



15	<p>During May 2020 540 iPads were distributed over a three-day period to primary school teachers and a further 3,600 iPads delivered to the homes of students based within primaries 6 and 7 and S1 to deliver home school learning from 11th August 2020. This particular rollout was eleven months ahead of the original programme. Extending the project scope to include primaries 4 and 5 pupils with the provision of 2,400 iPads was conducted prior to the October break. Borders College operated a laptop loan scheme during this time too, so that students could continue their courses online.</p>	3,4, 6 & 17
16	<p>The Kelso Skatepark Lighting project was developed by Jack and Niamh. They approached the Council for support with the planning application.</p> <p><i>They were trying to get lights at a local skatepark so that everyone can use it longer when it's dark.</i></p> <p><i>It will be safer at night instead of using a flashlight or your phone light. Another benefit is that we would like CCTV so we can stop any vandalism, fights or disruption in the future.</i></p> <p><i>The lights will turn off at 10pm so it's a reasonable time, it's not too early but not too late. We are looking to get a shelter to stop crowding at Kerfield Court when it's raining.</i></p> <p><i>We are looking into getting a first aid kit to help people when they cut themselves. There will be plasters and medical wipes to clean them up. And for them not to buy them at shops or go home. So, once you are cleaned up you can go back to using the skatepark ( Art 31 &amp; 12).</i></p>	3,6,12 & 31
17	<p>The Scottish Borders CLD Strategic Partnership Plan 2020-22 was informed by engagement with children and young people. The implementation of the plan will also involved children and young people to ensure effective delivery.</p>	3,4,6 & 12
18	<p>The Family nurse partnership is a home visiting programme for first time mums and their families helping them to achieve the best start for children.</p>	3,6 & 24
19	<p>Building on the Childcare Hubs that were implemented as a result of COVID 19 and support engagement and look at ways of improving the services provided in conjunction with children and young people.</p>	3,4 & 5
20	<p>In May 2022, Wheatlands House received an Excellent (grade 6) following their unannounced inspection by the Care Inspectorate. The report highlighted that the service demonstrates “major strengths in supporting positive outcomes for young people” and that there are “several areas of practice that are considered to be sector leading”.</p> <p>Key points within the report stated that the young people living at Wheatlands were well supported by a stable and committed staff team, that they enjoyed positive relationships with staff members and other young people and that they were listened to and were supported to meet their aspirations and potential in all areas of life.</p> <p>Wheatlands won the Scottish Social Services Award for Outstanding Residential Care Service for 2022 in November. Amongst the many strengths of the service, the team’s ethos for engaging with young people who have moved on from the home was seen as highly positive, with previous young people receiving Christmas and birthday cards and ‘thinking of you’ messages. They are also regularly invited for Sunday dinner and to other special occasions</p>	3,4,6,12, 17, 20 & 25
21	<p>Over the last twelve months, Children 1st have worked on the Brothers and Sisters project, in partnership with Scottish Borders Council, funded by The</p>	3, 4, 6, 20 & 25

	<p>Promise Planning Partnership. The project is now in its second year having undertaken initial mapping.</p> <p>The initial baseline data report was produced using data from the social work database, and gives some sense of care experienced children and their brothers and sister relationships. The team completed an initial analysis that includes a breakdown by age, placement type, legal order, relationship type, distance lived from their brothers and sisters. Work will continue to develop the data around 'sibling like' relationships such as foster brothers and sisters etc.</p>	
22	An Advocacy Planning Group was developed and is continuing to undertake the preparatory work for the development of a new children and young people's advocacy service which should be commissioned in Autumn/Winter 2023.	3,4 &6
23	The Whole Family Wellbeing Fund will be used as part of our approach to Whole Family Support under the new Children & Young People's Planning Partnership (CYPPP).	3,4 &17
24	On 19 October 2022, there was an afternoon/evening event in the Assembly Hall of Galashiels Academy, where a selection of the drawings that were used during the planning stage for the new school were displayed. The running of this event was pupil led by the Pupil Council who presented the proposed plans to the general public, staff and pupils. The Pupil Council also attended a visit to Jedburgh in February of this year to experience some of the learning spaces there.	3,4,12 & 16
25	Roll out of transforming Trauma Informed Practice Training for staff to develop understanding of Trauma and Trauma informed ways of working in schools to ensure we can support children exposed to trauma or traumatic events that may affect learning or behaviour.	3, 4 & 24
26	Our Physical Intervention training has been reviewed and adjusted to ensure that trauma informed understanding and approaches through service delivery is prioritised.	3, 4 & 6
27	In February 2023 the Promise team published a 'Reframing Our Language' guide. This was developed from work undertaken by Champions Boards in other areas, a tool developed through engagement with Scottish Borders foster carers.	3, 4, 6, 20 & 25
28	UNCRC and Children's Rights are taken into account in child poverty work in the Scottish Borders.	3, 4 & 27
29	MSYP Campaigns (stop single use plastics and right to food) – consultations with young people in local area to have influence at a national level	12,13 & 17
30	Since the Summer 2022, the Promise Implementation Officer has worked in partnership with children, young people and their families and across services.	3 & 4
31	Noah's Ark - A Play Assistant is present on the children's ward at Borders General Hospital which allows children and young people to choose activities as well as participate in themed play projects. Play provision was adapted during pandemic to a 1:1 individual format within single patient rooms to protect others from infection.	3 & 31
32	Eyemouth has the first junior park fun in the Borders. This is a free 2km fun walk/run for 4 -14-year-old which takes place every Sunday in Eyemouth to coincide with other junior Park runs across the UK. Young people are involved in	3, 6 & 12

	the planning and delivery and there are two young people on the core organising team with others volunteering to help out.	
33	A local youth club used cost of living funding to increase their opening hours and, through Fareshare Partnerships, the hub offered 24 hours support with excess food at the end of the week. One young person said, “ it can be pretty rubbish as we aren't at school, but by taking home loads of scran from here on Friday, means the weekends are not so bad”.	3, 6 & 27
34	There was a playpark consultation meeting in Chirnside with Primary pupils to hear their ideas on what equipment should be added to the existing Windram Rd Play Park with the SBC allocated fund of £60k. A meeting was organised with all the class reps from nursery classes up to P7 which meant that 10 children were around the table. They had produced drawings of what they would like to have, and all options were considered before taking a vote on all the options – the three most popular, by a wide margin, were new Swings, new Slide and new Agility track but with a wide range from 3yrs to older years).	3, 4, 12 & 31
35	Halyrude Primary School hosted a discussion around the equipment the children would like at their school assembly. The age range attending the assembly were 5- 11yrs old. The school were provided with a catalogue from the contractors, and they highlighted 9 pieces of equipment they would like ranking them in order of preference. These include Trampoline, Multi Play Unit, Panel Boards, Basket Swing and See-saw.	3, 4, 12 & 31
36	The introduction of Mind of My Own (MOMO) – a web-based communication App - to ensure that children who are receiving a service have the right and ability to express their views independently of a Practitioner and/or parent/Guardian.	3, 4, 12 & 18
37	Children and young people are now widely consulted on the design of new schools. Recent examples include Earlston Primary, Gala Academy and Peebles High School.	3, 4, 12, 23, 28, 29, 30 & 31
38	In March 2022, Scottish Borders schools took part in a Health and Wellbeing Census for P5-7 children in primary schools and S1-S6 young people in Secondary Schools. Four key areas were identified which will be actioned by Education and Lifelong Learning and have been included in the Education Improvement Plan 2022/23.	3, 12, 24 & 31
39	In the Autumn Term of 2022, Scottish Borders schools took part in the Scottish Schools Health and Wellbeing Improvement Research Network (SHINE) survey. The report looked at different aspects of mental health and wellbeing and the results will be actioned by Education and Lifelong Learning going forward.	3, 12, 24 & 31
40	The Community Led Local Development Fund (CLLD) is funding given to 21 rural areas of Scotland by Scottish Government. The Borders Local Action Group (LAG) set up a Youth LAG and recruited a group of young people aged 16-25 to design a grant scheme. They gave out £20k in grants to individual young people in the Borders. They also met with other Y-LAGs from across 6 areas of Scotland to discuss shared issues, challenges and solutions. The Y-LAG gave young people the opportunity to learn skills, grow networks, boost confidence, make friends and share ideas.	4, 6 & 12

## Appendix C

### UNCRC work done through Scottish Borders Youth Voice

Person or Group involved	What was done	Article No
MSYPs	<ul style="list-style-type: none"> <li>MSYP Election and a by-election held that offers young people the opportunity to represent their peers at National Level</li> <li>MSYP Campaigns (stop single use plastics and right to food) – consultations with young people in local area to have influence at a national level.</li> <li>MSYPs attending electoral counts for Scottish Government and Local Council</li> <li>MSYP consultation on right to culture in their local communities</li> </ul>	<p>Article 12</p> <p>Article 12, 13, 17, 24, 27, 29</p> <p>Article 13, 17</p> <p>Article 31</p>
COP26 Local Youth Champions	<ul style="list-style-type: none"> <li>Local Champions co-designed the Scottish Youth Climate Declaration</li> </ul>	Article 12, 29
YAfS (Youth Ambassadors for Sustainability)	<ul style="list-style-type: none"> <li>YAfS created a film on the state of our planet and local issues that was shown at Council meetings and area partnership meetings</li> <li>YAfS gave a presentation at the Councils Sustainable Development Committee asking for the removal of single use plastic bottles from schools. This was taken forward for further discussion.</li> <li>YAfS attended meetings with 3<sup>rd</sup> sector organisations and regional MP on food production, climate change and food waste</li> </ul>	<p>Article 12, 29</p> <p>Article 12, 29</p> <p>Article 12, 24, 29</p>
Education Executive Reps	<ul style="list-style-type: none"> <li>Education Executive Reps attend Council's Education subcommittee to comment on all things education related on behalf of their peers.</li> </ul>	Article 12, 13, 17, 28, 29
Children's Rights Ambassadors	<ul style="list-style-type: none"> <li>Received training on the UNCRC and how they could share that information with their peers</li> </ul>	Article 12, 42
BANG (Borders Additional Needs Group)	<ul style="list-style-type: none"> <li>Project run to engage young people through activities in discussing their rights, the UNCRC, and how that relates to their life in their communities.</li> </ul>	Article 12, 42
Other activities or projects	<ul style="list-style-type: none"> <li>Young People involved in consultation for the Scottish National Planning Framework 4</li> <li>NHS/SBYV/Lauder primary School Partnership project to promote the UNCRC in clinical settings by creating accessible activities for young people while in waiting rooms (i.e., word searches)</li> <li>Article 12 at the Heart series of workshops around the UNCRC to work with young people not often given a voice to develop their skills and knowledge to be able to represent their peers at meetings.</li> <li>UNCRC resources given out to CLD staff in 2020.</li> <li>School assemblies – providing information on opportunities, resources and support for young people through Scottish Youth Parliament, Young Scot or Scottish Borders Youth Voice</li> </ul>	<p>Article 12</p> <p>Article 12, 13, 17, 24, 31, 42</p> <p>Article 12, 42</p> <p>Article 42</p> <p>Article 12, 13, 15, 17, 24, 27, 28, 29, 31, 42</p>

## Appendix D

Actions proposed by Scottish Borders Council, NHS Borders and partners for 2023-2026		Article
1	The Virtual School will continue to work in collaboration with all stakeholders to ensure the voices of care experienced learners are listened to and they have the opportunity to participate in decision making.	3, 6 & 12
2	<p>A Children's Rights and Participation Strategy is to be produced to raise awareness of Children's Rights and encourage children and young people to participate and be involved, including the establishment of a Young Borders Action Team. This will develop pathways so that young people can get the right information, advice and support at the right time.</p> <p>Work continues with a diverse group around Article 12 of the UNCRC and what it means for young people. Article 12 says that '<i>every child has the right to express their views, feelings and wishes in all matters affecting them, and to have their views considered and taken seriously</i>'. This group has also been involved around the thinking on how a Children and Young People's Participation and Engagement Strategy should look, and how young people should be more represented on various SBC and community forum and committees.</p> <p>We will undertake a mapping exercise of current participation and engagement opportunities for parents, kinship carers, foster carers and adoptive families in the Scottish Borders to identify areas for development and improvement.</p>	3, 4 & 17
3	School clusters will deliver awareness raising sessions about UNCRC over the course of the next school session (23-24)	4
4	A road safety campaign was undertaken in June 2023 with the new intake of S1 pupils secondary schools at all secondary schools. This was designed to raise road safety awareness after several incidents and near misses during 2022/23.	3, 4 & 12
5	The Scottish Borders Corporate Parenting Strategy 2024 will be reviewed and incorporate play and parenting	3, 4 & 6
6	Langlee Breakfast Club will continue to provide information and signpost families to relevant organisations that can support them	3,4,6,&17
7	<p>Bumps, Babies and Toddler Group - Provide information and sign post families to relevant organisations that can support them by:</p> <ul style="list-style-type: none"> <li>•Emphasise the need for bonding, routine, boundaries, nurture and play</li> <li>•Peer learning and support</li> <li>•Provide a nutritious breakfast as per the EatWell Guide and raise awareness of good nutrition</li> <li>•Invite speakers to positively engage with parents e.g. Weaning, breastfeeding, infant nutrition, DWP, Social Work</li> <li>•Share resources, including: Money Worries App, 6 ways to be well and PND information booklets, healthy eating guides and recipes</li> <li>•Provide a safe space for parents to bond with their child through free play, nursery rhymes (in different languages) and stories and engage in peer learning and support</li> </ul>	3, 6,8, 9, 22, 24, 26, 27, 28, 29 & 30
8	<p>Continue the Parent Voice peer support group, primarily with parents who have children with ASN. Activities include:</p> <ul style="list-style-type: none"> <li>•befriending</li> </ul>	42, 37, 36, 35, 34, 33, 31, 29, 28,

	<ul style="list-style-type: none"> <li>•participation groups where families are empowered to share their opinions and experience to influence national policy and shape services</li> <li>•Information/signposting group with guest speakers such as Social work, DWP, Social Security Scotland, Children1st, DAAS, DACS, Border Women's Aid, We are with You Borders, Health in Mind etc</li> </ul>	27, 26, 24, 23, 19, 18, 17, 16, 12, 6, 5, 4, 3
9	<p>Continue with Unity, a Care Experienced Parents peer support group. Activities include:</p> <ul style="list-style-type: none"> <li>•befriending</li> <li>•participation groups where families are empowered to share their opinions and experience to (in the future) influence national policy and shape services</li> <li>•Information giving/signposting group where parents have access to guest speakers</li> <li>•Nurture and play with your child/ren</li> <li>•Boundaries and Routine</li> <li>•Dealing with difficult behaviours</li> <li>•Positive engagement with professionals</li> <li>•Cooking on a budget</li> </ul>	1, 2, 3, 4, 5, 6, 9, 12, 15, 18, 19, 20, 21, 23, 24, 25, 26, 27, 28, 29, 31, 33, 34, 36, 37 & 39
10	Borders Forest Trust - This group help young people to settle into high school by providing them with a positive outdoor learning experience where there is a focus on nurture and cooperative activities.	3,12,13,28,29 & 31
11	Continue with Steps to Success - supporting pupils in taking steps to be successful in their learning and look at next steps for education or employment	24,28,29
12	<p>ELC Transitions Parenting Programme offers parental opportunity to engage with and develop strong attachments with, their child, in a safe, supportive environment. Emphasises the importance of support for language acquisition, auditory perception, fine and gross motor skills and appropriate nutrition.</p> <p>The ELC Transitions Programme offers parents the opportunity to further support their child's learning prior to their move into P1 and encourages parents to support their child's social and emotional regulation development. The Triple P Parenting Programme works to develop parent's skills to respond appropriately and effectively to their child's emotional and behavioural needs.</p>	5, 12, 13, 18 & 29
13	Deliver family fun sessions. Family fun sessions encourage and inform parents /careers about learning at home and using play. Short blocks of 4-6 sessions will cover literacy & numeracy. These sessions are delivered in various schools in the Eildon West area. STEM sessions are provided for older children and families.	29 & 31
14	R-Evolve Metal Work and Fabrication Project - Programme to better integrate students from mainstream and enhanced provision (EPU) within the school by creating a project which saw EPU students commission students from a targeted S3 cohort and S5 Higher Art to produce a co-designed bird feeder stand and pottery feeders for their garden area.	23 & 28
15	Deliver English as a Second Language Group. ESOL classes were set up for Ukrainians settling in the Scottish Borders. The ESOL groups are for adults 16 years old+. The English classes support adults who are often also parents, to live and work in the Scottish Borders and this includes supporting their children with schooling and health care support and accessing and working with different services.	2, 5, 7, 9, 10, 15, 18, 23 & 24

16	Kelso Youth Learning Programmes - Learning pathways programmes in archaeology and stone carving have meant young people furthest from learning have gained awards and learned about their local heritage along with practical, skills-based learning. They are contributing to their local town by creating community sculptures.	6, 28 & 29
17	Food punks - offered as an alternative to mainstream school that allow young people to develop skills around their personality/way of learning through cooking.	3,12,13,24,28,29 & 31
18	Food Foundation offers an alternative environment for young people with additional support needs to learn life skills and health and well-being concepts in a safe and nurturing practical environment.	23 & 24
19	A grant of £60k was awarded from Scottish Borders Council's cost of living fund to support the setting up and continuation of breakfast clubs. A total of 19 schools and 1 community group were successful in their application to provide a breakfast club. Support was also provided by Public Health where needed, to offer advice on nutrition and how to set up a club in accordance with Scottish Government Guidelines.	2,3,4,6,24 & 27
20	Contractors are currently preparing a landscape design which can be used as a visual, which will be presented to the community. The aim is to engage with children in a variety of different settings once this is available. Depending on the timescales (term time/summer holidays) we will seek to engage with children through settings such as schools, youth groups or summer schemes for children and young people's feedback on designs provided.	3,4,23 & 31
21	Incorporation of Children's Rights into Scots Law in relation to the current Parliamentary Bill and what incorporation would mean for public bodies. The Council and NHS Borders will review its policies to ensure compatibility with the rights of the child; and support the development of future strategies and services which will work to further the UNCRC for children and young people in the Scottish Borders.	3 & 4
22	'The Promise' will continue to be implemented across corporate parent organisations in the Scottish Borders. Developments will be led through the Children and Young People's Planning Partnership, Scottish Corporate Parenting Strategy 2021-24 and informed by the on-going participation of looked after and care experienced children and young people.	3, 6 & 12
23	Dental Health intends to utilise Care Opinion, including Care Opinion Monkey to engage with feedback. Team leads will be supported to use this tool and service effectively. This will help to improve quality and increase the voice of children and young people and families across the dental service.	3,6,12 & 24
24	There are plans to reintroduce play activities in small groups. This will allow children to learn and explore while also providing a distraction during their stay in the Borders General Hospital.	3,6,24 & 31
25	Young people in Eyemouth are involved in identifying what health means to them and to look at what is available in their community to support their health and wellbeing. It is planned that there will be a creation of a clay map that shows the health assets in Eyemouth.	3,6,12 & 17
26	The Children and Young People's Planning Partnership are currently working on strengthening networks so that services work more effectively together. This includes developing early intervention services across the partnership using the	4 & 6

	Whole Family Wellbeing Fund and its criteria to guide developments in these areas.	
27	Children and Families Social Work will introduce a strengths-based approach in how staff work with families, with a particular focus on the introduction of Family Group Decision Making. Children 1st provide a Family Group Decision Making service for children & families in Scottish Borders. They began with a pilot in July 2021 and provide the family with an opportunity to create their own plan for the benefit of their child/ren. The pilot was successful and has been extended and funded to April 2024. The pilot began with a focus on all children & young people who were at risk of becoming looked after by the local authority. Criteria now includes Looked after children to support rehabilitations home, and children subject to child protection plans.	3,6,4 18 & 24
28	Improve Transitions planning and processes across all service areas using a co-production approach with children, young people and their families. The transitions Good Practice work commenced as part of work within the Learning Disability Services facility and is now working on developing multi-agency process mapping of the pathways for young people who have support needs but do not have a learning disability. This work involves a range of partner agencies including those who represent the voice on young people. Contributors include education, adult social work, children's social work , ARC Scotland, Skills Development Scotland , BANG, and LD services.	2,3, 4, 6, 12, 18 & 24
29	Scottish Borders Council's Education Improvement Plan sets out the key strategic improvement priorities for our schools and settings. The report describes the steps they intend to take each academic year to reach each of the following strategic priorities: <ul style="list-style-type: none"> <li>• Placing the human rights and needs of every child and young person at the centre of education</li> <li>• Improvement in attainment, particularly in literacy and numeracy</li> <li>• Closing the attainment gap between the most and least disadvantaged children</li> <li>• Improvement in children's health and wellbeing</li> <li>• Improvement in employability skills and sustained positive school leaver destinations for young people</li> </ul>	3, 4, 6, 24, 28, 29 & 31
30	Building on the success of the Y-LAG last year, the Borders LAG chose to fund the Y-LAG in 2023/24 and they hope to launch a new grant scheme in by the end of 2023, with £25k to distribute to young people in the Borders who can demonstrate innovation, talent and a sense of community. They will meet up with other Y-LAGs again for training and discussion around creating and funding their own projects going forward and are considering hosting a Scottish Y-LAG event next year.	4, 6 & 12
31	A new Youth Advisory Forum that will give young people the chance to help shape the economy of the South of Scotland is set to be launched. The Forum will help the South of Scotland Enterprise (SOSE) to better understand the economic issues that are impacting young people living and working across the South. This will include the things that young people would like to see happen in their area, and what young people think the future of the South of Scotland should look like.	4, 6 & 12
32	We will continue to provide holiday programmes for children and young people to enjoy sport and leisure activities. The programme will include free places for identified children and young people to enable their participation.	28, 29 & 31



## Integrated Impact Assessment (IIA)

### Stage 1 Scoping and Assessing for Relevance

#### Section 1 Details of the Proposal

<b>A. Title of Proposal: Children’s Rights</b>	
<b>B. What is it?</b>	A new Policy/Strategy/Practice <input type="checkbox"/> A revised Policy/Strategy/Practice <input checked="" type="checkbox"/>
<b>C. Description of the proposal:</b> (Set out a clear understanding of the purpose of the proposal being developed or reviewed (what are the aims, objectives and intended outcomes, including the context within which it will operate))	Part 1 of the Children and Young People (Scotland) Act 2014 requires Public Authorities to report, “as soon as practicable” after the end of each 3-year period, on the steps they have taken to secure better or further effect of the requirements of the United Nations Convention on the Rights of the Child (UNCRC). This report sets out actions implemented in the past 3 years (2020-2023) and an action plan of the proposals planned for 2023-2026.
<b>D. Service Area:</b> <b>Department:</b>	Education and Lifelong Learning
<b>E. Lead Officer:</b> (Name and job title)	Sylvia Mendham Senior Business Services Officer
<b>F. Other Officers/Partners involved:</b> (List names, job titles and organisations)	Multiple SBC and NHS Borders partners involved

G. Date(s) IIA completed:

August 2023  
September 2023

## Section 2 Will there be any impacts as a result of the relationship between this proposal and other policies?

Yes

**If yes, - please state here:**

Children & Young People's Services Plan 2023-26  
Local Child Poverty Report 2023-24  
Community Learning and Development Plan  
Education Improvement Plan 2023-24  
Equity Strategy

## Section 3 Legislative Requirements

### 3.1 Relevance to the Equality Duty:

**Do you believe your proposal has any relevance under the Equality Act 2010?**

*(If you believe that your proposal may have some relevance – however small please indicate yes. If there is no effect, please enter “No” and go to Section 3.2.)*

YES

Equality Duty	Reasoning:
<b>A. Elimination of discrimination (both direct &amp; indirect), victimisation and harassment.</b> <i>(Will the proposal discriminate? Or help eliminate discrimination?)</i>	Our approach to Children's Rights has the potential to positively impact on the whole child population and their families in the Scottish Borders. Work done to date, as outlined in the Report, shows the elimination of discrimination through engagement with children, and proposals for the 3 years ahead show initiatives which will further this.
<b>B. Promotion of equality of opportunity?</b> <i>(Will your proposal help or hinder the Council with this)</i>	This report promotes equality of opportunity and outlines the wide range of audiences that participate in our actions.
<b>C. Foster good relations?</b> <i>(Will your proposal help to foster or encourage good relations between those who have different equality characteristics?)</i>	This report sets out a key role for partners in linking their work and plans to achieve and encourage good relations for all our children and young people regardless of different equality characteristics.

3.2 Which groups of people do you think will be or potentially could be, impacted by the implementation of this proposal? (You should consider employees, clients, customers / service users, and any other relevant groups)				
Please tick below as appropriate, outlining any potential impacts on the undernoted equality groups this proposal may have and how you know this.				
	Impact			Please explain the potential impacts and how you know this
	No Impact	Positive Impact	Negative Impact	
<b>Age</b> Older or younger people or a specific age grouping		X		Children's rights, and the actions shown in this report are inclusive to all children, young people and their families regardless of age.
<b>Disability</b> e.g. Effects on people with mental, physical, sensory impairment, learning disability, visible/invisible, progressive or recurring		X		Leader Valley School work with the South East Improvement Collaborative to create UNCRC training scenarios which are relevant to children and young people with complex needs.

<b>Gender Reassignment/Gender Identity</b> anybody whose gender identity or gender expression is different to the sex assigned to them at birth		X		Children's rights, and the actions shown in this report are inclusive to all children, young people and their families regardless of gender reassignment/gender identity.
<b>Marriage or Civil Partnership</b> people who are married or in a civil partnership	X			There are no specific references to this protected characteristic within the report.
<b>Pregnancy and Maternity</b> (refers to the period after the birth and is linked to <b>maternity</b> leave in the employment context. In the non-work context, <b>protection</b> against <b>maternity</b> discrimination is for 26 weeks after giving birth),		X		This report is respectful of protection against maternity discrimination. NHS Borders carries out specific positive initiatives to support pregnant mothers such as work to recognise and respond appropriately to unborn children and planning a care pathway. Other work includes supporting neonatal development and health assessment processes and pathways.
<b>Race Groups:</b> including colour, nationality, ethnic origins, including minorities (e.g. gypsy travellers, refugees, migrants and asylum seekers)		X		The report applies fairly to people of all racial groups. Translations, alternative formats and interpreters are provided upon request as per current Council and NHS Policy. Migrant families are supported by health visitors and school nurses to ensure access to health care, and provision of immunisations in line with UK requirements.
<b>Religion or Belief:</b> different beliefs, customs (including atheists and those with no aligned belief)		X		The report is fully inclusive to all religions and beliefs (including non-belief)
<b>Sex</b> women and men (girls and boys)		X		The report is fully inclusive to all genders
<b>Sexual Orientation</b> , e.g. Lesbian, Gay, Bisexual, Heterosexual		X		The report is fully inclusive to all irrespective of their sexual orientation.

### 3.3 Fairer Scotland Duty

This duty places a legal responsibility on Scottish Borders Council (SBC) to actively consider (give due regard) to how we can reduce inequalities of outcome caused by socioeconomic disadvantage when making strategic decisions.

The duty is set at a strategic level - these are the key, high level decisions that SBC will take. This would normally include strategy documents, decisions about setting priorities, allocating resources and commissioning services.

#### Is the proposal strategic?

YES

If yes, please indicate any potential impact on the undernoted groups this proposal may have and how you know this:

	Impact			State here how you know this
	No Impact	Positive Impact	Negative Impact	
<b>Low and/or No Wealth</b> – enough money to meet basic living costs and pay bills but have no savings to deal with any unexpected spends and no provision for the future.		X		The Community Planning Partnership aims to reduce inequalities through the Child Poverty and Anti-Poverty work done in the Scottish Borders. The Children & Young People’s Partnership contributes to tackling child poverty through their ‘Good Childhood’ Network.
<b>Material Deprivation</b> – being unable to access basic goods and services i.e. financial products like life insurance, repair/replace broken electrical goods, warm home, leisure and hobbies		X		Projects outlined in the Report refer to the digital programme and the provision of devices for those in need to enable them to connect online. The Inspire Learning Programme has also made a big contribution to alleviating material deprivation.
<b>Area Deprivation</b> – where you live (e.g. rural areas), where you work (e.g. accessibility of transport)		X		Our schools support children and young people to update their Young Scot Cards so that they can access U22 free bus travel.

<b>Socio-economic Background – social class</b> i.e. parents' education, employment and income	X			There is no specific impact on social class identified within this report
<b>Looked after and accommodated children and young people</b>		X		The champions board approach has been implemented to enable care experienced children and young people to have a forum that is flexible, accessible and has young people's voice at the heart of its design and development. The virtual headteacher acts as the local authority champion to promote the educational achievement, attainment and experience of our looked after and care experienced children and young people.
<b>Carers</b> paid and unpaid including family members		X		Current procedures are being updated to encompass directions for children and young people identified as young carers to offer plans or statements quickly when they are a young carer of someone with a terminal illness. Current regulations can only set timescales once an offer is accepted. The guidance from Scottish Government will therefore help to achieve the original policy intention of timescales running from when the authority was first aware of a young carer of someone who is terminally ill.
<b>Homelessness</b>	X			There is no specific impact on homelessness identified within this report.
<b>Addictions and substance use</b>	X			There is no specific impact on addictions and substance use identified within this report.
<b>Those involved within the criminal justice system</b>	X			There is no specific impact on those involved within the criminal justice system identified within this report.

### 3.4 Armed Forces Covenant Duty (*Education and Housing/ Homelessness proposals only*)

This duty places a legal responsibility on Scottish Borders Council (SBC) to actively consider (give due regard) to the three matters listed below in Education and Housing/ Homelessness matters.  
This relates to current and former armed forces personnel (regular or reserve) and their families.

**Is the Armed Forces Covenant Duty applicable?**

**No**

If “Yes”, please complete below

Covenant Duty	How this has been considered and any specific provision made:
The unique obligations of, and sacrifices made by, the armed forces;	
The principle that it is desirable to remove disadvantages arising for Service people from membership, or former membership, of the armed forces;	
The principle that special provision for Service people may be justified by the effects on such people of membership, or former membership, of the armed forces.	

## Section 4 Full Integrated Impact Assessment Required

Select No if you have answered “No” to all of Sections 3.1 – 3.3.

**No**

If yes, please proceed to Stage 2 and complete a full Integrated Impact Assessment

**If a full impact assessment is not required briefly explain why there are no effects and provide justification for the decision.**

Whilst the information supplied above outlines an effect on the Equality Duty and the Fairer Scotland Duty, we believe that stages 2 and 3 are not necessary to demonstrate our commitment towards Children’s Rights. The Children’s Rights Report is a collection of activities undertaken and show the commitment made by Scottish Borders Council, NHS Borders and partners to further children’s rights in the last three years and the intentions to continue in the next three years. Engagement, consultation and participation are key elements of ensuring that children’s rights are met, as well as many of the other initiatives.

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<b>Signed by Lead Officer:</b>	<b>Janice Robertson Sylvia Mendham</b>
<b>Designation:</b>	<b>Strategic Planning &amp; Policy Manager Senior Business Services Officer</b>
<b>Date:</b>	<b>September 2023</b>
<b>Counter Signature Director:</b>	<b>Lesley Munro</b>
<b>Date:</b>	<b>September 2023</b>





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## LOCAL DEVELOPMENT PLAN: EXAMINATION REPORT

Report by Director – Infrastructure & Environment

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### SCOTTISH BORDERS COUNCIL

28 September 2023

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#### 1 PURPOSE AND SUMMARY

- 1.1 **This report presents the modifications arising from the Examination Report on the Scottish Borders Proposed Local Development Plan (the Plan) and seeks Council agreement to the proposed modifications, and to take forward the Plan as amended to formal adoption.**
- 1.2 The Council has received the Examination Report on the Proposed Local Development Plan (the Plan). The Examination Report proposes a number of modifications to the Plan and the full Report is available to view at [www.scotborders.gov.uk/ldp2](http://www.scotborders.gov.uk/ldp2). A summary table setting out all the modifications contained within the Examination Report is attached as **Appendix A**.
- 1.3 For ease of reference, an indexation table has been produced for each chapter, policy and settlement, indicating where the Reporters' conclusions and recommendations can be viewed within the Examination Report. This is attached as **Appendix B**.
- 1.4 Officers are content with the conclusions and recommendations contained within the Examination Report. The Council is therefore recommended to agree the Reporters modifications in full, and to proceed towards formal adoption of the Plan.
- 1.5 It should be noted that further to the appendices attached, there are a number of background documents. The full [Examination Report](#), updated Environmental Report and updated Habitats Regulations Assessment can all be viewed at [www.scotborders.gov.uk/ldp2](http://www.scotborders.gov.uk/ldp2). The updated Integrated Impact Assessment can be viewed here: <https://www.scotborders.gov.uk/LDP2023>

## **2 RECOMMENDATIONS**

### **2.1 I recommend that the Council:-**

- (a) Agree the modifications made to the Proposed Local Development Plan (Appendix A), any subsequent consequential changes and minor typo/drafting changes; and**
- (b) Agree to take forward the Local Development Plan (Appendix C), as amended by the agreed modifications, to formal adoption; and**
- (c) Agree to adopt the Local Development Plan, unless directions by Scottish Ministers result in significant changes to the Plan; and**
- (d) Note the updates to the Environmental Report, Habitats Regulations Assessment and Integrated Impact Assessment.**

### 3 BACKGROUND

- 3.1 The Proposed Local Development Plan (LDP) has been prepared under the Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc. (Scotland) Act 2006. However, as a result of the Scottish Government's reform to the planning system, the Planning (Scotland) Act 2019 sets out a number of changes to the planning system and the production of new style Local Development Plans. The Scottish Government confirmed that a transitional provision allows for Proposed LDPs published before June 2022 (which was the case for Scottish Borders) to proceed to adoption under the former Act and regulations.
- 3.2 The Proposed LDP was drafted and subject to consultation towards the end of 2020. Whilst Officers were aware of the forthcoming planning reform, the anticipated adoption date for National Planning Framework (NPF) 4 was unknown at that time. The Development Plan for the Scottish Borders now consists of NPF4 and the adopted Local Development Plan (LDP) 2016. NPF4 was adopted on 13 February 2023.
- 3.3 The Council's LDP has been subject to formal Examination. This report considers the modifications proposed by the Examination Report, and proposes that they should be accepted and included in the updated LDP to be submitted to Scottish Ministers, as part of the formal adoption process.
- 3.4 A Main Issues Report (MIR) was prepared in advance of the Proposed LDP, identifying the key issues that the LDP should address, and was subject to public consultation. The Council, following its meeting on 30 August 2018, agreed the MIR as a basis for public consultation for a period of 12 weeks, this took place from 8 November 2018 and 31 January 2019. The Environmental Report (ER) was also subject to public consultation under separate legislative process.
- 3.5 As part of the MIR consultation there were a series of 10 drop-in exhibitions and 7 workshops held across the Scottish Borders, attended by 250 people. 330 representations were received during the MIR consultation period, from a range of interested parties covering a wide range of subjects. The ER received responses from the three consultation Authorities (Historic Environment Scotland, Scottish Environment Protection Agency and NatureScot). The Council, at its meeting on 26 June 2019, considered a report in relation to the consultation responses on the MIR and ER.
- 3.6 Just as the Proposed Local Development was about to be presented to Council, the COVID-19 pandemic struck. This resulted in some necessary changes to public participation in the process. Where possible, correspondence, communication and publicity (including public inspection of the Proposed Plan and any of its associated documents) were by electronic means, including the promotion of the process via a short film on the Council's website. The period for making representations and objections to the Proposed LDP ran for 12 weeks. This was 6 weeks longer than the statutory minimum.
- 3.7 At its meeting on 25 September 2020, the Council agreed the content of the Proposed LDP, including the responses to matters raised from the

consultation on the MIR. The Plan was subject to public consultation from 2 November 2020 to 25 January 2021. 1043 separate representations were submitted to the Proposed LDP consultation. It should be noted that a representation made reference to either a single point, or multiple issues.

- 3.8 Inevitably, the pandemic also had the effect of delaying the adoption process, one consequence of which was that the regulatory and policy environment for adoption changed in the intervening period, including the development and adoption of the National Planning Framework. However, recognising the considerable work that had gone into the development of the new plan, together with a recognition that the developing policies were still broadly consistent with this new policy context, the Council elected to see the current plan to its conclusion.
- 3.9 Following a period for representations and consideration of those representations, at its meeting on 10 March 2022, Council agreed to take all representations received to formal Examination. The Plan was submitted for Examination on 14 July 2022 and reviewed all unresolved representations made on the Scottish Borders Proposed LDP. The Examination formally started on 26 September 2022. Over the period of the Examination, the Reporter issued 23 further information requests, and held a one day hearing on the issue of housing.
- 3.10 The Reporters have now completed their Examination of the Plan, against the representations and the Council's submissions (as agreed at the Council meeting on 10 March 2022) and have outlined the modifications to be made to the Proposed Plan. The Examination Report was published by the Directorate for Planning and Environmental Appeals on 5 July 2023. **Appendix A** sets out in detail all the modifications proposed.

## 4 EXAMINATION REPORT

- 4.1 The Examination Report spans over 1,100 pages and can be viewed at the following link [www.scotborders.gov.uk/ldp2](http://www.scotborders.gov.uk/ldp2). **Appendix A** sets out a summary of the Reporters' proposed modifications.
- 4.2 The Reporters considered 76 separate issues, and determined that there were no necessary modifications on 42 of these issues. The following paragraphs set out the main modifications recommended by the Reporter.

### Strategic Development Plan references

- 4.3 There are a number of modifications throughout the Plan, to reflect the fact that the Proposed LDP was prepared during an era of the Strategic Development Plan's (SDPs) in Scotland. However, SDPs no longer form part of the Development Plan and consequently the requirement for the LDP to comply with the Strategic Development Plan no longer applies. Modifications have been made, to reflect the fact that from February 2023, NPF4 now forms part of the Development Plan.
- 4.4 It should be noted that the Reporter has only considered those policies that were subject to Examination. Therefore there remain some references throughout the remainder of the Plan to NPF3, Scottish Planning Policy

(SPP) and the former Strategic Development Plan (SDP). Owing to the requirement of the Regulations, the Council cannot unilaterally make those changes and we will need to await the views of Scottish Ministers in terms of those inconsistencies.

### **Local Housing Land Requirement modifications**

4.5 The Reporter has largely agreed with the Council's position and arguments set out as part of the housing hearing held on 26 April 2023, which is welcomed. The Local Housing Land Requirement (LHLR) has been modified to 4,800 units (480 units per annum) over a ten year period. The Reporter ultimately concluded that there is sufficient housing land planned for, to meet the LHLR for the Plan period. There are 9,272 units contributing to the requirement within the Scottish Borders, which results in a surplus of 4,472 units when compared against the LHLR.

### **Policy modifications**

4.6 There are a number of modifications to policies contained within the Plan. The key modifications are outlined below;

- Modifications to a number of policies including;
  - PMD1: Sustainability
  - PMD2: Quality Standards
  - ED1: Protection of Business and Industrial Land
  - ED3: Town Centres and Shopping Centres
  - ED4: Core Activity Areas in Town Centres
  - ED5: Regeneration
  - ED7: Business, Tourism and Leisure Development in the Countryside
  - ED8: Caravan and Camping Sites
  - ED10: Protection of Prime Quality Agricultural Land and Carbon Rich Soils
  - ED11: Safeguarding of Mineral Deposits
  - HD1: Affordable Housing Delivery
  - HD6: Housing for Particular Needs
  - EP1: International Nature Conservation Sites and Protected Species
  - EP2: National Nature Conservation Sites and Protected Species
  - EP4: National Scenic Area
  - EP5: Special Landscape Areas
  - EP6: Countryside Around Towns
  - EP7: Listed Buildings
  - EP8: Historic Environment Assets and Scheduled Monuments
  - EP14: Coastline
  - EP16: Air Quality
  - EP17: Non Commercial and Community Growing Spaces
  - IS2: Developer Contributions
  - IS4: Transport Development and Infrastructure
  - IS8: Flooding
  - IS9: Waste Water Treatment Standards and Sustainable Urban Drainage
  - IS10: Waste Management Facilities

- It should be noted that the vast majority of the above modifications are minor and align the policies with NPF4.
- Development Adjoining Development Boundaries (PMD4): Deletion of criteria (c), relating to monitoring the effective five year housing land supply.
- Renewable Energy Developments (ED9): Modification to the policy and its supporting text to align with NPF4. The Reporter concluded that in the interest of consistency and to reflect national commitments to address the climate and nature crisis, Policy ED9 has been modified to indicate that development proposals for all forms of renewable, low-carbon and zero emissions technologies will be assessed in accordance with Policy NPF4 11. The Reporter also concludes that the existing Supplementary Guidance and studies may still provide useful tools in helping to identify landscape characteristics and sensitivities, albeit in a different policy context. Therefore, reference to these has been included within the introductory text before the policy itself.
- Mineral Extraction (ED12): Removal of Figure ED12a, in respect of the Areas of Search for Minerals. Policy text updated to align with NPF4.

## **Site modifications**

4.7 Six housing allocations have been removed from the Plan;

- Darnick, ADARN005
- Galashiels, EGL43
- Galashiels, AGALA029
- Oxton, AOXT0010
- Clovenfords, EC2
- Yarrowford, EY5B

4.8 In addition to the above, the following site modifications were made;

- Darnick, GSDARN002 (Key Greenspace): Additional key greenspace included within the Plan, covering Darnick Community Woodland area.
- Earlston, zEL57 (Business and Industrial Safeguarded allocation): Amendment to the boundary.
- Galashiels, EGL16B (Housing allocation): Amendment to the boundary to remove an area of garden ground.
- Galashiels, EGL200 (Housing allocation): Amendment to the boundary.
- Minto, SBMIN001 (Development Boundary): Amendment to the development boundary, to include garden ground of Dean Cottage at the southwest end of the village.
- Reston, SREST001 (Potential longer term housing allocation): Reduction in allocation site to reflect the recent construction of Reston Station.
- Reston, zRS3 (Reston Station): Removal of site from the Plan, to reflect the recent construction on site.
- Reston, BR5 (Housing allocation): Amendment to the boundary of the site BR5 to remove the areas of land occupied by a private house and a motor workshop.

## **Other modifications**

- 4.9 A number of other minor modifications are proposed throughout the remainder of the Plan. These include the following;
- Minor amendments to align with the terminology contained within NPF4.
  - Updating/replacement of text within the introductory chapters to reflect the current position regarding the climate change emergency and reference to the climate change route map (CCRM).
  - Chapter 8 updated to align with current legislation and National Policy, in respect of sustainability and climate change.
  - References updated throughout the Plan to reflect current terminology as a result of the United Kingdom leaving the European Union, including 'European Sites' and 'Habitats Regulations'.
  - Minor updates to site requirements, including a number that were updated to reflect requirements from SEPA.

## **Consequential changes**

- 4.10 As well as the modifications set out within the Report of Examination, a number of subsequent consequential changes have been made to the Plan. These are directly related to the modifications set out by the Reporters. The consequential changes include modifications to the following settlement maps to reflect the matters listed above; Clovenfords, Darnick, Earlston, Galashiels, Hawick, Minto, Oxtou, Peebles, Reston, St Boswells, Tweedbank and Yarrowford.
- 4.11 Consequential modifications were also made to the following maps;
- Countryside Around Town Map (Figure EP6a)
  - Policy Maps – additional annotation to refer to Technical Notes for Local Biodiversity Sites and Local Geodiversity Sites
  - Figure EP8a – updated to advise that the map can be viewed electronically
- 4.12 A number of minor typography errors/drafting changes/factual or mapping errors/terminology corrections have been picked up alongside the Reporters' modifications. It should be noted that these are very minor in nature and do not alter the overall principles or content of the Plan.

## **Legal Context**

- 4.13 It is important to recognise that the recommended modifications contained within Examination Reports are largely binding on planning authorities. In addition, Planning authorities do have the ability, in terms of the 1997 Act, but only to make such (minor) modifications to the LDP, as appear to them to be required for it to properly reflect the Report and its modifications.
- 4.14 Planning authorities may only depart from the recommendations in specific defined circumstances. These are set out in sections 19(10) and 19(11) of the 1997 Act and Regulation 2 of the Town and Country Planning (Grounds for declining to follow recommendation) (Scotland) Regulations 2009. The

only circumstance where authorities may depart from a recommendation is where that recommendation:

- (a) Would have the effect of making the LDP inconsistent with the National Planning Framework, or with any Strategic Development Plan or national park plan for the same area;
- (b) Is incompatible with Part IVA of the Conservation (Natural Habitats etc) Regulations 1994;
- (c) Would not be acceptable having regard to an environmental assessment carried out by the planning authority on the plan;
- (d) Is based on conclusions that could not reasonably have been reached based on the evidence considered at the Examination.

4.15 It should be noted that point (d) makes reference to the possibility of factual and clear errors made by the Reporters. Scottish Government guidance (Circular 6/2013 Development Planning, paragraph 94) makes it clear that this does not relate to circumstances where the planning authority disagrees with the planning judgement reached by the Reporter. An assessment of the modifications against the criteria has been made and it is considered that there are no grounds to decline to follow the Reporters' recommendations.

4.16 Subject to the exceptions set out above, section 19(10) of the Act requires Authorities to make the modifications recommended in the Examination Report, and any other requisite modifications. The intention is that these other, requisite modifications, should be wholly consequential on the reporter's recommendations (e.g. to rectify any factual or terminological inconsistencies created by the reporter's recommended modifications, or any necessary adjustments to tables, maps, schedules and text which are solely required to ensure that the whole of the plan properly reflects the terms of the modification which has been recommended). The planning authority should not make any unconnected modifications.

4.17 In these circumstances, it is therefore the view of Officers that the Council accept the recommendations set out within the Examination Report.

### **Next Steps to Adoption of the Scottish Borders LDP**

4.18 In order to formally adopt the Plan, the Council are required to publish the modifications and the revised LDP by;

- Placing a public notice
- Making the copies of the modifications and revised LDP available for public inspection at the planning office, in all public libraries and on the internet
- Notify all who made representation on the Proposed Plan.

4.19 The Council are to send to Scottish Ministers;

- Modifications made
- A statement on and explanation of any recommended modifications not made
- Proposed Plan for adoption



- Report of Examination
  - Advertisement of its intention to adopt
  - An environmental assessment on the Proposed Plan as modified
- 4.20 28 days following submission, the Council may adopt the Plan unless otherwise directed by Scottish Ministers. Scottish Ministers have a default power under the Act (section 20) to direct the planning authority to consider modifying a LDP, or for Scottish Ministers to approve the plan themselves. Subsequent to adoption there is a 6 week period in which a legal challenge can be made to the Plan.
- 4.21 Once the LDP is adopted, the Council will be required to;
- Send two copies to Scottish Ministers
  - Publish the LDP, including electronically
  - Place copies in public libraries
  - Notify people who made representations on the Proposed Plan of its publication and availability in public libraries
  - Advertise its publication in a local newspaper.
- 4.22 There is also a requirement to produce an Action Programme within three months of the Plan being adopted. This document will be aimed specifically at the delivery of the proposals and policies contained within the Scottish Borders LDP. The Action Programme will include timescales for the delivery of key infrastructure and will be reviewed regularly, taking into account changing circumstances. A post adoption Strategic Environmental Assessment is also required to be produced within three months of the Plan being adopted.
- 4.23 Having considered the Reporters' modifications, the Environment Report and Habitats Regulations Appraisal have both been updated to reflect the modifications. Both updated documents can be viewed at [www.scotborders.gov.uk/ldp2](http://www.scotborders.gov.uk/ldp2).

## **5 IMPLICATIONS**

### **5.1 Financial**

There will be costs associated with the preparation and printing of the Plan, advertisement and letters as part of the process of adoption, and thereafter once the LDP has been adopted. There is identified budget in place to cover this.

### **5.2 Risk and Mitigations**

The report in paragraphs 4.13 to 4.17 sets out the legal context for consideration by Council. There is significant risk of legal challenge and consequent delay to the Plan if the Council declines to accept the Report recommendations.

As detailed above, planning authorities are required to accept the Reporter's recommendations unless they consider the recommendations can be declined under any of the grounds of the Town and Country Planning

(Grounds for Declining to Follow Recommendations) (Scotland) Regulations (2009).

There are a number of risks associated with not accepting the recommendations set out within the Examination Report. Firstly, there would be a significant risk of legal challenge, for example from the house building or renewable industry (depending on the area of departure). This, in turn, would not only result in uncertainty, but equally significantly, a delay to the Plan, until any legal challenge is resolved. On the latter point, in the event that the Plan is unable to be relied upon due to a legal challenge then, the current Local Plan would have to continue to be used in the interim, and given that it is now 7 years old and is not aligned with NPF4, this would allow Reporters at appeal to potentially give it less weight.

### **5.3 Integrated Impact Assessment**

An initial Integrated Impact Assessment (IIA) was undertaken for the Proposed Plan in 2020. The IIA has been updated following the Examination Report and can be viewed here: <https://www.scotborders.gov.uk/LDP2023>

### **5.4 Sustainable Development Goals**

The Plan has been assessed against the UN Sustainable Development Goals checklist. It is considered that the allocations and policies contained within the Plan will contribute to the ambitions of the majority of the sustainability goals, including goals; 1, 2, 3, 6, 7, 8, 9, 11, 12, 13, 14, 15 and 17. The Plan itself contains reference to the sustainable goals and that the Council is committed to embedding these within strategies, policies and service delivery. It is considered that the Plan plays a key role in supporting the delivery of Scotland's national outcomes and the United Nations Sustainable Development Goals.

### **5.5 Climate Change**

The Plan has been assessed against the criteria within the checklist on climate change. It is considered that for all six impacts, the Plan will provide opportunities to either mitigate and/or enhance the activities in respect of climate change. The policies contained within the Plan will assist in mitigating/enhancing each of the activities, in line with the Council's Climate Change Route Maps and National policy drivers.

### **5.6 Rural Proofing**

Not required, as this is not a new, updated or amended policy or strategy. This report relates to a procedural decision at the end of the Development Plan process and other matters have been considered earlier in that process.

### **5.7 Data Protection Impact Statement**

There are no personal data implications arising from the proposals contained in this report.

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

There are no changes to the Scheme of Administration or the Scheme of Delegation as a result of the proposals within this report.

## 6 CONSULTATION

- 6.1 The Director (Finance & Procurement), the Director (Corporate Governance), the Chief Officer Audit and Risk, the Director (People Performance & Change), the Clerk to the Council and Corporate Communications are being consulted and any comments will be incorporated into the final report.
- 6.2 The Chief Planning and Housing Officer, Director (Infrastructure & Environment), Director (Resilient Communities) are also being consulted.

### Approved by

Name	Title
John Curry	Director – Infrastructure & Environment

### Author(s)

Name	Designation and Contact Number
Deborah Armstrong	Lead Officer (Planning Policy & GIS)

### Background Papers:

Examination Report – available to view at [www.scotborders.gov.uk/ldp2](http://www.scotborders.gov.uk/ldp2) and a copy has been circulated to all Members

Updated Environment Report – available to view at [www.scotborders.gov.uk/ldp2](http://www.scotborders.gov.uk/ldp2)

Updated Habitats Regulations Appraisal – available to view at [www.scotborders.gov.uk/ldp2](http://www.scotborders.gov.uk/ldp2)

Integrated Impact Assessment – can be viewed at <https://www.scotborders.gov.uk/LDP2023>

### Previous Minute Reference:

Scottish Borders Council meetings - 30 August 2018; 26 June 2019; 25 September 2020 and 10 March 2022

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

Contact us at Deborah Armstrong, [deborah.armstrong@scotborders.gov.uk](mailto:deborah.armstrong@scotborders.gov.uk)



# **APPENDIX A: Recommendations by Issue**

**Proposed Scottish Borders Local Development Plan Examination  
Report to Scottish Borders Council – 5 July 2023  
Recommendations by Issue Number**

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ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
<b>Issue 001 - Foreword and Chapter 1: Introduction</b>	Modify the local development plan by: <ol style="list-style-type: none"> <li>1. Replacing the words “the low carbon agenda” with “net zero greenhouse gas emissions by 2045” in the first sentence of the third paragraph of the Foreword (proposed plan page 5).</li> <li>2. Replacing the words “low carbon economy” with “net zero economy” in the third sentence of paragraph 1.3 in Chapter 1: Introduction (proposed plan page 7).</li> </ol>	9
<b>Issue 002 - Chapter 2: The Changing Context and Meeting the Challenges for the Scottish Borders</b>  Page 146	Modify the local development plan by: <ol style="list-style-type: none"> <li>1. replacing the heading “Coronavirus” with “Coronavirus and Green Recovery” on proposed plan page 13.</li> <li>2. adding “...and in addressing the climate emergency” after the word “recovery” in the second sentence of paragraph 2.8 on proposed plan page 13.</li> <li>3. adding “...including ease of access to schools.” at the end of the final sentence of paragraph 2.9 on proposed plan page 13.</li> <li>4. adding “housing” to the second sentence of paragraph 2.13 on proposed plan page 3 so that it reads “...for incorporating the housing needs...”.</li> <li>5. removing “...although in some instances there are some constraints to be resolved” from the third line of paragraph 2.17 on proposed plan page 14.</li> <li>6. adding the new sentence “On 25 September 2020, Scottish Borders Council declared a climate emergency, and through its climate change route map (CCRM) is seeking to ensure that it can help achieve the national target for Scotland of net zero greenhouse gas emissions by 2045.” at the beginning of paragraph 2.18 on proposed plan page 14.</li> <li>7. replacing the words “a low carbon future” with the words: “net zero greenhouse gas emissions by 2045” in the second sentence of paragraph 2.18 on proposed plan page 14.</li> </ol>	20

ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
<b>Issue 003 - Chapter 3: Policy Background</b>	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>1. deleting the headings “National Planning Policy” and “Regional Planning Policy” on proposed plan page 15.</li> <li>2. replacing Chapter 3 paragraphs 3.1 to 3.7 on proposed plan pages 15 and 16 as follows: <p>“3.1 National Planning Framework 4 (NPF4) became part of the statutory development plan in February 2023. It identifies national development which should be accommodated within LDPs and also sets out national planning policies. The development plan should be read as a whole.</p> <p>3.2 The LDP was prepared during the era of strategic development plans in Scotland. Following the rejection of proposed SESplan 2 strategic development plan, SESplan 1 (2013) remained the strategic development plan until it ceased to be part of the development plan in February 2023. Consequently, the requirement for the LDP to comply with a strategic development plan no longer applies.”</p> </li> </ol>	31
<b>Issue 004 - Chapter 4: Vision, Aims and Spatial Strategy</b>	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>1. amending the first sentence in paragraph 4.2 on proposed plan page 19 to read: <p>“The LDP provides opportunities for economic growth (including the green economy/recovery) and job creation.”</p> </li> <li>2. deleting the words “...as identified in HNDA2...” in paragraph 4.3 on proposed plan page 20.</li> <li>3. replacing the whole of paragraph 4.7 on proposed plan page 20 with the following text: <p>“On 25 September 2020, Scottish Borders Council declared a climate emergency, and through its climate change route map (CCRM) is seeking to ensure that it plays its part in achieving the national target for Scotland of net zero greenhouse gas emissions by 2045, in step with the national climate change plan (updated in December 2020). The council continues to promote and investigate ways to address climate change issues and adaptation in order to seek a net zero emissions economy. There is a continuing need to reduce private vehicular travel and greenhouse gas emissions as well as energy consumption and waste arisings; and to support renewable energy opportunities where possible. Heat mapping must be</p> </li> </ol>	50

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	<p>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.”</p> <p>4. moving the section entitled “Sustainability and climate change” (revised paragraph 4.7 above) to sit above the section entitled “Growing our economy” (currently paragraph 4.2).</p> <p>5. replacing the fourth bullet in the paragraph 4.8 “sustainability” list on proposed plan page 21 with the following text:</p> <p>“Deliver climate change mitigation while ensuring climate change adaptation.”</p>	
<p><b>Issue 005 - Chapter 5: Growing Our Economy</b></p> <p>Page 148</p>	<p>Modify the local development plan by:</p> <p>1. adding the following clause to the penultimate sentence of paragraph 5.1 on proposed plan page 23, after the words “Scottish Borders”:</p> <p>“...and recognising the economic benefit that renewable energy development can bring”.</p> <p>2. replacing the last two sentences of paragraph 5.10 on proposed plan page 25 with:</p> <p>“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 drive inclusive economic growth, skills and innovation across the region. The new agency will be a key part of Team South of Scotland, working to deliver the agreed Regional Economic Strategy.”</p>	64
<p><b>Issue 006 - Chapter 6: Planning for Housing and Appendix 2: Meeting the Housing Land Requirement</b></p>	<p>Modify the local development plan by:</p> <p>1. replacing proposed plan Chapter 6 paragraphs 6.1 to 6.4 and Tables 3 and 4 on pages 27 and 28 as follows:</p> <p>“BACKGROUND</p> <p>6.1 National Planning Framework 4 (NPF4) sets out a minimum all tenure housing land requirement (MATHLR) of 4,800 over the plan period of ten years (480 per year on average). The council adopts this figure as its local housing land requirement (LHLR) for the ten years 2023/24 to 2032/33 and there is</p>	104

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Page 149	<p>sufficient housing land planned for to meet that requirement. Appendix 2 provides further context to the local housing land requirement, contributions to the requirement and the monitoring of housing land supply. The LDP will seek to encourage and facilitate increased levels of development activity and housing completions, particularly in respect of affordable housing.</p> <p>6.2 The Council produces an annual Housing Land Audit (HLA) in order to monitor housing completions and housing land supply. The most recent 2021 HLA recorded 298 completions in the years 2020/21. The average rate of completions for the past five years was 288 units per year. Table 3 below shows the historical completion rate between 2016/17 and 2020/21.</p> <p>TABLE 3: HISTORICAL COMPLETIONS (2016/17 to 2020/21)</p> <table border="1" data-bbox="488 619 1653 694"> <thead> <tr> <th>AUDIT PERIOD</th> <th>2016/17</th> <th>2017/18</th> <th>2018/19</th> <th>2019/20</th> <th>2020/21</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td><b>Completions</b></td> <td>250</td> <td>222</td> <td>345</td> <td>324</td> <td>298</td> <td>1,439</td> </tr> </tbody> </table> <p><b>Source:</b> Housing Land Audit 2021”</p> <p>2. amending the first sentence of paragraph 6.6 on proposed plan page 28 to read:  “The Council’s Local Housing Strategy 2017-2022...”</p> <p>3. amending the final sentence of paragraph 6.8 on proposed plan page 28 to read:  “As a result of this and the local development plan examination, a total of eight sites have not been carried forward into this LDP, and the mixed-use site (MGREE001) is now a business and industrial allocation.”</p> <p>4. replacing paragraph 6.9 on proposed plan page 28 with the following:  “Thirteen new allocations with an indicative capacity are included within the LDP, comprising twelve housing sites and one mixed use site. It should be noted that (AGREE009) was included within the 2021 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 482 units (excluding AGREE009). This will provide additional</p>	AUDIT PERIOD	2016/17	2017/18	2018/19	2019/20	2020/21	Total	<b>Completions</b>	250	222	345	324	298	1,439	
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ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
<p style="text-align: center;">Page 150</p>	<p>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.”</p> <p>5. replacing the words “The sites included in the proposed plan...” in the first sentence of paragraph 6.10 on proposed plan page 28 with the words “The sites included within the LDP...”</p> <p>6. replacing the words “...included within the proposed plan.” in the third sentence of paragraph 6.10 on proposed plan page 28 with the words “... included within the LDP.”</p> <p>7. replacing the proposed plan Appendix 2 title “Meeting the Housing Land Requirement” with “Meeting the Local Housing Land Requirement”.</p> <p>8. amending the first sentence of Appendix 2 paragraph 1.1 on proposed plan page 194 by adding the word “local” between the words “...the” and “housing land requirement...” to read:  “... background context to the local housing land requirement and provisions...”</p> <p>9. replacing Appendix 2 paragraphs 1.2 to 1.4 on proposed plan page 194 as follows:  “1.2 This appendix sets out the local housing land requirement for the Scottish Borders and housing land supply.  1.3 NPF4 Annex E sets out a minimum all tenure housing land requirement (MATHLR) for Scottish Borders of 4,800 over the ten-year plan period (480 per year on average). This was informed by Housing Need &amp; Demand Assessment 3 (HNDA3), which covers Scottish Borders. It also contains a flexibility of 30% above the need and demand for new homes on the most optimistic modelled scenario.  1.4 The above MATHLR figure is not a cap on how much housing land the LDP should plan for. The amount of land that the LDP does plan for is called the local housing land requirement (LHLR).”</p> <p>10. deleting the red text heading “part A: HOUSING LAND WITHIN THE LDP” on proposed plan</p>	

ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO				
<p style="text-align: center;">Page 151</p>	<p>page 194.</p> <p>11. replacing Appendix 2 paragraphs 2.1 and 2.2 on proposed plan page 194 as follows:</p> <p>“2.1 The MIR was prepared based upon what was then termed housing land requirement (HLR) from proposed SESplan 2 (2016). However, when proposed SESplan 2 was rejected by Scottish Ministers, SESplan 1 (2013) and its supplementary guidance remained part of the development plan.</p> <p>2.2 However, in February 2023 NPF4 was adopted by Scottish Ministers and became part of the statutory development plan. At the same time SESplan 1 and its supplementary guidance ceased to be part of the development plan and there was no longer a requirement for the LDP to be consistent with them. The proposed plan local housing land requirement therefore reflects NPF4.”</p> <p>12. replacing the entirety of Appendix 2 sections 3 to 6 (including all titles, all paragraphs and all tables) on proposed plan pages 195 to 200 as follows:</p> <p>“3. LOCAL HOUSING LAND REQUIREMENT</p> <p>3.1 As outlined above, NPF4 has now become part of the statutory development plan and it sets out a MATHLR of 4,800 over the ten-year plan period. The council has adopted this as the LHLR on account of it being based on the most optimistic scenario modelled by HNDA3 and incorporating a 30% margin of flexibility on top of that.</p> <p>TABLE 1: LOCAL HOUSING LAND REQUIREMENT (2023/24 – 2032/33)</p> <table border="1" data-bbox="488 1098 1624 1177"> <tr> <td>LOCAL HOUSING LAND REQUIREMENT</td> <td>2023/24 to 2032/33</td> </tr> <tr> <td><b>LHLR for the Scottish Borders (2023/24 to 2032/33)</b></td> <td>4,800</td> </tr> </table> <p>4. HOUSING LAND SUPPLY CONTRIBUTIONS TO MEET THE LOCAL HOUSING LAND REQUIREMENT</p> <p>4.1 The most significant part of meeting the local housing land requirement, has been identified through previous LDP allocations, planning permissions and through estimates for future windfall approvals.</p>	LOCAL HOUSING LAND REQUIREMENT	2023/24 to 2032/33	<b>LHLR for the Scottish Borders (2023/24 to 2032/33)</b>	4,800	
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<b>LHLR for the Scottish Borders (2023/24 to 2032/33)</b>	4,800					

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Page 152	<p>4.2 The baseline position takes account of the 2021 Housing Land Audit (HLA). Table 2 shows the updated housing land supply from that document broken down into; years 1 to 5, years 6 and 7, post year 7 and constrained sites.</p> <p>TABLE 2: ESTABLISHED HOUSING LAND SUPPLY (2021 HLA)</p> <table border="1" data-bbox="488 395 1352 627"> <thead> <tr> <th>HLA SUPPLY CATEGORY</th> <th>NUMBER OF UNITS</th> </tr> </thead> <tbody> <tr> <td>Years 1-5</td> <td style="text-align: right;">3,538</td> </tr> <tr> <td>Years 6 &amp; 7</td> <td style="text-align: right;">1,967</td> </tr> <tr> <td>Post Year 7</td> <td style="text-align: right;">1,945</td> </tr> <tr> <td>Constrained sites</td> <td style="text-align: right;">1,265</td> </tr> <tr> <td><b>Total</b></td> <td style="text-align: right;"><b>8,715</b></td> </tr> </tbody> </table> <p>Source: Housing Land Audit 2021</p> <p>4.3 The approach used by the Council to undertake the 2021 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 2021 HLA considers a site to be effective if there is a reasonable prospect that it could be developed within the 5-year period. In future, a delivery programme will set out a pipeline of deliverable housing land for the short term (1 to 3 years), medium term (4 to 6 years) and long term (7 to 10 years).</p> <p>4.4 The contributions by Scottish Borders to meet the LHLR outlined above, are set out in Table 3 below, based on the 2021 HLA. Table 3 shows the potential contribution to the requirement, which includes the existing established housing land supply (HLA 2021) and windfall assumption for years (2023/24 to 2032/33). It also includes estimated completions for the two monitoring years 2021/22 and 2022/23. These need to be considered because there is a time gap of those two years between the 2021 housing land audit (March 2021) and the base date of the plan (2023/24). The windfall assumptions apply for the ten years of the plan period from 2023/24 to 2032/33 only. That is because the completions estimates for the years 2021/22 and 2022/23 include windfall assumptions for those years already.</p>	HLA SUPPLY CATEGORY	NUMBER OF UNITS	Years 1-5	3,538	Years 6 & 7	1,967	Post Year 7	1,945	Constrained sites	1,265	<b>Total</b>	<b>8,715</b>	
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Page 153	<p>TABLE 3: CONTRIBUTIONS TO THE REQUIREMENT (2021/22 TO 2032/33)</p> <table border="1" data-bbox="488 247 1883 699"> <thead> <tr> <th></th> <th>2021/22 TO 2028/29</th> <th>2028/29 TO 2032/33</th> <th>ADDITIONAL POTENTIAL</th> <th>TOTAL</th> </tr> </thead> <tbody> <tr> <td>Years 1-5</td> <td>3,538</td> <td></td> <td></td> <td>3,538</td> </tr> <tr> <td>Estimated completions for years 2021/22 and 2022/23</td> <td>-576</td> <td></td> <td></td> <td>-576</td> </tr> <tr> <td>Years 6 &amp; 7</td> <td>1,967</td> <td></td> <td></td> <td>1,967</td> </tr> <tr> <td>Post Year 7</td> <td></td> <td>1,945</td> <td></td> <td>1,945</td> </tr> <tr> <td>Constrained</td> <td></td> <td></td> <td>1,265</td> <td>1,265</td> </tr> <tr> <td>Windfall Assumption</td> <td>(102 x 7) 714</td> <td>(102 x 3) 306</td> <td></td> <td>1,020</td> </tr> <tr> <td><b>Total Potential</b></td> <td><b>5,643</b></td> <td><b>2,251</b></td> <td><b>1,265</b></td> <td><b>9,159</b></td> </tr> </tbody> </table> <p>Source: Housing Land Audit 2021 and windfall assumptions below</p> <p>4.5 In addition, demolition assumptions are based on 20 units per annum, which totals 240 units over the twelve years 2021/22 and 2032/33. This covers the ten years of the plan and the two years between its 2023/24 base date and the 2021 HLA (March 2021). This is outlined in Table 4 below.</p> <p>TABLE 4: DEMOLITIONS</p> <table border="1" data-bbox="488 994 1632 1070"> <thead> <tr> <th></th> <th>2021/22 to 2032/33</th> </tr> </thead> <tbody> <tr> <td>Loss of supply due to demolitions (2021/22 to 2032/33)</td> <td>-240</td> </tr> </tbody> </table> <p>4.6 Table 5 outlines the total contributions to the local housing land requirement, which takes account of the following; elements of the established housing land supply (2021 HLA), estimated completions for the two years preceding the plan base date, windfall assumptions, assumed demolitions and allocations added/removed from LDP2. The table demonstrates that the total contributions to the housing land requirement is 9,272 units. Sections 5 &amp; 6 go into more detail in respect of units being removed and added from LDP2.</p>		2021/22 TO 2028/29	2028/29 TO 2032/33	ADDITIONAL POTENTIAL	TOTAL	Years 1-5	3,538			3,538	Estimated completions for years 2021/22 and 2022/23	-576			-576	Years 6 & 7	1,967			1,967	Post Year 7		1,945		1,945	Constrained			1,265	1,265	Windfall Assumption	(102 x 7) 714	(102 x 3) 306		1,020	<b>Total Potential</b>	<b>5,643</b>	<b>2,251</b>	<b>1,265</b>	<b>9,159</b>		2021/22 to 2032/33	Loss of supply due to demolitions (2021/22 to 2032/33)	-240	
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Page 154	<p>TABLE 5: CONTRIBUTIONS TO THE HOUSING LAND REQUIREMENT</p> <table border="1" data-bbox="488 247 1561 582"> <thead> <tr> <th>CONTRIBUTIONS TO THE REQUIREMENT</th> <th>2021/22 to 2032/33</th> </tr> </thead> <tbody> <tr> <td>Potential Supply (HLA 2021)</td> <td>8,715</td> </tr> <tr> <td>Estimated completions (2021/22 and 2022/23)</td> <td>-576</td> </tr> <tr> <td>Windfall Assumption (ten years of the plan period)</td> <td>1,020</td> </tr> <tr> <td>Demolitions (2021/22 to 2032/33)</td> <td>-240</td> </tr> <tr> <td>Units being removed from LDP2</td> <td>-129</td> </tr> <tr> <td>Units being added to LDP2</td> <td>482</td> </tr> <tr> <td><b>Total</b></td> <td><b>9,272</b></td> </tr> </tbody> </table> <p>4.7 Table 6 below compares the local housing land requirement against the total contributions, as set out above. The table shows that the contributions meet the local housing land requirement and that the LDP2 provides additional flexibility overall.</p> <p>TABLE 6: HOUSING LAND REQUIREMENT VS CONTRIBUTIONS</p> <table border="1" data-bbox="488 837 1464 1007"> <thead> <tr> <th>REQUIREMENT VS CONTRIBUTIONS</th> <th></th> </tr> </thead> <tbody> <tr> <td>Local Housing Land Requirement (2023/24 to 2032/33)</td> <td>4,800</td> </tr> <tr> <td>Contributions to the Requirement</td> <td>9,272</td> </tr> <tr> <td>Total surplus</td> <td>+4,472</td> </tr> </tbody> </table> <p>WINDFALL SITES</p> <p>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 7. 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 102 units. The ten-year average is 107 per year. Of the total completions since 2012</p>	CONTRIBUTIONS TO THE REQUIREMENT	2021/22 to 2032/33	Potential Supply (HLA 2021)	8,715	Estimated completions (2021/22 and 2022/23)	-576	Windfall Assumption (ten years of the plan period)	1,020	Demolitions (2021/22 to 2032/33)	-240	Units being removed from LDP2	-129	Units being added to LDP2	482	<b>Total</b>	<b>9,272</b>	REQUIREMENT VS CONTRIBUTIONS		Local Housing Land Requirement (2023/24 to 2032/33)	4,800	Contributions to the Requirement	9,272	Total surplus	+4,472	
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Page 155	<p>between 76 and 143 units have been on windfall sites. It is anticipated that 1,020 units will be developed on windfall sites in the Scottish Borders during the period 2023/24 and 2032/33 based on the more cautious five-year average.</p> <p>TABLE 7: WINDFALL COMPLETIONS (2012 TO 2021 HLA)</p> <table border="1" data-bbox="488 395 1966 898"> <thead> <tr> <th></th> <th>2012</th> <th>2013</th> <th>2014</th> <th>2015</th> <th>2016</th> <th>2017</th> <th>2018</th> <th>2019</th> <th>2020</th> <th>2021</th> <th>10 Year Average</th> </tr> </thead> <tbody> <tr> <td>Total number of completions</td> <td>266</td> <td>306</td> <td>288</td> <td>272</td> <td>373</td> <td>250</td> <td>222</td> <td>345</td> <td>324</td> <td>298</td> <td>294</td> </tr> <tr> <td>Number of completions on windfall sites</td> <td>143</td> <td>133</td> <td>104</td> <td>101</td> <td>76</td> <td>121</td> <td>84</td> <td>115</td> <td>96</td> <td>92</td> <td>107</td> </tr> <tr> <td>% of completions from windfall sites</td> <td>54%</td> <td>43%</td> <td>36%</td> <td>37%</td> <td>20%</td> <td>48%</td> <td>38%</td> <td>33%</td> <td>30%</td> <td>31%</td> <td>37%</td> </tr> </tbody> </table> <p>COMPLETIONS</p> <p>4.9 Table 8 shows the number of completions in the Scottish Borders from the 2017 to 2021 HLA period. The total number of completions in the past five years has peaked at 345 in 2019, 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. Overall, the average rate of completions over the previous five years was 288 units per year.</p>		2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	10 Year Average	Total number of completions	266	306	288	272	373	250	222	345	324	298	294	Number of completions on windfall sites	143	133	104	101	76	121	84	115	96	92	107	% of completions from windfall sites	54%	43%	36%	37%	20%	48%	38%	33%	30%	31%	37%	
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Page 156	<p>TABLE 8: COMPLETIONS (2017 TO 2021 HLA)</p> <table border="1" data-bbox="501 247 1856 399"> <thead> <tr> <th></th> <th>2017</th> <th>2018</th> <th>2019</th> <th>2020</th> <th>2021</th> <th>5 Year Average</th> </tr> </thead> <tbody> <tr> <td>Total number of completions</td> <td>250</td> <td>222</td> <td>345</td> <td>324</td> <td>298</td> <td>288</td> </tr> </tbody> </table> <p>5. NEW ALLOCATIONS WITHIN THE PLAN</p> <p>5.1 The LDP2 includes a number of new allocations for housing and mixed use, which have indicative site capacities. Table 9 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 482 additional units are being brought forward as part of the LDP2.</p> <p>TABLE 9: NEW SITES ALLOCATED IN THE LOCAL DEVELOPMENT PLAN</p> <table border="1" data-bbox="486 805 1904 1401"> <thead> <tr> <th>SETTLEMENT</th> <th>SITE CODE</th> <th>SITE NAME</th> <th>PROPOSED USE</th> <th>INDICATIVE SITE CAPACITY</th> </tr> </thead> <tbody> <tr> <td>Coldstream</td> <td>ACOLD014</td> <td>Hillview North (Phase 2)</td> <td>Housing</td> <td>100</td> </tr> <tr> <td>Eddleston</td> <td>AEDDL010</td> <td>Land South of Cemetery</td> <td>Housing</td> <td>30</td> </tr> <tr> <td>Gordon</td> <td>AGORD004</td> <td>Land at Eden Road</td> <td>Housing</td> <td>25</td> </tr> <tr> <td>Grantshouse</td> <td>AGRAN004</td> <td>Land North of Mansefield</td> <td>Housing</td> <td>8</td> </tr> <tr> <td>Greenlaw</td> <td>AGREE009</td> <td>Poultry Farm</td> <td>Housing</td> <td>38*</td> </tr> <tr> <td>Hawick</td> <td>AHAWI027</td> <td>Burnfoot (Phase 1)</td> <td>Housing</td> <td>60</td> </tr> <tr> <td>Innerleithen</td> <td>MINNE003</td> <td>Land West of Innerleithen</td> <td>Mixed Use</td> <td>50</td> </tr> <tr> <td>Jedburgh</td> <td>AJEDB018</td> <td>Land East of Howdenburn Court II</td> <td>Housing</td> <td>20</td> </tr> <tr> <td>Melrose</td> <td>AMELR013</td> <td>Harmony Hall Gardens</td> <td>Housing</td> <td>5</td> </tr> <tr> <td>Peebles</td> <td>APEEB056</td> <td>Land South of Chapelhill Farm</td> <td>Housing</td> <td>150</td> </tr> </tbody> </table>		2017	2018	2019	2020	2021	5 Year Average	Total number of completions	250	222	345	324	298	288	SETTLEMENT	SITE CODE	SITE NAME	PROPOSED USE	INDICATIVE SITE CAPACITY	Coldstream	ACOLD014	Hillview North (Phase 2)	Housing	100	Eddleston	AEDDL010	Land South of Cemetery	Housing	30	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	Peebles	APEEB056	Land South of Chapelhill Farm	Housing	150	
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	Selkirk	ASELK040	Philiphaugh Mill	Housing	19																																													
	Westruther	AWESR002	Edgar Road	Housing	10																																													
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<p>5.2 It should be noted that the housing site (AGREE009) is included within the 2021 HLA established housing land supply, as a windfall development for 38 units. Therefore, the indicative site capacity for site AGREE009 cannot be counted as part of the new allocations being taken forward within the LDP, to avoid double counting.</p>																																																		
<p>6. REMOVAL OF SITES WITHIN THE PLAN</p>																																																		
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	Yarrowford	EY5B	Minchmoor Road East	Housing	5	
	Total				129	
	<p>13. deleting the red text heading “PART B: MONITORING THE EFFECTIVE SUPPLY” on proposed plan page 201.</p> <p>14. deleting the entirety of section 8 (all titles, text and tables) on proposed plan pages 201 and 202.</p>					
<b>Issue 007 - Chapter 7: Supporting Our Town Centres</b>	Modify the local development plan by: <ol style="list-style-type: none"> <li>1. Deleting paragraph 7.7 on proposed plan page 31.</li> </ol>				115	
<b>Issue 008 - Chapter 8: Delivering Sustainability and Climate Change Agenda</b>  Page 158	Modify the local development plan by: <ol style="list-style-type: none"> <li>1. replacing paragraphs 8.1 to 8.4 on proposed plan pages 33 to 34 with the following six paragraphs:             <p>“8.1 National Planning Framework 4 (NPF4) states that “the global climate emergency means that we need to reduce greenhouse gas emissions and adapt to the future impacts of climate change”. It identifies six overarching spatial principles which will play a key role in delivering the United Nations’ Sustainable Development Goals. Part of the NPF4 national spatial strategy is that “Scotland’s future places will be net zero, nature-positive places that are designed to reduce emissions and adapt to the impacts of climate change, whilst protecting, recovering and restoring our environment”. NPF4 Policy 1 gives significant weight to the global climate and nature crises and Policy 2 will ensure that emissions from new development are minimised as far as possible.</p> <p>8.2 The Climate Change (Scotland) Act 2009 requires all public bodies to contribute to the achievement of the emissions reduction targets in the Act, and to deliver the Government’s climate change action programme. More recently, the Climate Change (Emissions Reduction Targets) (Scotland) Act 2019 has set a legally binding target for Scotland of net zero emissions of greenhouse gases by 2045; with interim targets of 75% by 2030; and 90% by 2040. While these targets are to be achieved through coordinated actions taken across all sectors involving the public and private sectors, individuals as well as organisations, planning has an important role in all cases.</p> <p>8.3 The update to the Climate Change Plan (December 2020) states at paragraph 2.5.2 that: “planning is a key delivery mechanism for many of the policies within this climate change plan update, across all</p> </li> </ol>				150	

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<p style="text-align: center;">Page 159</p>	<p>sectors. By making the right choices about where and what development should take place in the future, planning can help to reduce emissions whilst improving the wellbeing of communities and the quality and resilience of places across Scotland". 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.</p> <p>8.4 NPF4 is supportive of promoting renewable energy and also identifies the need to support other key sustainability principles of social, economic and environmental considerations. It seeks to encourage, promote and facilitate developments that prioritise walking, wheeling, cycling and public transport for everyday travel and reduce the need to travel unsustainably. Developments should be designed so that their use and layout help reduce the need to travel by car and should include clear and direct links to public transport nodes, where possible. 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.</p> <p>8.5 On 25 September 2020, Scottish Borders Council declared a climate emergency. In order to set out a clear plan of action to reduce emissions of greenhouse gases within our region, the council approved its Climate Change Route Map on 17 June 2021. This sets a strategic direction for the council and its partners and communities in the region, to move forward to a net zero emissions economy by 2045, in line with the national target set by the Scottish Government. The Climate Change Route Map defines a holistic approach - a whole Borders collaborative approach – to the achievement of the council's net zero emissions target, within which the generation of renewable energy in place of the burning of fossil fuels, will play a leading and significant role.</p> <p>8.6 In August 2019, the council committed to implementing the United Nations' Sustainable Development Goals. The council is formally committed to embedding sustainable development in its strategies, policies and service delivery and has set up a Sustainable Development Committee to oversee this process. By doing so, the council is ensuring that it has a clear, coherent, and overarching ethical framework for its activities. This brings benefits to its organisation and supports its efforts to optimise outcomes. The council's commitment to sustainable development is manifest in its pledge to drive and monitor the</p>	

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	<p>implementation of the United Nations' 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 do not compromise the quality of life for future generations.”</p> <ol style="list-style-type: none"> <li>2. deleting the final sentence from paragraph 8.5 on proposed plan page 34.</li> <li>3. deleting paragraphs 8.7 and 8.8 and the two inserted images on proposed plan page 35.</li> <li>4. replacing paragraph 8.13 on proposed plan page 36 with:   “8.13 NPF4 states that we will need to respond to a growing nature crisis, and to work together to enable development that addresses the social and economic legacy of the coronavirus pandemic, the cost crisis and longstanding inequality. NPF4 Policies 3 and 4 protect biodiversity and natural assets, which in turn play a crucial role in carbon reduction.”</li> </ol>	
<b>Issue 009 - Placemaking and Design Policies – PMD1 to PMD5</b> PMD 160	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>1. replacing the bullet pointed list in paragraph 1.3 on proposed plan page 41 with the following list: <ul style="list-style-type: none"> <li>• Healthy,</li> <li>• Pleasant,</li> <li>• Connected,</li> <li>• Distinctive,</li> <li>• Sustainable, and</li> <li>• Adaptable</li> </ul> </li> <li>2. replacing “Distinctive, Safe &amp; Pleasant, Easy to move around, Welcoming, Adaptable, and Resource efficient” in the third paragraph under the heading “Transportation Standards” on proposed plan page 210 with “Healthy, Pleasant, Connected, Distinctive, Sustainable and Adaptable”.</li> <li>3. adding a new paragraph between existing paragraphs 1.6 and 1.7 on proposed plan page 42 and consequential paragraph numbering as follows:</li> </ol>	183



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<p>Page 20</p>	<p>“The council supports the development of heat networks and the efficient use of renewables and will develop further work on heat mapping. Policy PMD2 will operate in conjunction with National Planning Framework (NPF4) Policy 19: Heating and Cooling.”</p> <p>4. replacing proposed Policy PMD2 criterion a) on proposed plan page 42 with:</p> <p>“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 use of renewable energy and resources, such as heat networks (as detailed in NPF4 Policy 19) 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.”</p> <p>5. deleting the first criterion c) of Policy PMD4 on proposed plan page 47 which reads “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”.</p>	
<p><b>Issue 010 - Economic Development Policies – ED1, ED3 to ED5, ED7, ED8 &amp; ED10</b></p>	<p>Modify the local development plan by:</p> <p>1. replacing “South of Scotland Economic Partnership (SOSEP)” with “South of Scotland Enterprise Agency” in paragraph 1.4 on proposed plan page 52.</p> <p>2. adding “Policy IS8: Flooding” to the list of key policies on proposed plan page 56 to which Policy ED1: Protection of Business and Industrial Land should be cross-referenced.</p> <p>3. replacing the first paragraph (before the list of considerations) in the out of town centre development section of Policy ED3: Town Centres and Shopping Development on proposed plan page 61 with:</p> <p>“Retail proposals in out of centre locations will be assessed in accordance with NPF4 Policy 28. The Council will have regard to the following considerations, where relevant, in assessing applications for out of centre development other than retail proposals:”</p> <p>4. replacing the first sentence of the fourth paragraph of Policy ED4: Core Activity Areas in Town Centres on proposed plan page 63 with:</p>	<p>208</p>

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<p style="text-align: center;">Page 162</p>	<p>“Community and cultural facilities could be supported in certain circumstances, where it can be demonstrated that the proposal would make a positive contribution to the vitality and viability of the town centre.”</p> <p>5. replacing paragraph 1.4 on proposed plan page 65 with:</p> <p>“South of Scotland Enterprise (SOSE) 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.”</p> <p>6. replacing criterion a) in the second part of Policy ED7: Business, Tourism and Leisure Development in the Countryside on proposed plan page 69 with:</p> <p>“a) the development must respect the environment and the amenity and character of the surrounding area.”</p> <p>7. adding “Policy IS8 Flooding” to the list of key policies on proposed plan page 70 to which Policy ED7: Business, Tourism and Leisure Development in the Countryside should be cross-referenced.</p> <p>8. adding “Policy PMD2 Quality Standards” to the list of key policies on proposed plan page 73 to which Policy ED8: Caravan and Camping Sites should be cross-referenced.</p> <p>9. adding the following new second sentence to paragraph 1.3 on proposed plan page 79:</p> <p>“Further information on what constitutes “land of lesser quality that is culturally or locally important for primary use” in the context of the Scottish Borders will be provided in Supplementary Planning Guidance.”</p> <p>10. replacing the first paragraph of Policy ED10: Protection of Prime Quality Agricultural Land and Carbon Rich Soils on proposed plan page 81 with:</p>	

ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
	<p>“Development, except proposals for renewable energy development, which results in the permanent loss of prime agricultural land, land of lesser quality that is culturally or locally important for primary use, or significant carbon rich soil reserves, particularly peat, will not be permitted, unless:”</p> <p>11. inserting the following new penultimate paragraph into Policy ED10: Protection of Prime Quality Agricultural Land and Carbon Rich Soils on proposed plan page 81:</p> <p>“Proposals for mineral extraction on prime agricultural land or land of lesser quality that is culturally or locally important for primary use will be permitted where there is secure provision for restoration and the layout and design of the proposal minimises the amount of protected land that is required.</p>	
<p><b>Issue 011 - Economic Development Policies: Policy ED9: Renewable Energy Development</b></p> <p>Page 163</p>	<p>Modify the local development plan by:</p> <p>1. replacing paragraphs 1.1 - 1.2 on proposed plan page 74 with:</p> <p>“1.1 NPF4 seeks to encourage, promote and facilitate all forms of renewable energy development onshore and offshore. This includes energy generation, storage, new and replacement transmission and distribution infrastructure and emerging low-carbon and zero emissions technologies including hydrogen and carbon capture utilisation and storage. It encourages local development plans to realise their area’s full potential for electricity and heat from renewable, low carbon and zero emission sources by identifying a range of opportunities for energy development. Information on the legislative and national policy context for addressing the climate crisis is provided in Chapter 8: Delivering Sustainability and Climate Change Agenda.</p> <p>1.2 In responding to the climate emergency, the council’s Climate Change Route Map (2021) defines a holistic approach - a whole Borders collaborative approach – to the achievement of the council’s net zero emissions target, within which the generation of renewable energy in place of the burning of fossil fuels, will play a leading and significant role. Scottish Borders Council is proactive in supporting a diverse range of renewable energy types.”</p> <p>2. deleting the second sentence of paragraph 1.3 on proposed plan page 74.</p> <p>3. deleting the final sentence of paragraph 1.4 on proposed plan page 74</p>	242

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<p style="text-align: center;">Page 164</p>	<p>4. adding the following two new sentences to the end of paragraph 1.4 on proposed plan page 74:</p> <p>“The context for Policy ED9 is provided in NPF4 including Policy 11. This supports the principle of renewables in tackling the climate emergency and sets out the balance of considerations that should apply. This support would not extend to National Scenic Areas within Scottish Borders.”</p> <p>5. deleting paragraphs 1.5 and 1.6 on proposed plan page 75.</p> <p>6. replacing paragraphs 1.7 to 1.11 on proposed plan page 75 with the following two paragraphs:</p> <p>“Following adoption of this Local Development Plan, the council intends that the Supplementary Guidance on Renewable Energy 2018 will become Supplementary Planning Guidance. As a result, it will no longer have development plan status. This document incorporates the Ironside Farrar “Update of Wind Energy Landscape Capacity and Cumulative Impact Study” (November 2016). In December 2013, the council prepared separate Supplementary Planning Guidance entitled “Landscape and Visual Guidance for Single and Groups of 2 or 3 Wind Turbines in Berwickshire”.</p> <p>The above guidance may be used to assist in the assessment of renewable energy proposals. However, as the national policy context within which these were prepared has now been superseded, some aspects of the guidance will no longer be applicable. These documents will be of less relevance on matters where there are inconsistencies with NPF4 and the adopted Local Development Plan.”</p> <p>7. replacing the wording of Policy ED9: Renewable Energy Development on proposed plan page 76 with:</p> <p>“Development proposals for all forms of renewable, low-carbon and zero emissions technologies will be supported. These include:</p> <ul style="list-style-type: none"> <li>i. wind farms including repowering, extending, expanding and extending the life of existing wind farms;</li> <li>ii. enabling works, such as grid transmission and distribution infrastructure;</li> <li>iii. energy storage, such as battery storage and pumped storage hydro;</li> <li>iv. small scale renewable energy generation technology;</li> <li>v. solar arrays;</li> </ul>	

ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
	<p>vi. proposals associated with negative emissions technologies and carbon capture; and vii. proposals including co-location of these technologies.</p> <p>Development proposals will be assessed in accordance with NPF4 Policy 11 paragraphs b) to f) and other relevant provisions of NPF4.</p> <p>Waste to energy schemes involving human, farm and domestic waste will be assessed against Policy IS10 Waste Management Facilities.”</p>	
<p><b>Issue 012 - Economic Development Policies – ED11 &amp; ED12</b></p> <p>Page 165</p>	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>1. replacing the first sentence of Policy ED11: Safeguarding of Mineral Deposits on proposed plan page 82 with: <p>“The council will not grant planning permission for development that will sterilise mineral deposits of economic value unless:”</p> </li> <li>2. deleting the words “and coal” from the title on proposed plan page 83 and policy heading on proposed plan page 85 to read: <p>“Policy ED12 Mineral Extraction”</p> </li> <li>3. replacing paragraph 1.1 on proposed plan page 83 with the following: <p>“1.1 In addition to safeguarding important workable mineral resources and taking steps to ensure these are not sterilised by other types of development, NPF4 states that the local development plan should support a landbank of construction aggregates of at least 10 years at all times in the relevant market areas. It should also promote sustainable resource management and ensure that communities and the environment are protected from the impacts of mineral extraction. 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. Further information in relation to supporting a landbank of construction aggregates, of at least 10 years at all times in relevant market areas, will be provided in future supplementary planning guidance on minerals. The policy criteria relate to land both within and outwith the Scottish Borders.”</p> </li> </ol>	266

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	<p>4. deleting Figure ED12a Areas of Search for Minerals on proposed plan page 84 and reference to it in paragraph 1.1 proposed plan page 83.</p> <p>5. replacing the wording of Policy ED12 on proposed plan page 85 with:</p> <p>“Proposals for the extraction of minerals will be assessed in accordance with NPF4 Policy 33 paragraph d) and other relevant provisions of NPF4.</p> <p>There will be a presumption against peat extraction likely to have an adverse effect on peatland and/or carbon rich soils within class 1 and 2 peatland areas.”</p>	
<p><b>Issue 013 - Housing Development Policies – HD1 to HD6</b></p>	<p>Modify the local development plan by:</p> <p>1. deleting supporting paragraphs 1.2 and 1.3 on proposed plan page 88.</p> <p>2. deleting the words “...in accordance with SPP...” from supporting paragraph 1.7 on proposed plan page 88.</p>	<p>294</p>
<p><b>Issue 014 - Environmental Promotion and Protection Policies – EP1 to EP6</b></p>	<p>Modify the local development plan by:</p> <p>1. replacing the third paragraph of Policy EP1 on proposed plan page 105 with the following text:</p> <p>“Development proposals that are likely to have an adverse effect on species protected by legislation will only be supported where the proposal meets the relevant statutory tests. If there is reasonable evidence to suggest that a protected species is present on a site or may be affected by a proposed development, steps must be taken to establish its presence. The level of protection required by legislation must be factored into the planning and design of development, and potential impacts must be fully considered prior to the determination of any application.”</p> <p>2. replacing references throughout Policy EP1 on proposed plan pages 104-106, to “Natura Sites” with “European Sites”, to “Habitats Directive” with “Habitats Regulations”, and to “Birds Directive” with “Habitats Regulations.</p> <p>3. replacing the text of Policy EP2 on proposed plan page 107 with the following:</p>	<p>326</p>

ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
<p style="text-align: center;">Page 167</p>	<p>“Development proposals which are likely to have a significant adverse effect, either directly or indirectly, on a Site of Special Scientific Interest (SSSI), a National Nature Reserve (NNR), or nationally protected habitats or species will not be permitted unless:</p> <p>(a) the objectives of the designation and the overall integrity of the site will not be compromised, or</p> <p>(b) any significant adverse effects on the qualities for which the area has been designated are clearly outweighed by social, environmental or economic benefits of national importance.</p> <p>If there is evidence to suggest that a legally protected species is on site or may be affected by proposed development, steps must be taken to establish its presence. The level of protection afforded by legislation must be factored into the planning and design of the development. Any impacts will be fully considered in determination of the application.</p> <p>The developer will be required to detail mitigation, either on-site or off-site, of any damage that may be caused by development permissible under the exception criteria.”</p> <p>4. replacing the text of Policy EP4 on proposed plan page 112 with the following:</p> <p>“Development that may affect National Scenic Areas (NSAs) will only be permitted where:</p> <p>(a) the objectives of the designation and the overall integrity of the NSA will not be compromised; or</p> <p>(b) any significant adverse effects on the qualities for which the NSA has been designated are clearly outweighed by social, environmental or economic benefits of national importance.”</p> <p>5. replacing the wording of Policy EP5: Special Landscape Areas on proposed plan page 114 as follows:</p> <p>“In assessing proposals for development that may affect Special Landscape Areas, the council will seek to safeguard landscape quality, as identified in its Statement of Importance for the relevant Special Landscape Areas. Proposals that have a significant adverse impact will only be permitted where the landscape impact is clearly outweighed by social, environmental or economic benefits of national or local importance.”</p> <p>6. replacing the first sentence of Policy EP6: Countryside Around Towns on proposed plan page 118 with the following text:</p>	

ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
	<p>“Within the areas defined as Countryside around Towns, proposals (except for renewable energy development) will only be considered for approval if they meet the following considerations:”</p> <p>and adding the following paragraph after criteria a) to e):</p> <p>“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.”</p> <p>7. adding an annotation to the legends on the Policy Maps on proposed plan pages 182 to 187 as follows:</p> <p>“See appendices to Technical Note 4: Local Biodiversity Sites, for the location and boundaries of Local Biodiversity Site designations. See appendices to Technical Note 5: Local Geodiversity Sites, for the locations and boundaries of Local Geodiversity Site designations.”</p>	
<p><b>Issue 015 - Environmental Promotion and Protection Policies – EP7 to EP17</b></p>	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>adding the following sentence to the start of paragraph 1.5 of Policy EP7: Listed Buildings, on proposed plan page 119: <p>“Design Statements are required for all applications for listed building consents and for all applications affecting the setting of listed buildings.”</p> </li> <li>replacing the fourth and fifth paragraphs in Policy EP7: Listed Buildings, on proposed plan page 120, with the following text: <p>“Development proposals with a potentially significant impact on historic assets or places will be accompanied by an assessment which is based on an understanding of the cultural significance of the historic asset and/or place. The assessment should identify the likely visual or physical impact of any proposals for change, including cumulative effects, and provide a sound basis for managing the impacts of change. Proposals should also be informed by national policy and guidance on managing change in the historic environment, and information held within Historic Environment Records.”</p> </li> </ol>	<p>360</p>



ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
<p style="text-align: center;">Page 169</p>	<p>“Development proposals affecting the setting of a listed building should preserve its character, and its special architectural or historic interest.”</p> <p>3. adding the following sentences as paragraph 1.10 in the introductory text to Policy EP8: Historic Assets and Scheduled Monuments, on proposed plan page 122:</p> <p>“1.10 Any works directly affecting a designated Scheduled Monument require Scheduled Monument Consent (SMC), which is obtained from Historic Environment Scotland. Advice on the SMC process and requirements should be sought at an early stage from the Heritage Directorate, Historic Environment Scotland.”</p> <p>4. adding the following text to Figure EP8a of Policy EP8, on proposed plan page 123, together with any appropriate links:</p> <p>“This map can be viewed electronically, and information about the exact location and form of such designations is available, or can be made available, to applicants, and can also be accessed via the online resources provided by Historic Environment Scotland.”</p> <p>5. replacing the text following the title “[A], National Archaeological Sites” of Policy EP8: Historic Environment Assets and Scheduled Monuments, on proposed plan page 124, with the following text:</p> <p>“Development proposals affecting scheduled monuments will only be supported where:</p> <ul style="list-style-type: none"> <li>(a) direct impacts on the scheduled monument are avoided;</li> <li>(b) significant adverse impacts on the integrity of the setting of a scheduled monument are avoided; or</li> <li>(c) exceptional circumstances have been demonstrated to justify the impact on a scheduled monument and its setting and impacts on the monument or its setting have been minimised.” <p>6. replacing the last sentence of Policy EP8: Historic Environment Assets and Scheduled Monuments, on proposed plan page 124, with the following sentence:</p> <p>“Any proposal that will adversely affect a historic environment asset or the integrity of its setting must include a reasoned account of what mitigation is or is not possible, together with a mitigation strategy where appropriate.”</p> </li></ul>	

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<p style="text-align: center;">Page 170</p>	<p>7. adding a fifth criterion to Policy EP14: Coastline, on proposed plan page 140, as follows:</p> <p>“(e) the proposal is appropriate under the National Marine Plan and under the Regional Marine Plan, when prepared.”</p> <p>8. replacing the third sentence in paragraph 1.1 of Policy EP16: Air Quality, on proposed plan page 143, with the following text:</p> <p>“The council has not identified any locations where national air quality objectives are unlikely to be met and therefore has not declared any Air Quality Management Areas. Other aspects of air quality are controlled by bodies including SEPA and the council’s environmental health team and by an expectation that landowners/land managers will comply with the Muirburn Code.”</p> <p>9. replacing the second sentence of paragraph 1.2 in Policy EP16: Air Quality, on proposed plan page 143, with the following sentence:</p> <p>“It applies to visible pollutants and to invisible gases such as CO<sub>2</sub> which are known to cause harmful climate change.”</p> <p>10. replacing the first sentence of Policy EP16: Air Quality, on proposed plan page 144, with the following sentence:</p> <p>“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, or lead to unacceptable levels of greenhouse gas emissions, must be accompanied by provisions that the council is satisfied will minimise such impacts to an acceptable degree.”</p> <p>11. replacing the title of EP17 on proposed plan page 145 to read “Non-Commercial Food Growing and Community Growing Spaces”</p> <p>12. replacing the first two paragraphs of Policy EP17 on proposed plan page 146 to read:</p>	

ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
	<p>"The Council will support development that safeguards and enhances the quality of an existing non-commercial food growing area. Development that results in the loss of any non-commercial food growing area, where no satisfactory alternative location has been identified, will not be supported."</p> <p>"The Council will support development for new or extended non-commercial food growing areas that meet community needs, provided the following requirements are met: ..."</p>	
<p><b>Issue 016 - Infrastructure and Standards Policies – IS2, IS4, IS7 to IS10, IS13, IS14, IS17 &amp; Policy Maps</b></p> <p>Page 171</p>	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>1. adding to Policy IS2: Developer Contributions criterion c) on proposed plan page 151 the words "...and transport infrastructure providers", after the existing wording "subsidy to public transport operators".</li> <li>2. replacing the supporting paragraphs 1.2 and 1.3 on proposed plan page 161 with the following: <p>"1.2 NPF4 sets out Scotland's long-term plan to manage flood risk. Specifically, the intent of NPF4 Policy 22: Flood Risk and Water Management is "To strengthen resilience to flood risk by promoting avoidance as a first principle and reducing the vulnerability of existing and future development to flooding". Policy IS8 should be read to operate in conjunction with NPF4 Policy 22: Flood Risk and Water Management. The Council has a desire to move towards more sustainable solutions within the implementation of flood protection schemes. The Council will 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 and blue green infrastructure measures.</p> <p>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 current guidance should be referred to for further information."</p> </li> <li>3. replacing the first sentence of supporting paragraph 1.5 on proposed plan page 161 with the following:</li> </ol>	392

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<p style="text-align: center;">Page 172</p>	<p>“The implementation of flood protection schemes runs within flood risk management’s six-year cycles, the most recent cycle having been 2016-2022.”</p> <p>4. replacing the contents of Policy IS8: Flooding on proposed plan, page 162, with the following text:</p> <p>“a) Development proposals will be considered using National Planning Framework 4 Policy 22: Flood Risk and Water Management.</p> <p>b) Developers will be required to provide, including if necessary at planning permission in principle stage:</p> <p>i. a competent flood risk assessment, including all sources of flooding, and taking account of climate change, using the most up to date guidance; and</p> <p>ii. a report of the measures that are proposed to mitigate the flood risk.</p> <p>c) The information used to assess the acceptability of development will include:</p> <p>i. information and advice from consultation with the Council’s Flood Risk and Coastal Management Team and the Scottish Environment Protection Agency;</p> <p>ii. 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;</p> <p>iii. historical records and flood studies/assessments held by the Council and other agencies;</p> <p>iv. Scottish Environment Protection Agency’s current guidance.”</p> <p>5. replacing criterion b) of the first paragraph in Policy IS9: Waste Water Treatment Standards and Sustainable Urban Drainage on proposed plan page 164 to read:</p> <p>“b) negotiating developer contributions with Scottish Water to upgrade the existing sewerage network and/or increasing capacity at the waste water treatment works, other than for residential developments or for the domestic element of non-residential developments, or failing that:”</p> <p>6. replacing the second sentence in the first paragraph of Policy IS10: Waste Management Facilities on proposed plan page 166 with:</p>	

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	"Proposals that would prejudice the operation of these waste facilities (for example, ensuring that the allocation of land does not compromise waste handling operations) will not normally be supported."	
<b>Issue 017 - Appendix 3 Planning Guidance and Standards</b>	No modifications.	401
<b>Issue 018 - Ancrum</b>	No modifications.	404
<b>Issue 019 - Ashkirk</b>	No modifications.	410
<b>Issue 020 - Birgham</b>	No modifications.	414
<b>Issue 021 - Broughton</b>	No modifications.	420
<b>Issue 022 - Cardrona</b>	No modifications.	431
<b>Issue 023 - Cockburnspath</b>	No modifications.	435
<b>Issue 024 - Coldingham</b>	No modifications.	441
<b>Issue 025 - Coldstream</b>	No modifications.	452
<b>Issue 026 - Darnick</b>	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>1. deleting the second sentence of the "Preferred Areas for Future Expansion" section on proposed plan page 287 ("There is potential in the longer term to expand the village to the west of Darnlee").</li> <li>2. adding the following new entry to the "Key Greenspace" table on proposed plan page 288:  "Site Reference: GSDARN002  Site Name: Darnick Community Woodland 2  Site Size: (Council to insert area in hectares)"</li> <li>3. amending the Darnick settlement map on proposed plan page 289 to show site GSDARN002 as a key greenspace and realign the settlement development boundary to include this site (as shown on the Darnick Map in core document CD119).</li> <li>4. deleting allocation ADARN005 from the "development and safeguarding proposals" table on page 288 and from the Darnick settlement map on proposed plan page 289.</li> </ol>	479
<b>Issue 027 - Dolphinton</b>	No modifications.	483
<b>Issue 028 - Earlston</b>	Modify the local development plan by:	493

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	1. amending the boundary of site zEL57 on the settlement plan for Earlston (proposed plan page 310-311) to exclude land within the curtilage of Nether Willows, as indicated in the plan submitted by Jim Cullen, contributor 078.	
<b>Issue 029 - Ednam</b>	No modifications.	498
<b>Issue 030 - Eildon</b>	No modifications.	501
<b>Issue 031 - Eshiels</b>	<p>Modify the local development plan by:</p> <p>1. adding a new site requirement to proposed plan page 324 for site BESH1001 as follows:</p> <p>“It is intended that a Planning Brief in the form of Supplementary Planning Guidance will be produced for the site.”</p>	527
<b>Issue 032 - Eyemouth</b>	No modifications.	538
<b>Issue 033 - Foulden</b>	No modifications.	540
<b>Issue 034 – Galashiels</b>  Page 174	<p>Modify the local development plan by:</p> <p>1. replacing the fourth bullet point in the site requirements section for allocation BGALA006 Land at Winston Road on proposed plan page 346 with:</p> <p>“Mitigation measures are required to prevent any impact on the River Tweed Special Area of Conservation (SAC) in line with the Habitats Regulation Appraisal, which seeks to prevent any adverse effects on the site integrity of the River Tweed SAC.”</p> <p>2. amending the site boundary of allocation EGL16B South Crotchetknowe on the Galashiels settlement map to remove the western part of the site (the area shown in blue on proposed plan page 16 of core document CD119).</p> <p>3. amending the allocation summary for site EGL16B on proposed plan page 344 to change the site size to 1.1 hectares and the indicative site capacity to 11 and delete the fifth bullet point in the list of site requirements.</p> <p>4. amending the boundary of allocation EGL200 North Ryehaugh on the Galashiels settlement map on proposed plan pages 352 and 353 to:</p> <ul style="list-style-type: none"> <li>- incorporate the section of disused road to the north and west of the existing site boundary.</li> </ul>	602

ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
<p style="text-align: center;">Page 175</p>	<ul style="list-style-type: none"> <li>- align with the western and southwestern edge of the A7 public road.</li> <li>- incorporate the narrow strip of land immediately to the southwest of the A7 which currently falls between allocations EGL200 and EGL32B Ryehaugh.</li> </ul> <p>Consequential changes to the Galashiels settlement boundary would also be required.</p> <ul style="list-style-type: none"> <li>5. deleting allocation EGL43 Balmoral Avenue from the proposals table on proposed plan page 345 and the Galashiels settlement map (proposed plan pages 352 and 353) and also amending the Galashiels development boundary on the settlement map to exclude the land shown as EGL43 in the proposed plan.</li> <li>6. replacing the first sentence of the site requirements section for sites SGALA005 and SGALA016 Hollybush Valley on proposed plan page 348 with:  "The Hollybush areas will be subject to further assessment prior to being considered for inclusion as firm proposals in a future local development plan. If allocated, a Masterplan will be required to ensure a coherent and holistic approach to future development."</li> <li>7. deleting the words "new road through the Policies on Balmoral Avenue side;" from the first bullet point of the site requirements section for sites SGALA005 and SGALA016 Hollybush Valley on proposed plan page 348.</li> <li>8. adding the following bullet point to the list of site requirements for allocation zRO6 Roxburgh Street on proposed plan page 349:  "The potential for a foot/cycle path along the mill lade should be explored, consistent with the Galashiels Masterplan Regeneration Framework."</li> </ul>	
<p><b>Issue 035 - AGALA029 – Netherbarns</b></p>	<p>Modify the local development plan by:</p> <ul style="list-style-type: none"> <li>1. deleting allocation AGALA029 Netherbarns from the table on proposed plan page 345 of the Galashiels settlement profile and from the Galashiels settlement map (proposed plan pages 352-353).</li> </ul>	<p>649</p>

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	<p>2. amending the Galashiels development boundary on the settlement map to exclude the land covered by allocation AGALA029 in the proposed plan.</p> <p>3. amending Figure EP6a Countryside Around Towns on proposed plan page 117 to include the land covered by allocation AGALA029 in the proposed plan within the Countryside Around Towns designation (green shading).</p>	
<b>Issue 036 - Gattonside</b>	<p>Modify the local development plan by:</p> <p>1. adding the following sentence to the end of the fourth bullet point in the list of site requirements for allocation AGATT007 (St Aidens) on proposed plan page 355:</p> <p>“A tree survey will be required to identify trees to be removed and retained and no trees shall be removed without the written approval of the Planning Authority.”</p>	667
<b>Issue 037 - Gavinton</b>	No modifications.	671
<b>Issue 038 - Gordon</b>	No modifications.	674
<b>Issue 039 - Greenlaw</b>	No modifications.	680
<b>Issue 040 - Hawick</b>	<p>Modify the local development plan by:</p> <p>1. replacing the first bullet in the AHAWI027 site requirements on proposed plan page 373 with:</p> <p>“It is intended that a single joint planning brief will be produced for this site and sites BHAWI001 and BHAWI004, in the form of supplementary planning guidance, to include the principles of ‘Designing Streets’.”</p> <p>2. replacing the first bullet in the BHAWI001 site requirements on proposed plan page 374 with:</p> <p>“It is intended that a single joint planning brief will be produced for this site and site AHAWI027 and BHAWI004, in the form of supplementary planning guidance, to include the principles of ‘Designing Streets’.”</p> <p>3. replacing the third bullet in the BHAWI001 site requirements on proposed plan page 374 with:</p>	736



ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
Page 177	<p>“A firm landscape screen to be formed along the western and northern boundaries of the site, involving new tree planting and hedgerow enhancements”.</p> <p>4. replacing the current wording “a 30 mph speed limit may be required” in the ninth bullet of the BHAWI001 site requirements on proposed plan page 374, with the new wording “a lower speed restriction may be required”.</p> <p>5. inserting two additional bullets to the site requirements for site BHAWI004 on proposed plan page 375 stating:</p> <p>“A firm landscaped screen is to be formed on the northern edge of the site and a landscaped boundary along its eastern side.</p> <p>A comprehensive transport appraisal is to be undertaken, which should include analysis of the site’s cumulative impact on the trunk road network and any requisite mitigation to resolve such impacts.”</p> <p>6. replacing the second bullet in the BHAWI004 site requirements on proposed plan page 375 with:</p> <p>“It is intended that a single joint planning brief will be produced for this site and sites BHAWI001 and AHAWI027, in the form of supplementary planning guidance, to include the principles of ‘Designing Streets’.”</p>	
<b>Issue 041 - Heaton</b>	No modifications.	739
<b>Issue 042 - Innerleithen</b>	No modifications.	757
<b>Issue 043 - Jedburgh</b>	No modifications.	765
<b>Issue 044 - Kelso</b>	<p>Modify the local development plan by:</p> <p>1. adding the following new fourth paragraph at the end of the ‘Changing Context’ section of the Kelso Settlement Profile on page 407:</p> <p>“There is local interest in providing further parking within the Town Centre. This issue has been discussed previously and it was considered by the Roads Network team that Kelso had sufficient parking within the town centre. However, it was agreed this issue would be monitored by the Roads Network Team and reviewed. The process involved would be to identify the need for more parking, finding an</p>	776

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	appropriate site and setting aside finance for implementation. This would be done outwith the LDP process."	
<b>Issue 045 - Lamanca</b>	No modifications.	781
<b>Issue 046 - Lanton</b>	No modifications.	783
<b>Issue 047 - Lauder</b>	No modifications.	786
<b>Issue 048 - Leitholm</b>	No modifications.	789
<b>Issue 049 - Lilliesleaf</b>	No modifications.	793
<b>Issue 050 - Maxton</b>	No modifications.	795
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 178</p> <p><b>Issue 051 - Melrose</b></p>	<p>Modify the local development plan by:</p> <p>1. amending the first sentence of the eighth bullet point in the list of site requirements for allocation AMELR013 on proposed plan page 433 to read:</p> <p>"A single access to the site should be provided which results in the least disruption to the existing stone wall along the southern boundary of the site."</p> <p>2. replacing the second and ninth bullet points in the list of site requirements for allocation AMELR013 on proposed plan page 433 with the following single bullet point:</p> <p>"The existing boundary stone wall and trees/hedges within and on the boundaries of the site to be retained and protected, where possible. No trees are to be removed without the prior agreement of the planning authority."</p>	816
<b>Issue 052 - Minto</b>	<p>Modify the local development plan by:</p> <p>1. revising the development boundary of Minto, on proposed plan page 439, to include the garden of Dean Cottage (SBMIN001) at the southwest end of the village, as shown on page 32 of document CD119: Settlement Maps.</p>	818
<b>Issue 053 - Morebattle</b>	No modifications.	825
<b>Issue 054 - Newstead</b>	No modifications.	827
<b>Issue 055 - Newtown St Boswells</b>	<p>Modify the local development plan by:</p> <p>1. adding the following sentence to the end of the third paragraph in the "Placemaking Considerations" section on proposed plan page 452:</p>	835

ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
	<p>“Account must be taken of the former railway line running through the settlement and the need to safeguard this under Policy IS4: Transport Development and Infrastructure.”</p>	
<b>Issue 056 - Nisbet</b>	No modifications.	839
<b>Issue 057 - Oxnam</b>	No modifications.	842
<b>Issue 058 - Oxton</b>	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>1. removing allocation AOXTO010 from the plan, including removal of the references on proposed plan pages 461 and 462, and amendments to the settlement plan on page 463, including amendment of the settlement boundary.</li> <li>2. adding the following sentence to the end of the paragraph headed “Preferred Areas for Future Expansion” (proposed plan page 461):</li> </ol> <p>“There is a desire within the community for a new primary school and it is considered that the new local place plan process will offer the opportunity for the community to get involved in considering, for example, a possible site for a new school as well as other village opportunities and enhancements, and their input would be welcomed.”</p>	860
<b>Issue 059 - Peebles (Existing Allocations and Retail Sites)</b>	No modifications.	874
<b>Issue 060 - Peebles (New Allocation and Proposals)</b>	No modifications.	895
<b>Issue 061 - Peebles (Longer Term Development and Business and Industrial Land)</b>	No modifications.	915
<b>Issue 062 - Peebles (Settlement Profile and Map)</b>	Modify the local development plan by:	929

ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
	<p>1. inserting the word “former” between the words “steeple of the” and “Eastgate Church” on the third line of the third paragraph on proposed plan page 466.</p> <p>2. replacing the second sentence of the first paragraph on proposed plan page 467 with “Tweed Green, Ninian’s Haugh, Hay Lodge Park, Victoria Park and Whitestone Park are significant green spaces bordering The Tweed.”.</p> <p>3. amending the settlement boundary of Peebles on proposed plan page 476 to include site reference SBPEE002 as shown on the map for Issue 062 on document CD119 page 40.</p>	
<b>Issue 063 - Preston</b>	No modifications.	932
<p><b>Issue 064 - Reston</b></p> <p>Page 180</p>	<p>Modify the local development plan by:</p> <p>1. replacing the first sentence of paragraph 2 under Placemaking Considerations (proposed plan page 482) with the following:</p> <p>“Reston Railway Station on the East Coast Main Line opened in May 2022, replacing an earlier station which closed in 1964.”</p> <p>2. deleting the second sentence in the fourth paragraph under Placemaking Considerations (proposed plan page 482) and adding the following final sentence:</p> <p>“However, with the completion of the railway station development, it should be noted that parts of the brief are now out-of-date.”</p> <p>3. changing the start of the first sentence in the fifth paragraph under Placemaking Considerations (proposed plan page 482) to read:</p> <p>“As a result of the recent opening of the railway station within the village, ...”</p> <p>4. deleting the heading “Key Infrastructure Considerations” and the sentence below it (proposed plan page 482).</p>	940

ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
<p style="text-align: center;">Page 181</p>	<p>5. replacing the first sentence under “Preferred Areas for Future Expansion” (proposed plan page 483) with:  “There is likely to be longer term demand for housing in Reston, particularly now that the railway station has been re-instated.”</p> <p>6. replacing the third sentence under “Preferred Areas for Future Expansion” (proposed plan page 483) with:  “The development brief for Reston Auction Mart provides guidance on the mixed-use allocation, as well as on the housing to the south of Reston.”</p> <p>7. for SREST001 (proposed plan page 484), changing the site size to 3.0 hectares and changing the Site Requirements to read:  “Refer to the approved Reston Auction Mart Planning Brief, subject to the comment under Placemaking Considerations above.”</p> <p>8. changing the Site Requirements for MREST001 (proposed plan page 484) to read:  “Refer to the approved Reston Auction Mart Planning Brief, subject to the comment under Placemaking Considerations above.”</p> <p>9. removing site zRS3 (Reston Station) from the list of Development and Safeguarding Proposals for the village (proposed plan page 485).</p> <p>10. deleting the settlement plan (proposed plan page 486) and substituting the plan contained in Appendix B provided with the council’s response to further information request 023, dated 2 March 2023.</p> <p>11. removing the areas of land occupied by a private dwellinghouse and a motor workshop with hardstanding from site BR5 in the substituted Reston settlement plan (proposed plan page 486).</p>	
<b>Issue 065 - Selkirk</b>	No modifications.	954
<b>Issue 066 - Sprouston</b>	No modifications.	957

ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
<b>Issue 067 - St Boswells</b>	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>replacing the third bullet point in the list of site requirements for allocation zEL19 on proposed plan page 514 with:            "Structure planting will be required on the southern, western and eastern boundaries to provide setting for development and screening from the A68. A management scheme for planting is also required."</li> <li>deleting the fourth bullet point in the list of site requirements for allocation zEL19 on proposed plan page 514.</li> <li>on the St Boswells settlement map on proposed plan page 515, extending the green "landscaping" line along the eastern boundary of site zEL19 (as shown on the map for Issue 067 in core document CD119).</li> </ol>	961
<b>Issue 068 - Stow</b> Page 182	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>replacing the first bullet point in the site requirements section for housing allocation ASTOW022 on page 519 with:            "Vehicular and pedestrian access from Craigend Road. Traffic and pedestrian access issues to be assessed and mitigated include pinch points in the road, on street parking, carriageway width and footway provision."</li> </ol>	967
<b>Issue 069 - Swinton</b>	No modifications.	972
<b>Issue 070 - Tweedbank</b>	<p>Modify the local development plan by:</p> <ol style="list-style-type: none"> <li>replacing the last sentence in the fifth paragraph of the "Placemaking Considerations" section on proposed plan page 527 with:            "A masterplan, produced in 2017, sets out some initial ideas which have been developed further through supplementary planning guidance and a design guide, approved in June 2021."</li> <li>replacing the first bullet point in the list of site requirements for allocation MTWEE002 on proposed plan page 529 with:</li> </ol>	989

ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
Page 183	<p>“This is a mixed use site which will incorporate a mixture of uses including housing and employment. Supplementary planning guidance and design guidance entitled ‘Tweedbank – Vision for Growth and Sustainability, a Community for the Future’ (June 2021) provides more detail and will be a material consideration in the determination of planning applications. A minimum of 2.3 hectares of high amenity business land to be provided in line with Policy ED1: Protection of Business and Industrial Land.”</p> <p>3. replacing the first sentence in the sixth bullet point of the list of site requirements for allocation MTWEE002 on proposed plan page 529 with:</p> <p>“A Flood Risk Assessment(s) will be required (where relevant) as parts of the site are at risk from a 1:200 year flood event from fluvial and surface water flooding.”</p> <p>4. replacing the seventh bullet point in the list of site requirements for allocation MTWEE002 on proposed plan page 529 with:</p> <p>“Mitigation is required to ensure no significant adverse effects on the integrity of the River Tweed SAC/SSSI. Built development should be pulled back from the banks of the River Tweed as shown indicatively on the “Establishing the Developable Areas” plan on page 31 of the Supplementary Planning Guidance (June 2021).”</p> <p>5. replacing the eighth and ninth bullet points in the list of site requirements for allocation MTWEE002 on proposed plan page 529 with the following single bullet point:</p> <p>“There is a significant tree and woodland structure on the site. Woodland and tree protection, new tree planting and compensatory planting to be guided by the ‘site’s natural assets’ map on page 30 of the Supplementary Planning Guidance (June 2021). Tree survey(s) to BS5837 to be undertaken to inform areas of development.”</p> <p>6. replacing the Tweedbank settlement map on proposed plan page 530 with the revised version entitled “Updated Settlement Map – Appendix A” submitted by the council in an email dated 3 March 2023 (CD216).</p>	
<b>Issue 071 - Westruther</b>	No modifications.	995
<b>Issue 072 - West Linton</b>	No modifications.	998





ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
<p style="text-align: center;">Page 185</p>	<p>7. adding a new site requirement to site ACRAI001, Crailing, on proposed plan page 285 to read:</p> <p>“A flood risk assessment is required to assess the risk from the small watercourse which potentially is culverted within or adjacent to the site. Information should also be provided relating site levels to historic flood levels in the Teviot.”</p> <p>8. adding a site requirement to site BD200, Duns, on proposed plan page 298 to read:</p> <p>“Refer to planning brief, which shall be updated to consider the need for a flood risk assessment.”</p> <p>9. adding a site requirement to site zEL26, Duns, on proposed plan page 299 to read:</p> <p>“A flood risk assessment is required to assess the risk from the small watercourses which flow along the northern and western boundaries of the site. Consideration should be given to surface water flood risk and whether there are any culverted watercourses within/near the site and it is recommended that contact is made with the council’s Flood Officer.”</p> <p>10. modifying site requirement four for site ADUNS023, Duns on proposed plan page 299 to read:</p> <p>“A flood risk assessment is required to assess the risk from the small watercourse. Consideration should be given to any culverts and bridges which might exacerbate flood risk. There should be no built development over an active culvert. It is recommended that contact is made with the council’s Flood Officer, in respect of potential surface water flood risk.”</p> <p>11. adding a site requirement to site RDUNS003, Duns on proposed plan page 300 to read:</p> <p>“A flood risk assessment is required to assess the risk from the small watercourse which flows along the western and southern boundaries of the site. Consideration should be given to whether there are any culverted watercourses within/near the site.”</p> <p>12. modifying the third site requirement for site AEARL010, Earlston, on proposed plan page 305 to read:</p>	

ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
<p style="text-align: center;">Page 186</p>	<p>“A flood risk assessment is required which assesses the risk from the Turfford Burn and small watercourse(s) near 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.”</p> <p>13. adding a new site requirement for site BEARL002, Earlston, on proposed plan page 306 to read:</p> <p>“A flood risk assessment is required to assess the risk from the small watercourses which flow along the boundary of the site. Surface water runoff from the nearby hills may be an issue and may require mitigation measures. Consideration should also be given to whether there are any culverted watercourses within/ near the site.”</p> <p>14. adding a new site requirement for site zEL56, Earlston, on proposed plan page 306 to read:</p> <p>“In the event of further proposed development or redevelopment, a flood risk assessment will be required.”</p> <p>15. modifying the third site requirement for site AEARL011, Earlston, on proposed plan page 306 to read:</p> <p>“A flood risk assessment is required which assesses the risk from the Turfford Burn and small watercourse(s) near 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.”</p> <p>16. modifying the fifth site requirement for site SEARL006, Earlston, on proposed plan page 307 to read:</p> <p>“A flood risk assessment is required which assesses the risk from the Turfford Burn and small tributaries which flow through the site. Surface water runoff from the nearby hills may be an issue. May require mitigation measures during design stage. Consideration should be given to whether there are any culvert/bridges near the site.”</p> <p>17. modifying the site requirement three for site zRO12, Earlston, on proposed plan page 308 to read:</p>	

ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
<p style="text-align: center;">Page 187</p>	<p>“A flood risk assessment is required to assess the risk from the Turfford Burn and small tributaries which flows through the site. The flood risk assessment will inform the site design along with possible mitigation and resilience measures. Surface water runoff from the nearby hills may be an issue.”</p> <p>18. adding a new site requirement for site TE6B, Eddleston, on proposed plan page 317 to read:</p> <p>“A flood risk assessment is required to assess the risk from the Longcote Burn and small watercourse which flows along the eastern perimeter. Surface water runoff from the nearby hills may be an issue. Mitigation measures may be required during design stage.”</p> <p>19. adding a new site requirement for site AETTR003, Etrick (Hopehouse), on proposed plan page 327 to read:</p> <p>“A flood risk assessment will be required to assess the flood risk from the Etrick Water, Hopehouse Burn and small watercourse which flows along the western perimeter. Surface water runoff from the nearby hills may be an issue. May require mitigation measures during design stage.”</p> <p>20. modifying the site requirements for site BEY2B, Eyemouth, on proposed plan page 332 to read:</p> <p>“Refer to approved planning brief, which shall be updated to require a flood risk assessment to assess the risk from the North Burn.”</p> <p>21. modifying the site requirements for site AEYEM006, Eyemouth, on proposed plan page 332 to read:</p> <p>“Refer to approved planning brief, which shall be updated to require a flood risk assessment, or at very minimum topographic information, to assess the risk from the small watercourses which flow through and on the boundary of the site.”</p> <p>22. modifying the site requirements for site AEYEM007, Eyemouth on proposed plan page 332 to read:</p>	

ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
<p style="text-align: center; vertical-align: middle;">Page 188</p>	<p>“Refer to approved planning brief, which shall be updated to require a flood risk assessment or, at very minimum topographic information to assess the risk from the small watercourses which flow through the site.”</p> <p>23. modifying the site requirement one for site REYEM005, Eyemouth, on proposed plan page 334 to read:</p> <p>“Consideration of potential flood risk.”</p> <p>24. adding a new site requirement for site EGL19B, Galashiels, on proposed plan page 344 to read:</p> <p>“Investigation of surface water runoff required with potential mitigation measures during design stage.”</p> <p>25. modifying site requirement two for site EGL41, Galashiels, on proposed plan pages 344 and 345 to read:</p> <p>“Investigation of culverted watercourses and surface water flooding required. A culvert survey to be undertaken and submitted to determine the presence/location/condition.”</p> <p>26. modifying site requirement six for site BGALA002, Galashiels, on proposed plan page 346, to read:</p> <p>“A flood risk assessment is required to assess flood risk from the Gala Water and River Tweed to inform the area of redevelopment, type of development and finished floor levels. Surface water flooding issues require investigation.”</p> <p>27. adding a new sentence to the end of site requirement three for sites SGALA005 and SGALA016, Galashiels, on proposed plan page 348 to read:</p> <p>“Investigation into culverted watercourse required and a small watercourse adjacent to the site. Surface water flooding issues would require to be investigated.”</p> <p>28. modifying site requirement one for site zRO6, Galashiels, on proposed plan page 349 to read:</p>	

ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
<p style="text-align: center;">Page 189</p>	<p>“A flood risk assessment is required to assess flood risk from the Gala Water, the mill lade or the small watercourse, and design and layout of the site should mitigate flood risk on the site.”</p> <p>29. modifying the second site requirement for site RGALA001, Galashiels, on proposed plan page 349 to read:</p> <p>“Flood risk assessment is required.”</p> <p>30. adding a new site requirement to site zED2, Galashiels, on proposed plan page 350 to read:</p> <p>“Flood risk assessment required which assesses risk from the Gala Water to inform area, type and finished floor levels of development.”</p> <p>31. modifying site requirement one for site AGREE009, Greenlaw, on proposed plan page 366 to read:</p> <p>“A flood risk assessment is required to assess the risk from the Blackadder Water and small watercourse along the eastern boundary. 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 increased risk of flooding.”</p> <p>32. modifying site requirement two for site zEL50, Hawick, on proposed plan page 376 to read:</p> <p>“A flood risk assessment is required to assess the risk from the River Teviot and small watercourse which flows along the boundary of the site, which may be culverted in parts, and to inform the area of redevelopment, type of development, and finished floor levels. Surface water runoff issues would require to be investigated, and mitigation measures may be required during design stage.”</p> <p>33. modifying site requirement two for site zEL62, Hawick, on proposed plan page 376 to read:</p> <p>“A flood risk assessment is required to assess the risk from the River Teviot and mill lade which flows through the site, which may be culverted in parts, and to inform the area of redevelopment, type of development, and finished floor levels. Surface water runoff issues would require to be investigated, and mitigation measures may be required during design stage.”</p>	

ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
<p style="text-align: center;">Page 190</p>	<p>34. modifying site requirement one for site RHAWI014, Hawick, on proposed plan page 378 to read:            "A flood risk assessment is required to inform the area of redevelopment, type of development, access/ egress, and finished floor levels."</p> <p>35. modifying site requirement two for site RHAWI015, Hawick, on proposed plan page 378 to read:            "A flood risk assessment is required to inform the area of redevelopment, type of development, access/egress, and finished floor levels. Investigation of potential lade structures beneath the site should be considered."</p> <p>36. modifying site requirement one for site RHAWI018, Hawick, on proposed plan page 379 to read:            "A flood risk assessment is required to assess the risk from the River Teviot. "</p> <p>37. adding a new site requirement for site RHAWI016, Hawick, on proposed plan page 379 to read:            "A flood risk assessment is required and design and layout of the site should mitigate flood risk."</p> <p>38. modifying the site requirement for site TI200, Innerleithen, on proposed plan page 391 to read:            "Refer to the approved planning brief, which shall be updated."</p> <p>39. modifying site requirement four for site RJ27D, Jedburgh on proposed plan page 400 to read:            "A small watercourse flows along the western site boundary and is culverted beneath Wildcatcleugh Road and should be assessed within any flood risk assessment. Consideration should be given to the potential for culvert removal and channel restoration."</p> <p>40. adding a new site requirement for site zEL33, Jedburgh, on proposed plan page 401 to read:</p>	

ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
<p style="text-align: center;">Page 191</p>	<p>“A flood risk assessment will be 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. Flood resilient and resistant materials should be used.”</p> <p>41. adding a new site requirement for site zEL34, Jedburgh, on proposed plan page 401 to read:</p> <p>“A flood risk assessment will be 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. Flood resilient and resistant materials should be used.”</p> <p>42. adding a new site requirement for site zEL35, Jedburgh, on proposed plan page 401 to read:</p> <p>“A flood risk assessment will be 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. Flood resilient and resistant materials should be used.”</p> <p>43. adding a new site requirement for site zEL37, Jedburgh, on proposed plan page 401 to read:</p> <p>“A flood risk assessment will be 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. Flood resilient and resistant materials should be used.”</p> <p>44. adding a new site requirement for site BKELS005, Kelso, on proposed plan page 412 to read:</p> <p>“A small watercourse/drain is located within the site and is culverted partially through the development site. A flood risk assessment is required to assess the risk of flooding.”</p> <p>45. adding a new site requirement for site zEL206, Kelso, on proposed plan page 412 to read:</p> <p>“A flood risk assessment is required as a small watercourse flows along the southern site boundary and the low lying part of the site may be subject to surface water flooding.”</p> <p>46. adding a new site requirement to site BLAUD002, Lauder, on proposed plan page 420 to read:</p>	

ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
<p style="text-align: center;">Page 192</p>	<p>“A flood risk assessment is required to assess the risk from all sources and ensure that development has a neutral impact on flood risk and does not affect the flood protection scheme.”</p> <p>47. adding a new site requirement to site RLAUD002, Lauder, on proposed plan page 420 to read:</p> <p>“A flood risk assessment is required to assess flood risk of the northern part of the site and to assess the risk of blockage of the culvert running below the road.”</p> <p>48. adding a new site requirement to site zEL61, Lauder, on proposed plan page 420 to read:</p> <p>“A flood risk assessment is required. There are two sources of flood risk. One from the flood protection scheme and the associated culvert and also the small unnamed watercourse which flows along the southern boundary of the site and is also culverted beneath the development site. SEPA is unsure whether the two culverts join beneath the site.”</p> <p>49. adding a new site requirement for site EN4TB, Newton St Boswells, on proposed plan page 453 to read:</p> <p>“A flood risk assessment is required to assess the flood risks from the Sprouston Burn and the parts of the site within the flood risk envelope.”</p> <p>50. modifying the final site requirement for site ANEWT005, Newtown St Boswells, on proposed plan page 454 to read:</p> <p>“A flood risk assessment may be required. Further investigation of culverts within the site and surface water run-off is required.”</p> <p>51. adding a new site requirement to site APEEB044, Peebles, on proposed plan page 468 to read:</p> <p>“A flood risk assessment is required to assess the risk from the Gill Burn and other 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. The 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.”</p>	



ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
<p style="text-align: center;">Page 193</p>	<p>52. replacing site requirement seven for site BR6, Reston, on proposed plan 483 so that it reads:</p> <p>“A flood risk assessment is required to assess the flood risk from the small watercourse. Consideration should be given to the downstream culvert or structure which may exacerbate flood levels.”</p> <p>53. replacing the site requirements for site SREST001, Reston, on proposed plan page 484 so that it reads:</p> <p>“Refer to approved planning brief, which shall be updated to require a flood risk assessment to assess the flood risk from the small watercourse which is located within the site and another small watercourse may be culverted through the site. There should be no built development over an active culvert.”</p> <p>54. adding a new sentence to the end of site requirement two for site AREST004, Reston, on proposed plan page 484 to read:</p> <p>“Recommend that contact is made with the council’s Flood Officer.”</p> <p>55. replacing site requirement bullets five and six for site AROBE003, Robertson, on proposed plan page 488 with a single site requirement to read:</p> <p>“A flood risk assessment is required given that a watercourse may be culverted through the site. This should be investigated as part of any development proposal. Buildings must not be constructed over an existing drain (including a field drain) that is to remain active. Surface water runoff issues would require to be investigated, and mitigation measures may be required during design stage.”</p> <p>56. modifying the site requirement bullet five for site ASELK042, Selkirk, on proposed plan page 496 to read:</p> <p>“A flood risk assessment will be required to assess risk from the Long Philip Burn. The earthworks which have been undertaken on site should be taken into account. Consideration will need to be given to bridges and culverts in this area. The site may be constrained due to flood risk. Surface runoff issues must be considered to ensure adequate mitigation is implemented.”</p>	

ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
Page 194	<p>57. adding a new site requirement for site BSELK002, Selkirk, on proposed plan page 498 stating that: "Surface water ponding should be discussed with the Flood Prevention Officer."</p> <p>58. adding a new site requirement for site BSELK003, Selkirk, on proposed plan page 498 stating that: "Surface water ponding should be discussed with the Flood Prevention Officer."</p> <p>59. adding a new site requirement for site RSP3B, Sprouston, on proposed plan page 509 to read: "A flood risk assessment will be required to assess the flood risk from the small watercourse in order to inform the design and finished floor levels. Any flooding issues should be investigated further and discussed with the Flood Prevention Officer."</p> <p>60. modifying the second site requirement for site ASTOW022, Stow, on proposed plan page 519 to read: "A flood risk assessment is required to assess the risk from the from the small watercourse which is located within the eastern part of the site, south of the Craigend Road. Consideration should be given to any upstream or downstream culverts or structures. Surface water runoff from the nearby hills may be an issue. Mitigation measures may be required during design stage."</p> <p>61. modifying the second site requirement for site MSTOW001, Stow, on proposed plan page 520 to read: "A flood risk assessment is required to assess the risk of flooding from the Crunzie Burn. Consideration should be given to any upstream and downstream bridges and structures which may exacerbate flood levels. Surface water runoff from the nearby hills may be an issue. Mitigation measures may be required during design stage."</p> <p>62. modifying site requirement bullet four for site zR200, Walkerburn, on proposed plan page 533 to read:</p>	

ISSUES	REPORTER'S RECOMMENDATIONS	REPORT PAGE NO
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">Page 199</p>	<p>“A flood risk assessment is required to assess the risk of flooding from the Walker Burn which flows through the site. Consideration should be given to any upstream and downstream bridges and structures which may exacerbate flood levels. Surface water runoff from the nearby hills may be an issue. Mitigation measures may be required during design stage.”</p> <p>63. adding a new site requirement to site zEL18, West Linton, on proposed plan page 536 stating:</p> <p>“A flood risk assessment is required to assess the risk from the small watercourse which enters a culvert adjacent to the site will be required. Surface water runoff from the nearby hills may be an issue. Mitigation measures may be required during the design stage.”</p> <p>64. adding a new site requirement for site zEL24, Whitsome, on proposed plan page 541 to read:</p> <p>“A flood risk assessment which assesses the flood risk from the small watercourse. Consideration should be given to the downstream culvert or structure which may exacerbate flood levels”.</p> <p>65. deleting site EY5B Minchmoor Road East from proposed plan page 543 and from the Yarrowford settlement map on proposed plan page 545. Any consequential modifications should also be made.</p>	
<p><b>Issue 075 - Local Biodiversity Sites</b></p>	<p>No modifications.</p>	<p>1127</p>
<p><b>Issue 076 - General and Miscellaneous</b></p>	<p>No modifications.</p>	<p>1142</p>

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Lamancha	780-781 (General)
Lanton	783 (General)
Lauder	786 (General) 1076; 1087-1088 (SEPA considerations)
Leitholm	788-789 (General)
Lilliesleaf	792-793 (General)
Longformacus	Not subject to Examination

Maxton	795 (General)
Melrose	811-816 (General) 1076-1077 (SEPA considerations)
Midlem	Not subject to Examination
Minto	818 (General)
Morebattle	822-825 (General)
Nether Blainslie	Not subject to Examination
Newcastleton	Not subject to Examination
Newstead	827 (General)
Newtown St Boswells	833-835 (General) 1077; 1088 (SEPA considerations)
Nisbet	839 (General)
Oxnam	842 (General)
Oxton	857-860 (General)
Paxton	Not subject to Examination
Peebles	871-874 (Existing Allocations and Retail Sites) 891-895 (New Allocation and Proposals) 910-915 (Longer Term Development and Business and Industrial Land) 924-929 (Settlement Profile and Map) 1077; 1088 (SEPA considerations)
Preston	932 (General)
Redpath	Not subject to Examination
Reston	938-941 (General) 1077-1078; 1088 (SEPA considerations)
Roberton	1078; 1088 (SEPA considerations)
Romannobridge	Not subject to Examination
Roxburgh	Not subject to Examination
Selkirk	951-954 (General) 1079; 1089 (SEPA considerations)

Skirling	Not subject to Examination
Smailholm	Not subject to Examination
Sprouston	956-957 (General) 1080; 1089 (SEPA considerations)
St Abbs	Not subject to Examination
St Boswells	960-961 (General)
Stichill	Not subject to Examination
Stow	966-967 (General) 1080; 1089 (SEPA considerations)
Swinton	971-972 (General)
Traquair	Not subject to Examination
Tweedbank	983-989 (General)
Walkerburn	1080; 1089 (SEPA considerations)
West Linton	997-998 (General) 1080; 1090 (SEPA considerations)
Westruther	994-995 (General)
Whitsome	1080-1081; 1090 (SEPA considerations)
Yarrowford	1081; 1090 (SEPA considerations)
Yetholm	1014-1016 (General)

# **APPENDIX C (Part 1): Local Development Plan – Volume 1**



2023

# SCOTTISH BORDERS COUNCIL LOCAL DEVELOPMENT PLAN



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# SCOTTISH BORDERS COUNCIL LOCAL DEVELOPMENT PLAN 2023

## FOREWORD

**COUNCILLOR SIMON MOUNTFORD**  
SCOTTISH BORDERS COUNCIL EXECUTIVE MEMBER  
FOR ESTATE MANAGEMENT AND PLANNING



I am pleased to introduce Scottish Borders Council's new Local Development Plan, which replaces the previous Local Development Plan that was adopted by the Council in 2016. Intended to address the development needs of the Scottish Borders community for the next 10 years, it has been informed by the results of the extensive consultation that accompanied the Main Issues Report in 2019.

The Plan will affect all Borderers on a daily basis, setting out where they can live, work, shop and socialise. It identifies the housing and economic needs of all the towns and settlements in the Scottish Borders as well as the policies that will guide and govern future development. In order to meet demand, it allocates seven new business sites, a wide range of new housing sites and five redevelopment sites.

Scottish Borders Council is committed to sustainable economic growth, so the Plan promotes net zero greenhouse gas emissions by 2045 and looks at how we can adapt to climate change. Importantly, there is also a strong emphasis on place making and design, so policies are intended to protect and enhance the Borders' built environment and natural heritage. Other key elements of the Plan include support for health and wellbeing and improved connectivity.

Many individuals, organisations and interested groups have contributed their opinions throughout the process of producing this Local Development Plan and I would like to thank everyone who has taken part. However, we recognise and regret that it has been impossible to satisfy the many conflicting desires that have been submitted.



# SCOTTISH BORDERS COUNCIL LOCAL DEVELOPMENT PLAN 2023

## 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 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 Regulations Appraisal were prepared alongside the LDP with a purpose to identify, mitigate or remove any perceived significant adverse impacts on the environment.
- 1.3 The 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 net zero 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 Council's Supplementary Planning Guidance on Placemaking and Design 2010. The LDP provides a broad vision for the period up to 2031, with a focus on the period up to 2026.
- 1.4 The LDP consists of a written statement and proposals maps designed to be read in conjunction with each other.

**The 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.

## SCOTTISH BORDERS COUNCIL LOCAL DEVELOPMENT PLAN 2023

# 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
<b>TOTAL</b>	<b>114,040</b>	<b>115,270</b>	<b>1230</b>	<b>1.1</b>

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
<b>TOTAL</b>	<b>115,020</b>	<b>116,777</b>	<b>1757</b>	<b>1.5</b>

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 AND GREEN RECOVERY

- 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 and in addressing the climate emergency. 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 including ease of access to schools.
- 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 housing 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 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. 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 On 25 September 2020, Scottish Borders Council declared a climate emergency, and through its Climate Change Route Map (CCRM) is seeking to ensure that it can help achieve the national target for Scotland of net zero greenhouse gas emissions by 2045. 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 net zero greenhouse gas emissions by 2045 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.

## SCOTTISH BORDERS COUNCIL LOCAL DEVELOPMENT PLAN 2023

# 3. POLICY BACKGROUND

- 3.1 National Planning Framework 4 (NPF4) became part of the statutory development plan in February 2023. It identifies national development which should be accommodated within LDPs and also sets out national planning policies. The development plan should be read as a whole.
- 3.2 The LDP was prepared during the era of strategic development plans in Scotland. Following the rejection of proposed SESplan 2 strategic development plan, SESplan 1 (2013) remained the strategic development plan until it ceased to be part of the development plan in February 2023. Consequently, the requirement for the LDP to comply with a strategic development plan no longer applies.
- 3.3 The Spatial Strategy for the Scottish Borders includes Strategic Development Areas (SDAs). Towns within these SDAs 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

- 3.4 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

- 3.5 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.
- 3.6 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.
- 3.7 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.
- 3.8 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.

3.9 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.



## SCOTTISH BORDERS COUNCIL LOCAL DEVELOPMENT PLAN 2023

# 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

#### SUSTAINABILITY AND CLIMATE CHANGE

- 4.2 On 25 September 2020, Scottish Borders Council declared a climate emergency, and through its Climate Change Route Map (CCRM) is seeking to ensure that it plays its part in achieving the national target for Scotland of net zero greenhouse gas emissions by 2045, in step with the national Climate Change Plan (updated in December 2020). The Council continues to promote and investigate ways to address climate change issues and adaptation in order to seek a net zero emissions economy. There is a continuing need to reduce private vehicular travel and greenhouse gas emissions as well as energy consumption and 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.

## GROWING OUR ECONOMY

- 4.3 The LDP provides opportunities for economic growth (including the green economy/recovery) 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

- 4.4 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 LDP1 and the limited number of new houses required for the Scottish Borders, LDP2 promotes an appropriate number of new housing sites to reflect the level of demand.

## TOWN CENTRES

- 4.5 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

- 4.6 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

- 4.7 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.
- 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

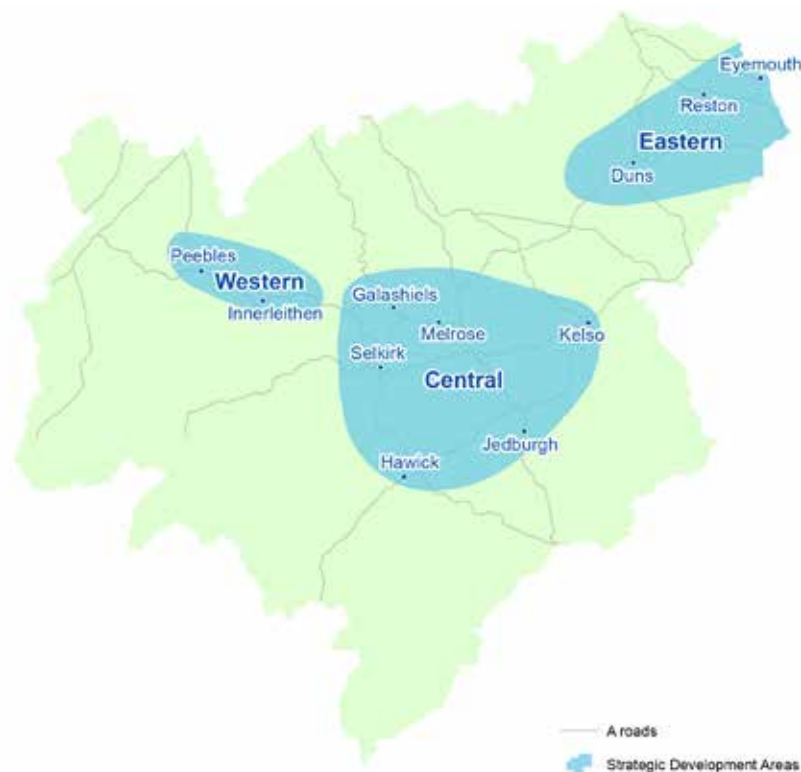
## SUSTAINABILITY

- Protect and enhance the built and natural environment
- Promote development of brownfield sites
- Make provision for waste management
- Deliver climate change mitigation while ensuring 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 (SDAs) in Central, Eastern and Western Borders and Figure 3 identifies the Spatial Strategy for the Scottish Borders which includes the SDAs. 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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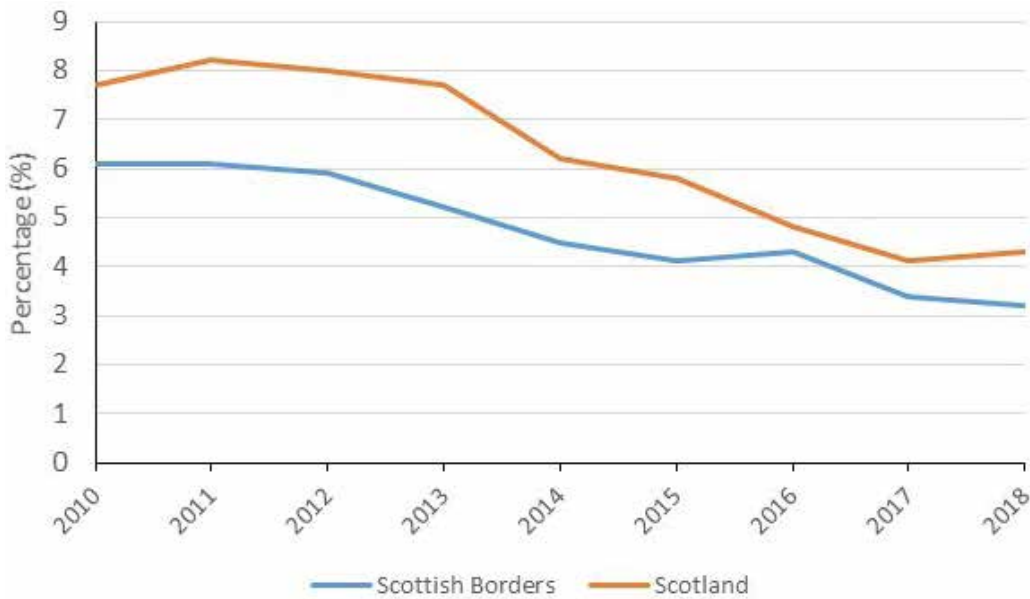
- 4.10 The Central SDA focuses around the main towns of Galashiels, Melrose, Earlston, Kelso, Jedburgh, Hawick and Selkirk. This area has the largest population within the Scottish Borders and is the primary area for future growth. It is at the centre of the roads transportation network and is also served by the Borders Railway and the Galashiels Transport Interchange. The Central SDA is supported by the Eastern and Western SDAs 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.

## SCOTTISH BORDERS COUNCIL LOCAL DEVELOPMENT PLAN 2023

# 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 and recognising the economic benefit that renewable energy development can bring. The Covid 19 pandemic 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, Cumberland, Westmorland and Furness, 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 drive inclusive economic growth, skills and innovation across the region. The new agency will be a key part of Team South of Scotland, working to deliver the agreed Regional Economic Strategy.
- 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.



# SCOTTISH BORDERS COUNCIL LOCAL DEVELOPMENT PLAN 2023

## 6. PLANNING FOR HOUSING

### BACKGROUND

- 6.1 National Planning Framework 4 (NPF4) sets out a minimum all tenure housing land requirement (MATHLR) of 4,800 over the plan period of ten years (480 per year on average). The Council adopts this figure as its local housing land requirement (LHLR) for the ten years 2023/24 to 2032/33 and there is sufficient housing land planned for to meet that requirement. Appendix 2 provides further context to the local housing land requirement, contributions to the requirement and the monitoring of housing land supply. The LDP will seek to encourage and facilitate increased levels of development activity and housing completions, particularly in respect of affordable housing.
- 6.2 The Council produces an annual Housing Land Audit (HLA) in order to monitor housing completions and housing land supply. The most recent 2021 HLA recorded 298 completions in the years 2020/21. The average rate of completions for the past five years was 288 units per year. Table 3 below shows the historical completion rate between 2016/17 and 2020/21.

TABLE 3: HISTORICAL COMPLETIONS (2016/17 to 2020/21)

AUDIT PERIOD	2016/17	2017/18	2018/19	2019/20	2020/21	Total
<b>Completions</b>	250	222	345	324	298	1,439

Source: Housing Land Audit 2021

- 6.3 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.
- 6.4 The Council’s Local Housing Strategy 2017-2022 identifies a number of issues to be addressed, including availability of further affordable housing, provision of housing for the elderly, the poor accessibility of housing to allow younger people to remain in the Borders and the need for the supply of housing to reflect demand (i.e. the right housing in the right place). There are many synergies between the role and objectives of the Council’s Housing and Planning Services and new departmental restructure will ensure closer working practices which have been of benefit in the process of preparing the LDP.
- 6.5 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.
- 6.6 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 of this and the LDP Examination, a total of eight sites have not been carried forward into this LDP, and the mixed-use site (MGREE001) is now a business and industrial allocation.
- 6.7 Thirteen new allocations with an indicative capacity are included within the LDP, comprising twelve housing sites and one mixed use site. It should be noted that (AGREE009) was included within the 2021 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 482 units (excluding AGREE009). 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.
- 6.8 The sites included within the LDP 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 LDP. 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.

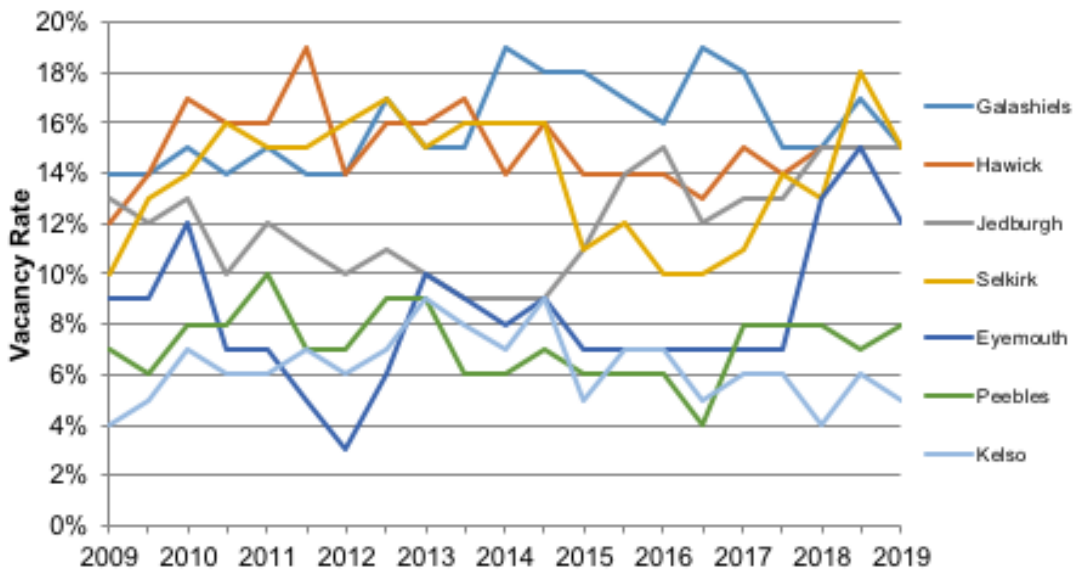
## SCOTTISH BORDERS COUNCIL LOCAL DEVELOPMENT PLAN 2023

# 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.

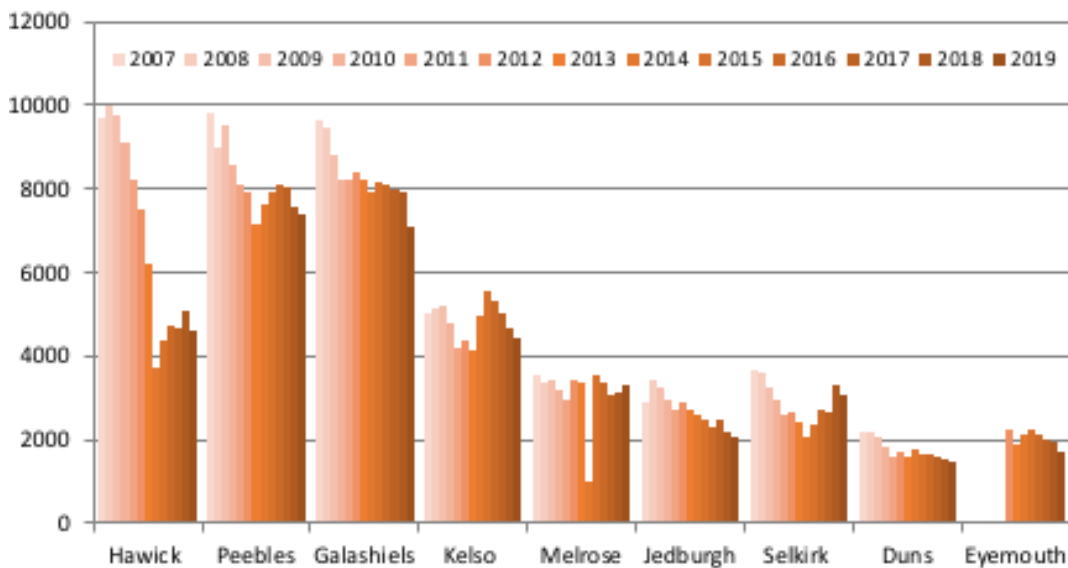


FIGURE 5: RETAIL UNIT VACANCY RATES OF SEVEN LARGEST TOWNS (SUMMER 2009 TO SUMMER 2019)



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.



## SCOTTISH BORDERS COUNCIL LOCAL DEVELOPMENT PLAN 2023

# 8. DELIVERING SUSTAINABILITY AND CLIMATE CHANGE AGENDA

- 8.1 National Planning Framework 4 (NPF4) states that “the global climate emergency means that we need to reduce greenhouse gas emissions and adapt to the future impacts of climate change”. It identifies six overarching spatial principles which will play a key role in delivering the United Nations’ Sustainable Development Goals. Part of the NPF4 national spatial strategy is that “Scotland’s future places will be net zero, nature-positive places that are designed to reduce emissions and adapt to the impacts of climate change, whilst protecting, recovering and restoring our environment”. NPF4 Policy 1 gives significant weight to the global climate and nature crises and Policy 2 will ensure that emissions from new development are minimised as far as possible.
- 8.2 The Climate Change (Scotland) Act 2009 requires all public bodies to contribute to the achievement of the emissions reduction targets in the Act, and to deliver the Government’s climate change action programme. More recently, the Climate Change (Emissions Reduction Targets) (Scotland) Act 2019 has set a legally binding target for Scotland of net zero emissions of greenhouse gases by 2045; with interim targets of 75% by 2030; and 90% by 2040. While these targets are to be achieved through coordinated actions taken across all sectors involving the public and private sectors, individuals as well as organisations, planning has an important role in all cases.

- 8.3 The update to the Climate Change Plan (December 2020) states at paragraph 2.5.2 that: “planning is a key delivery mechanism for many of the policies within this climate change plan update, across all sectors. By making the right choices about where and what development should take place in the future, planning can help to reduce emissions whilst improving the wellbeing of communities and the quality and resilience of places across Scotland”. 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.
- 8.4 NPF4 is supportive of promoting renewable energy and also identifies the need to support other key sustainability principles of social, economic and environmental considerations. It seeks to encourage, promote and facilitate developments that prioritise walking, wheeling, cycling and public transport for everyday travel and reduce the need to travel unsustainably. Developments should be designed so that their use and layout help reduce the need to travel by car and should include clear and direct links to public transport nodes, where possible. 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.
- 8.5 On 25 September 2020, Scottish Borders Council declared a climate emergency. In order to set out a clear plan of action to reduce emissions of greenhouse gases within our region, the Council approved its Climate Change Route Map on 17 June 2021. This sets a strategic direction for the Council and its partners and communities in the region, to move forward to a net zero emissions economy by 2045 in line with the national target set by the Scottish Government. The Climate Change Route Map defines a holistic approach - a whole Borders collaborative approach - to the achievement of the Council’s net zero emissions target, within which the generation of renewable energy in place of the burning of fossil fuels will play a leading and significant role.
- 8.6 In August 2019, the Council committed to implementing the United Nations’ Sustainable Development Goals. The Council is formally committed to embedding sustainable development in its strategies, policies and service delivery and has set up a Sustainable Development Committee to oversee this process. By doing so, the Council is ensuring that it has a clear, coherent, and overarching ethical framework for its activities. This brings benefits to its organisation and supports its efforts to optimise outcomes. The Council’s commitment to sustainable development is manifest in its pledge to drive and monitor the implementation of the United Nations’ 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 do not compromise the quality of life for future generations.
- 8.7 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.
- 8.8 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.

- 8.9 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 LDPs 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 NPF4 states that we will need to respond to a growing nature crisis, and to work together to enable development that addresses the social and economic legacy of the coronavirus pandemic, the cost crisis and longstanding inequality. NPF4 Policies 3 and 4 protect biodiversity and natural assets, which in turn play a crucial role in carbon reduction.
- 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 the 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 NatureScot. 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 LOCAL DEVELOPMENT PLAN 2023

# 9. LOCAL DEVELOPMENT PLAN POLICIES AND POLICY MAPS





## SCOTTISH BORDERS COUNCIL LOCAL DEVELOPMENT PLAN 2023

# 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 do 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 apply 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:
  - Healthy,
  - Pleasant,
  - Connected,
  - Distinctive,
  - Sustainable, and
  - Adaptable.
- 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 supports the development of heat networks and the efficient use of renewables and will develop further work on heat mapping. Policy PMD2 will operate in conjunction with National Planning Framework (NPF4) Policy 19: Heating and Cooling.
- 1.8 The Council has produced Supplementary Planning Guidance on Renewable Energy which confirms the Council's support and promotion of a range of renewable energy technologies. The Council has also set up 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 use of renewable energy and resources, such as heat networks (as detailed in NPF4 Policy 19) 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 Local 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. This is important as the housing allocations are needed to meet the Local Housing Land Requirement as set out in Appendix 2.
- 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) 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 LOCAL DEVELOPMENT PLAN 2023

# 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 Enterprise Agency 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  
Policy IS8 Flooding

**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:

Retail proposals in out-of-centre locations will be assessed in accordance with NPF4 Policy 28. The Council will have regard to the following considerations, where relevant, in assessing applications for out-of-centre development other than 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 comparatively high level, there is less requirement to add more flexibility of uses.
- 1.4 In terms of Kelso, Melrose and Peebles, proposed changes from Class 1 to Class 2 could be supported 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 in 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 be allowed where a proposal makes a positive contribution to the core retail function and satisfactory marketing information is submitted in relation to premises that have been vacant for a minimum of six months.

Community and cultural facilities could be supported in certain circumstances, where it can be demonstrated that the proposal would make a positive contribution to the vitality and viability of the town centre. 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 South of Scotland Enterprise (SOSE) 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 CO<sub>2</sub> 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 environment and 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 IS8 Flooding  
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 PMD2 Quality Standards  
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 NPF4 seeks to encourage, promote and facilitate all forms of renewable energy development onshore and offshore. This includes energy generation, storage, new and replacement transmission and distribution infrastructure and emerging low-carbon and zero emissions technologies including hydrogen and carbon capture utilisation and storage. It encourages local development plans to realise their area's full potential for electricity and heat from renewable, low carbon and zero emission sources by identifying a range of opportunities for energy development. Information on the legislative and national policy context for addressing the climate crisis is provided in Chapter 8: Delivering Sustainability and Climate Change Agenda.
- 1.2 In responding to the climate emergency, the Council's Climate Change Route Map (2021) defines a holistic approach - a whole Borders collaborative approach - to the achievement of the Council's net zero emissions target, within which the generation of renewable energy in place of the burning of fossil fuels will play a leading and significant role. Scottish Borders Council is proactive in supporting a diverse range of renewable energy types.
- 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. 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. The context for Policy ED9 is provided in NPF4 including Policy 11. This supports the principle of renewables in tackling the climate emergency and sets out the balance of considerations that should apply. This support would not extend to National Scenic Areas within Scottish Borders.

- 1.5 Following adoption of this Local Development Plan, the Council intends that the Supplementary Guidance on Renewable Energy 2018 will become Supplementary Planning Guidance. As a result, it will no longer have development plan status. This document incorporates the Ironside Farrar “Update of Wind Energy Landscape Capacity and Cumulative Impact Study” (November 2016). In December 2013, the Council prepared separate Supplementary Planning Guidance entitled “Landscape and Visual Guidance for Single and Groups of 2 or 3 Wind Turbines in Berwickshire.”
- 1.6 The above guidance may be used to assist in the assessment of renewable energy proposals. However, as the national policy context within which these were prepared has now been superseded, some aspects of the guidance will no longer be applicable. These documents will be of less relevance on matters where there are inconsistencies with NPF4 and the adopted Local Development Plan.

## POLICY ED9: RENEWABLE ENERGY DEVELOPMENT

Development proposals for all forms of renewable, low-carbon and zero emissions technologies will be supported. These include:

- i. wind farms including repowering, extending, expanding and extending the life of existing wind farms;
- ii. enabling works, such as grid transmission and distribution infrastructure;
- iii. energy storage, such as battery storage and pumped storage hydro;
- iv. small scale renewable energy generation technology;
- v. solar arrays;
- vi. proposals associated with negative emissions technologies and carbon capture; and
- vii. proposals including co-location of these technologies.

Development proposals will be assessed in accordance with NPF4 Policy 11 paragraphs b) to f) and other relevant provisions of NPF4.

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)



# ECONOMIC DEVELOPMENT (ED)

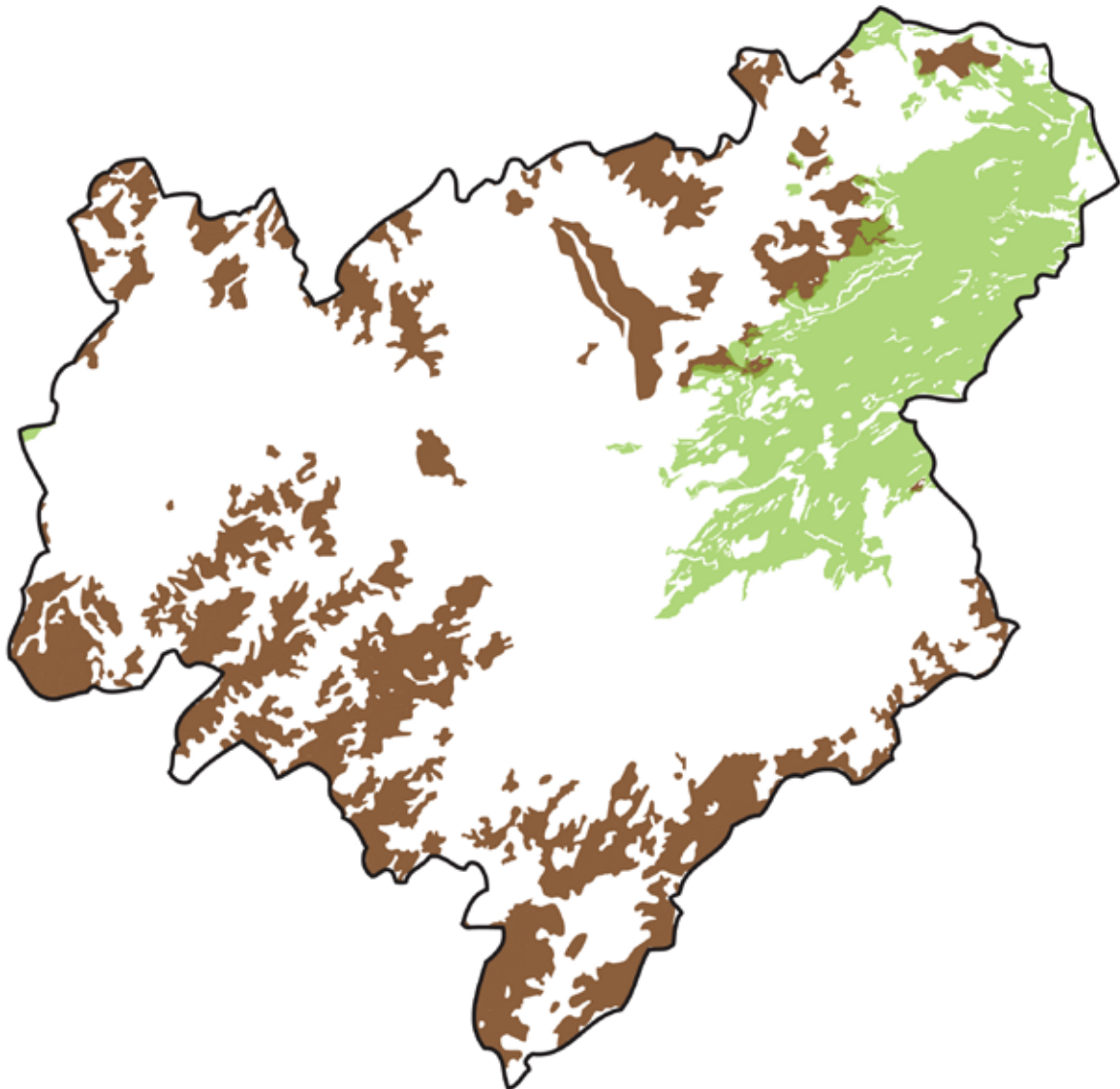
## POLICY ED10



### 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. Further information on what constitutes “land of lesser quality that is culturally or locally important for primary use” in the context of the Scottish Borders will be provided in Supplementary Planning Guidance. 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 agricultural land, land of lesser quality that is culturally or locally important for primary use, 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 mineral extraction on prime agricultural land or land of lesser quality that is culturally or locally important for primary use will be permitted where there is secure provision for restoration and the layout and design of the proposal minimises the amount of protected land that is required.

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 that will sterilise mineral deposits of economic value 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 EXTRACTION

- 1.1 In addition to safeguarding important workable mineral resources and taking steps to ensure these are not sterilised by other types of development, NPF4 states that the local development plan should support a landbank of construction aggregates of at least 10 years at all times in the relevant market areas. It should also promote sustainable resource management and ensure that communities and the environment are protected from the impacts of mineral extraction. 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. Further information in relation to supporting a landbank of construction aggregates, of at least 10 years at all times in relevant market areas, will be provided in future supplementary planning guidance on minerals. The policy criteria relate to land both within and outwith the Scottish Borders.

## POLICY ED12: MINERAL EXTRACTION

Proposals for the extraction of minerals will be assessed in accordance with NPF4 Policy 33 paragraph d) and other relevant provisions of NPF4.

There will be a presumption against peat extraction 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 LOCAL DEVELOPMENT PLAN 2023

# 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 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.
- 1.3 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.
- 1.4 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.
- 1.5 Decision making will be guided by the Council's SPG on Affordable Housing although, 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 ED7 Business, Tourism and Leisure Development in the Countryside  
Policy ED10 Protection of Agricultural Land and Carbon Rich Soils  
Policy HD1 Affordable Housing Delivery  
Policy HD3 Protection of Residential Amenity  
Policy HD6 Housing for Particular Needs  
Policy EP6 Countryside Around Towns  
Policy IS2 Developer Contributions  
Policy IS3 Developer Contributions Related to the Borders Railway  
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 LOCAL DEVELOPMENT PLAN 2023

# 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 European 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 Regulations. SPA protect birds and are designated under the Habitats Regulations. 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 European 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 Regulations 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 European 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.

Development proposals that are likely to have an adverse effect on species protected by legislation will only be supported where the proposal meets the relevant statutory tests. If there is reasonable evidence to suggest that a protected species is present on a site or may be affected by a proposed development, steps must be taken to establish its presence. The level of protection required by legislation must be factored into the planning and design of development, and potential impacts must be fully considered prior to the determination of any application.

### 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), a National Nature Reserve (NNR), or nationally protected habitats or species will not be permitted unless:

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

If there is evidence to suggest that a legally protected species is on site or may be affected by proposed development, steps must be taken to establish its presence. The level of protection afforded by legislation must be factored into the planning and design of the development. Any impacts will be fully considered in determination of the application.

The developer will be required to detail mitigation, either on-site 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 NSAs 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 NatureScot'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 will not be compromised; or
- b) any significant adverse effects on the qualities for which the NSA has been designated are clearly outweighed by social, environmental 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 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 NatureScot.
- 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 referenced 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, as identified in its Statement of Importance for the relevant Special Landscape Areas. Proposals that have a significant adverse impact will only be permitted where the landscape impact is clearly outweighed by social, environmental 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 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:**

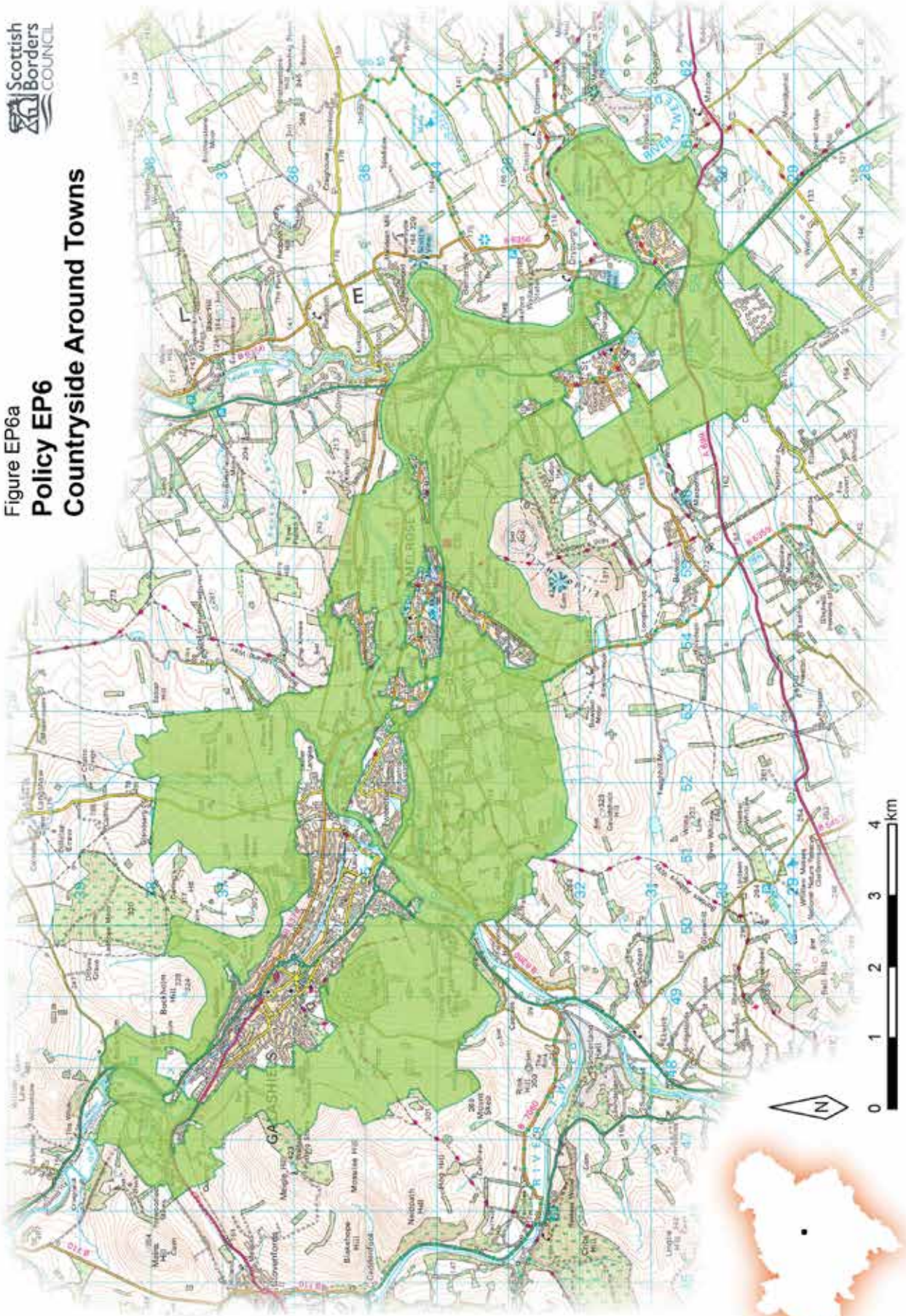
Countryside Around Towns  
Greenspace  
Landscape and Development  
Green Networks  
New Housing in the Borders Countryside  
Placemaking and Design  
Trees and Development

# 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 areas defined as Countryside around Towns, proposals (except for renewable energy development) 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.

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 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 required for all applications for listed building consents and for all applications affecting the setting of listed buildings. 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.

Development proposals with a potentially significant impact on historic assets or places will be accompanied by an assessment which is based on an understanding of the cultural significance of the historic asset and/or place. The assessment should identify the likely visual or physical impact of any proposals for change, including cumulative effects, and provide a sound basis for managing the impacts of change. Proposals should also be informed by national policy and guidance on managing change in the historic environment, and information held within Historic Environment Records.

Development proposals affecting the setting of a listed building should preserve its character, and its special architectural or historic interest.

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 WSIs 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.

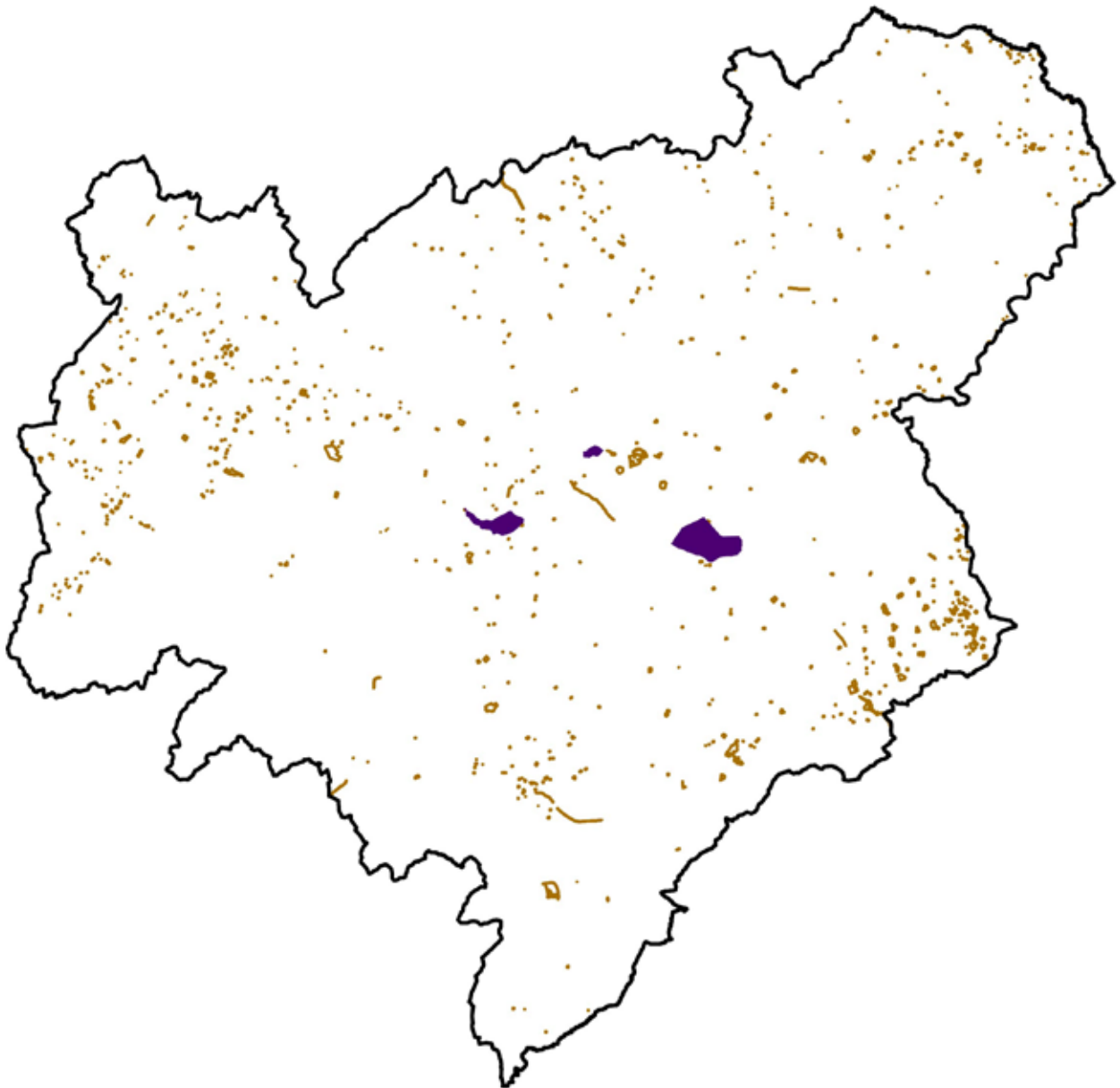
1.8 Setting is considered to be important to the way in which historic assets are understood, appreciated, and experienced both inwards and outwards. Further information and advice on 'setting' can be found in Historic Environment Scotland's Managing Change in the Historic Environment Guidance Note on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

1.10 Any works directly affecting a designated Scheduled Monument require Scheduled Monument Consent (SMC), which is obtained from Historic Environment Scotland. Advice on the SMC process and requirements should be sought at an early stage from the Heritage Directorate, Historic Environment Scotland.

Figure EP8a  
Policy EP8

### Scheduled Monuments Historic Battlefields



-  Historic Battlefields
-  Scheduled Monuments

This map can be viewed electronically, and information about the exact location and form of such designations is available, or can be made available, to applicants, and can also be accessed via the online resources provided by Historic Environment Scotland.

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 affecting scheduled monuments will only be supported where:

- a) direct impacts on the scheduled monument are avoided;
- b) significant adverse impacts on the integrity of the setting of a scheduled monument are avoided; or
- c) exceptional circumstances have been demonstrated to justify the impact on a scheduled monument and its setting and impacts on the monument or its setting have been minimised.

### (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 the integrity of its setting must include a reasoned account of what mitigation is or is not possible, together with a mitigation strategy 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 ED9 Renewable Energy Development  
Policy ED12 Mineral 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” (Planning (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 Non-Commercial 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 Non-Commercial 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

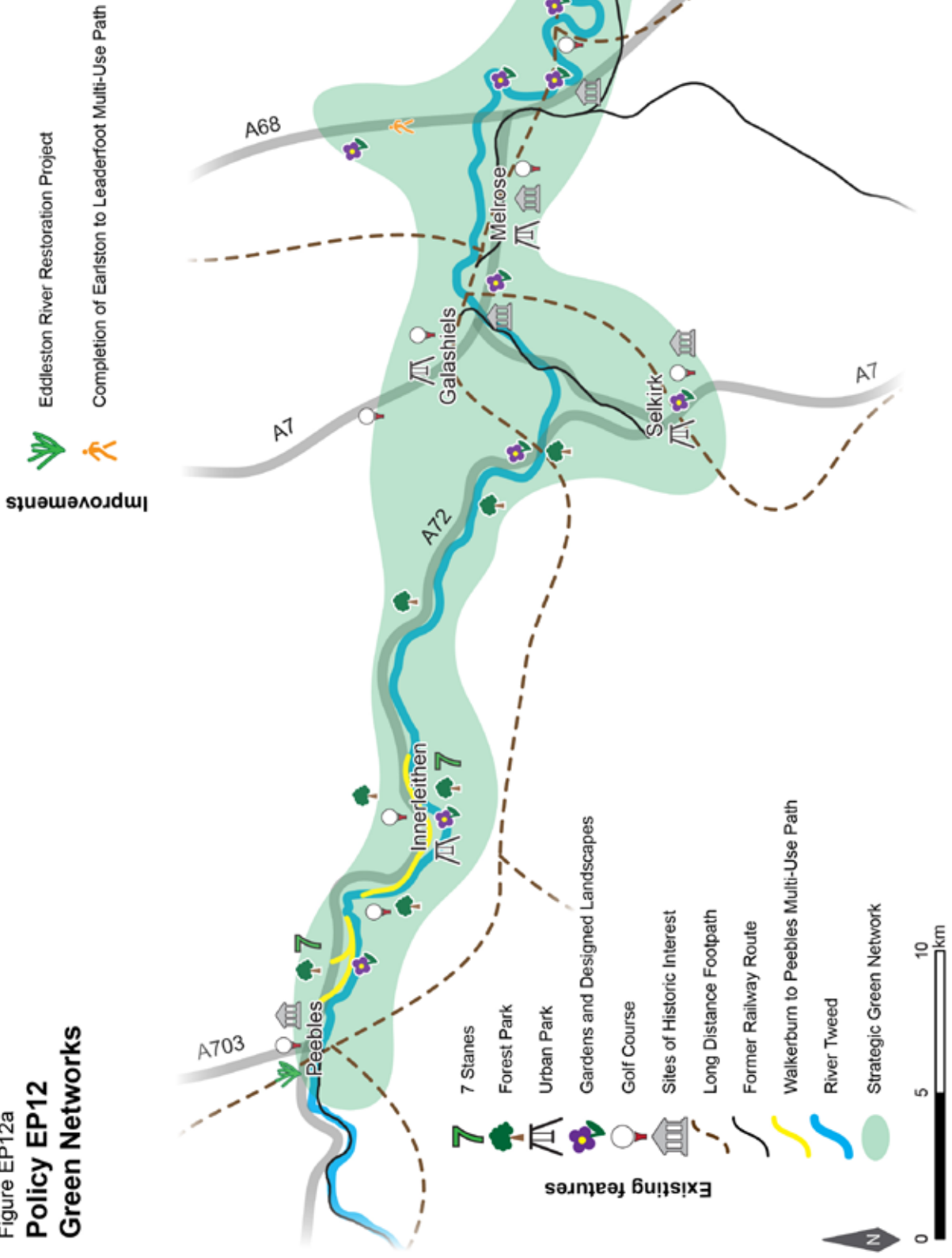
# ENVIRONMENTAL PROMOTION AND PROTECTION (EP) POLICY EP12 GREEN NETWORKS

- 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.



Figure EP12a  
Policy EP12  
Green Networks



## 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 Non-Commercial 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 European 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.
- e) the proposal is appropriate under the National Marine Plan and under the Regional Marine Plan, when prepared.

### 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 Council has not identified any locations where national air quality objectives are unlikely to be met and therefore has not declared any Air Quality Management Areas. Other aspects of air quality are controlled by bodies including SEPA and the Council's environmental health team and by an expectation that landowners/land managers will comply with the Muirburn Code.
- 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 CO<sub>2</sub> which are known to cause harmful 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, or lead to unacceptable levels of greenhouse gas emissions, 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 Development  
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 NON-COMMERCIAL 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 Non-Commercial 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 Non-Commercial 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: NON-COMMERCIAL FOOD GROWING AND COMMUNITY GROWING SPACES

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

The Council will support development for new or extended non-commercial 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 LOCAL DEVELOPMENT PLAN 2023

# 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  
Policy 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 and transport infrastructure providers; 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 Non-Commercial 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 NPF4 sets out Scotland's long-term plan to manage flood risk. Specifically, the intent of NPF4 Policy 22: Flood Risk and Water Management is "To strengthen resilience to flood risk by promoting avoidance as a first principle and reducing the vulnerability of existing and future development to flooding". Policy IS8 should be read to operate in conjunction with NPF4 Policy 22: Flood Risk and Water Management. The Council has a desire to move towards more sustainable solutions within the implementation of flood protection schemes. The Council will 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 and blue green infrastructure measures.
- 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 current guidance 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 Local Flood Risk Management Plan 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 most recent cycle having been 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

- a) Development proposals will be considered using National Planning Framework 4 Policy 22: Flood Risk and Water Management.
- b) Developers will be required to provide, including if necessary at planning permission in principle stage:
  - i. a competent flood risk assessment, including all sources of flooding, and taking account of climate change, using the most up to date guidance; and
  - ii. a report of the measures that are proposed to mitigate the flood risk.
- c) The information used to assess the acceptability of development will include:
  - i. information and advice from consultation with the Council's Flood Risk and Coastal Management Team and the Scottish Environment Protection Agency;
  - ii. 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;
  - iii. historical records and flood studies/assessments held by the Council and other agencies;
  - iv. Scottish Environment Protection Agency's current 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, other than for residential developments or for the domestic element of non-residential developments, 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, NatureScot 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.

<b>Prevent</b> <b>Reduce</b> <b>Re-use</b> <b>Recover</b> <b>Dispose</b>	The aim is to deal with waste as high up the waste hierarchy as possible, with a strong emphasis on preventing and reducing waste.
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- 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).

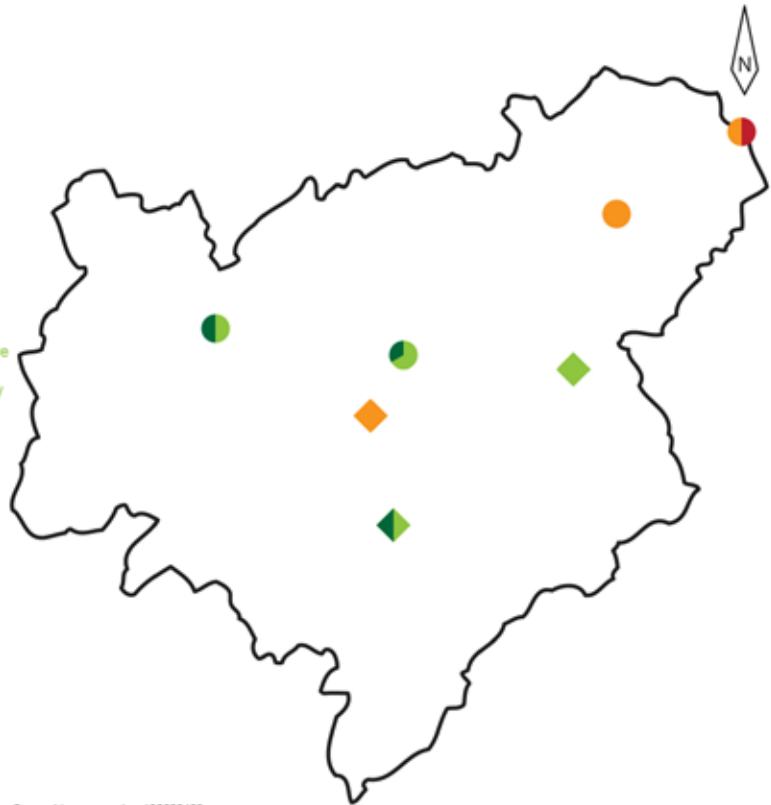
**TABLE 1 - HIERARCHY OF COUNCIL WASTE FACILITIES**

<b>GROUP 1 - HIGH</b>
Easter Langlee Waste Transfer Station
Eshiels Waste Transfer Station
Hawick Waste Transfer Station
<b>GROUP 2 - MEDIUM / HIGH</b>
Easter Langlee Community Recycling Centre
Eshiels Community Recycling Centre
Hawick Community Recycling Centre
Kelso Community Recycling Centre
Easter Langlee Aggregate Recycling Facility
<b>GROUP 3 - MEDIUM</b>
Duns Community Recycling Centre
Eyemouth Community Recycling Centre
Selkirk Community Recycling Centre
<b>GROUP 4 - LOW</b>
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 (for example, ensuring that the allocation of land does not compromise waste handling operations) 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 DEVELOPMENT

- 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 DEVELOPMENT

Proposals for hazardous development 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 have 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 Development  
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, NatureScot 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 LOCAL DEVELOPMENT PLAN 2023

## POLICY MAPS

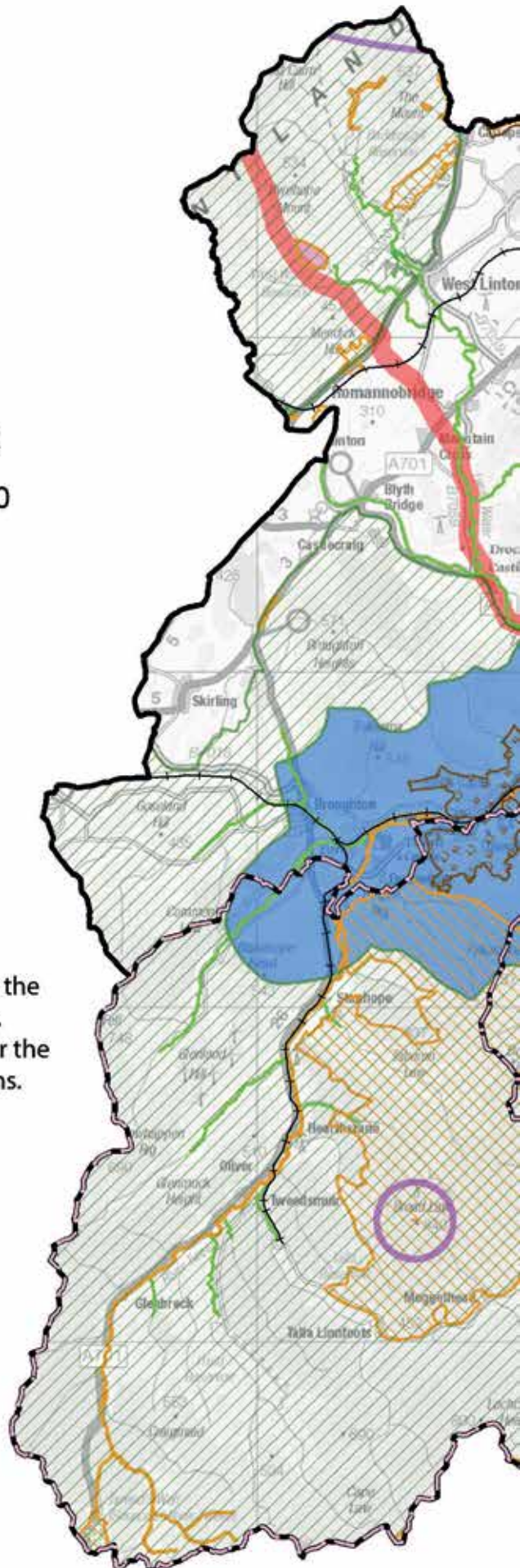
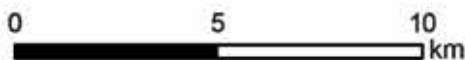


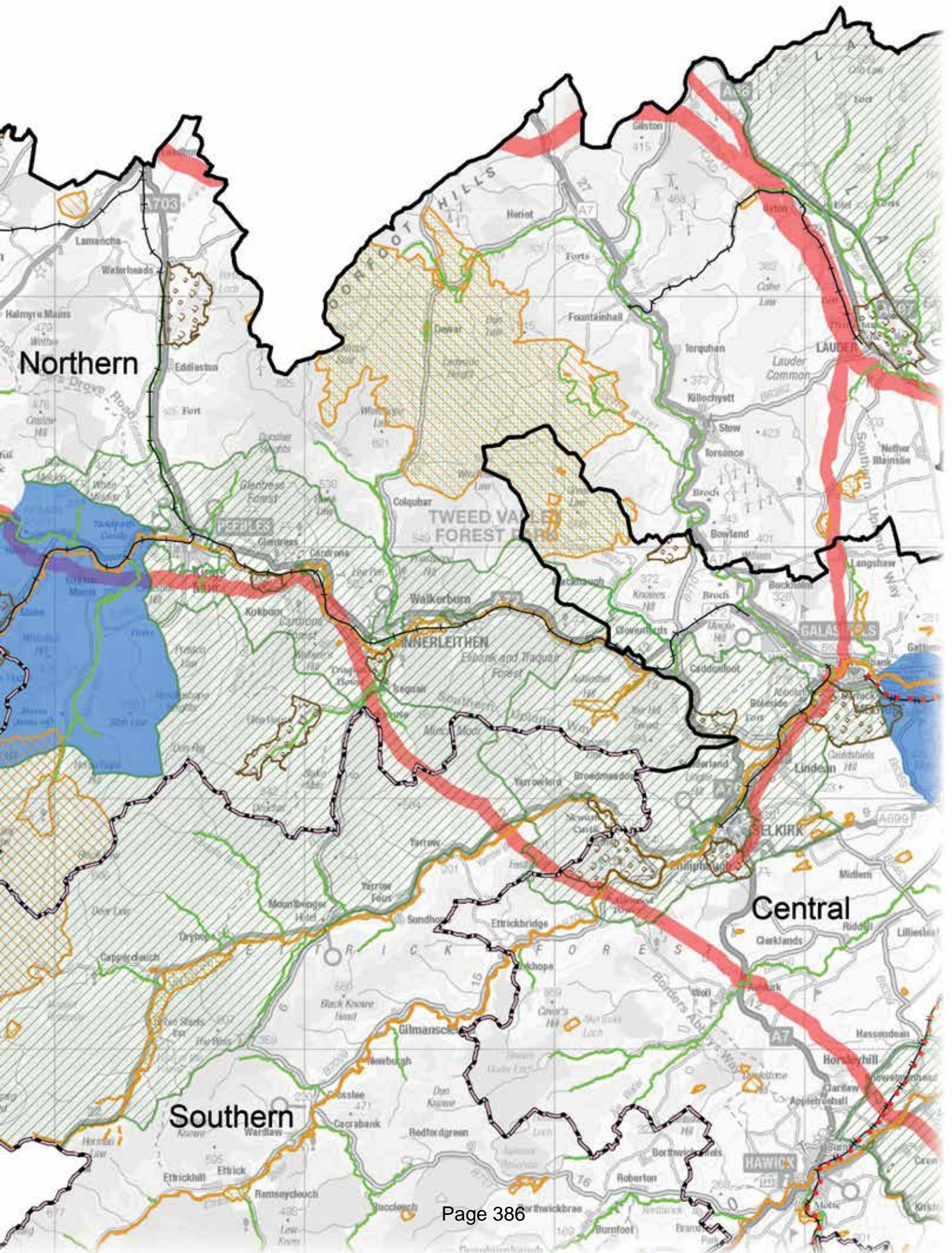
## Policy Map

-  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
-  National Scenic Area - EP4
-  Special Area of Conservation\* - EP1
-  Site of Special Scientific Interest - EP2
-  Hazard Pipeline Buffers - IS12

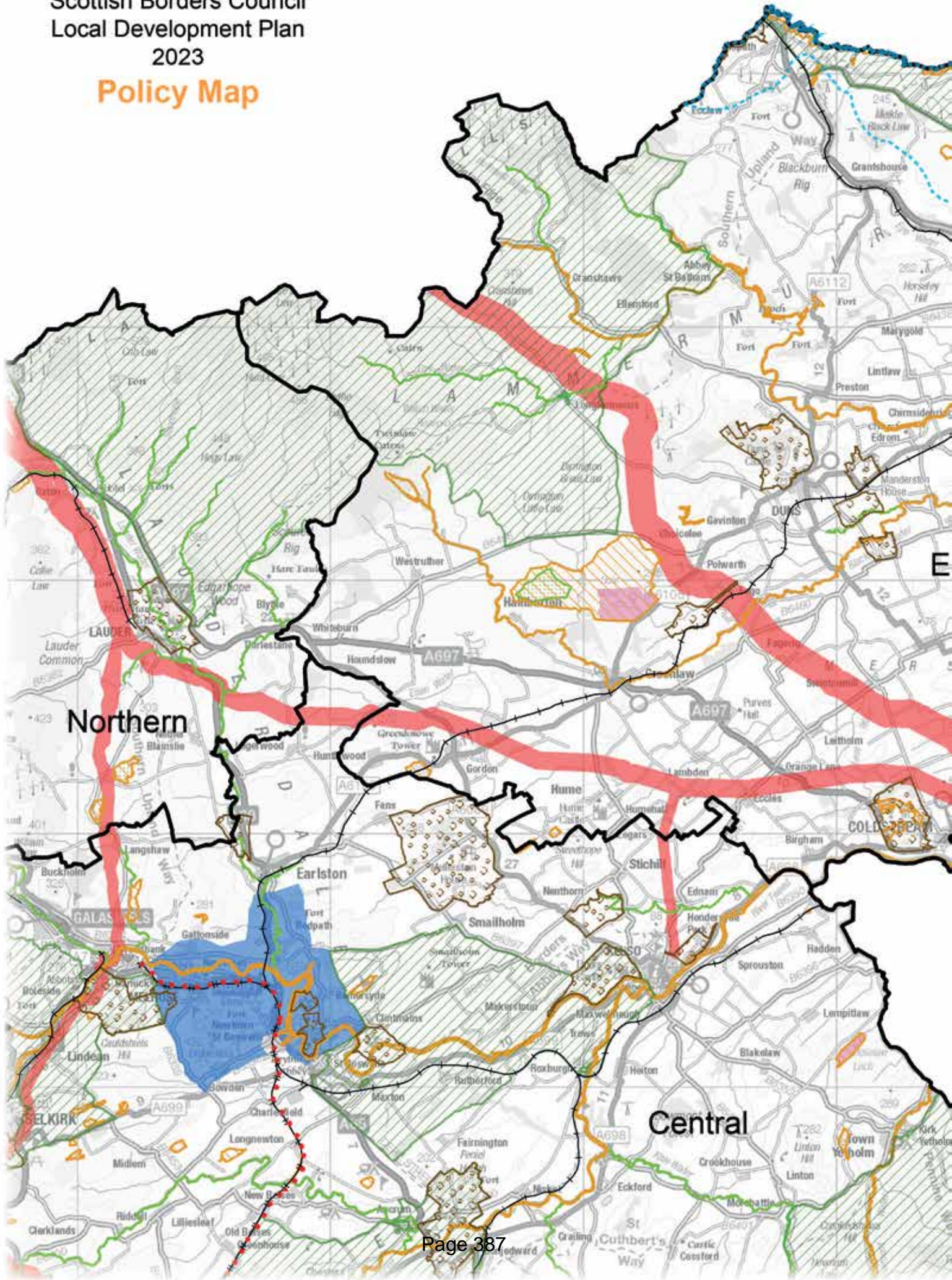
\* The areas of the River Tweed (and tributaries) designated as Sites of Special Scientific Interest are also covered by Special Areas of Conservation.

See appendices to Technical Note 4: Local Biodiversity Sites, for the location and boundaries of Local Biodiversity Site designations.  
See appendices to Technical Note 5: Local Geodiversity Sites, for the locations and boundaries of Local Geodiversity Site designations.





Policy Map



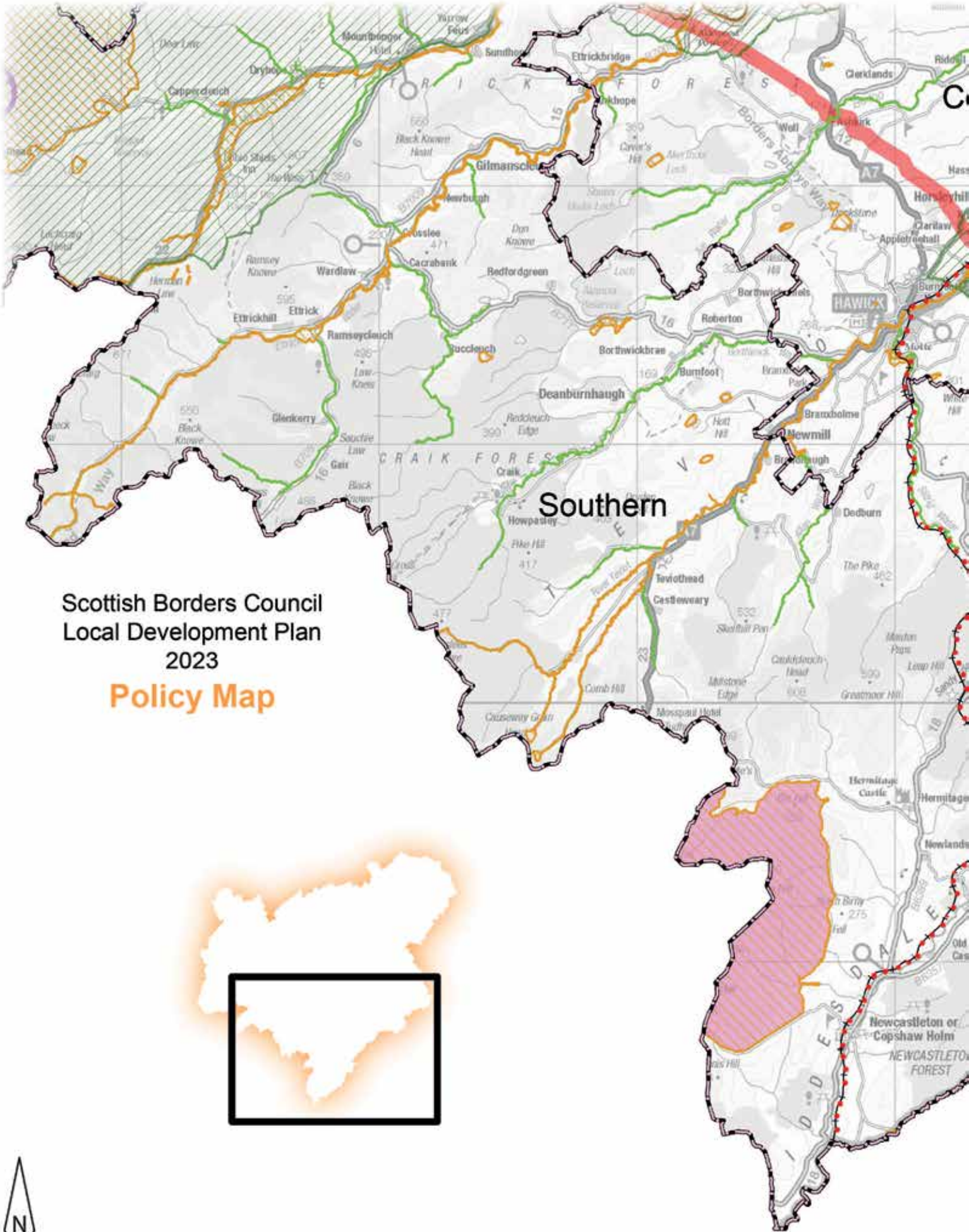


-  Housing Market Area
-  Coastal Policy - EP14
-  Railway Safeguarding - IS4
-  Former Railway Network - EP12
-  Civil Aviation Authority Safeguarding - IS12
-  Gardens and Designed Landscapes - EP10
-  Special Landscape Area - EP5
-  National Scenic Area - EP4
-  Site of Special Scientific Interest - EP2
-  Special Area of Conservation\* - EP1
-  Special Protection Area - EP1
-  Hazard Pipeline Buffers - IS12

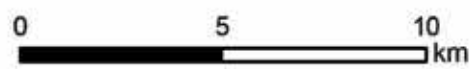
\* The areas of the River Tweed (and tributaries) designated as Sites of Special Scientific Interest are also covered by Special Areas of Conservation.

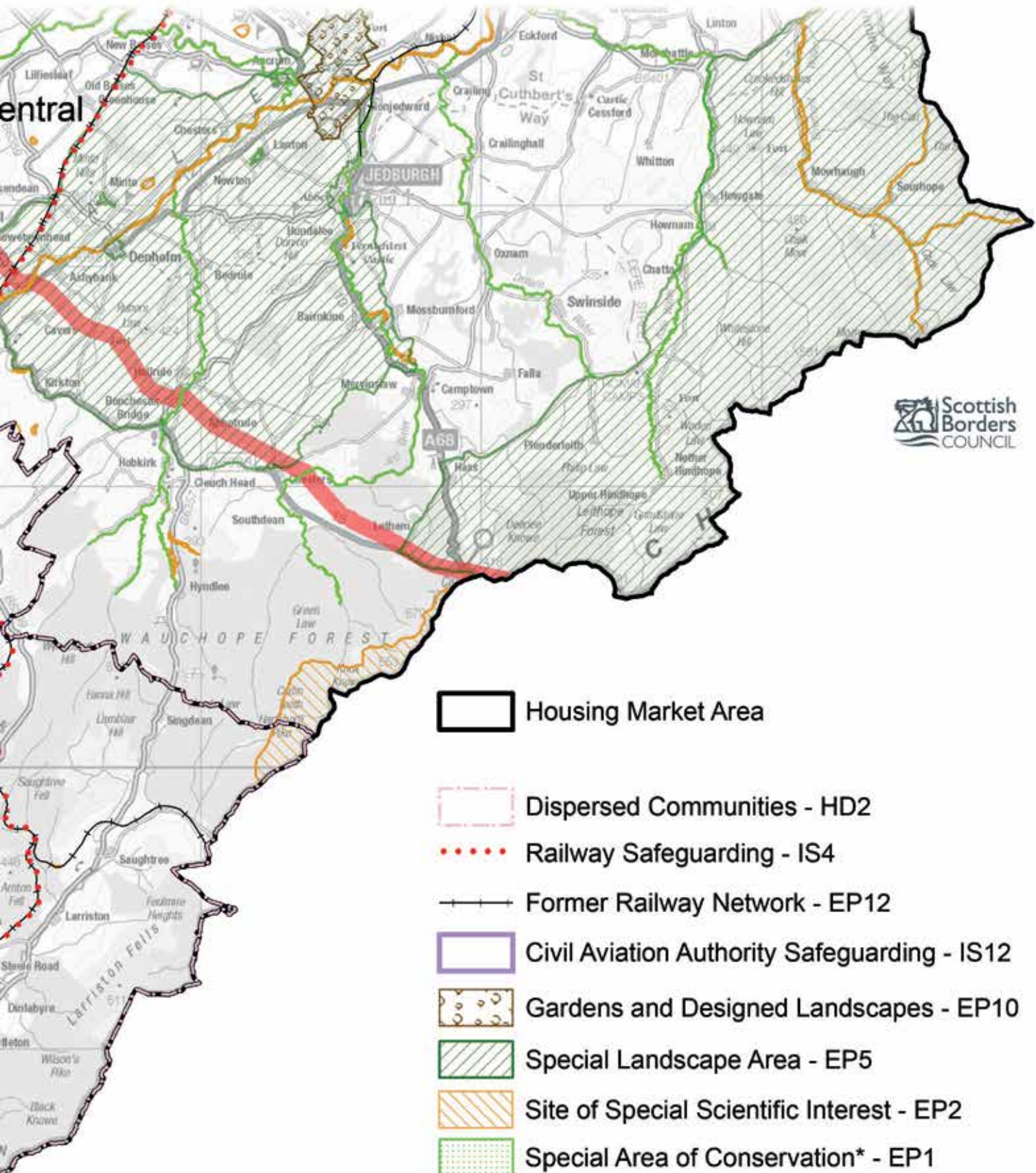
See appendices to Technical Note 4: Local Biodiversity Sites, for the location and boundaries of Local Biodiversity Site designations.  
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Scottish Borders Council  
Local Development Plan  
2023  
**Policy Map**





-  Housing Market Area
-  Dispersed Communities - HD2
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# SCOTTISH BORDERS COUNCIL LOCAL DEVELOPMENT PLAN 2023

## 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.

SCOTTISH BORDERS COUNCIL  
LOCAL DEVELOPMENT PLAN 2023

APPENDIX 2

MEETING THE LOCAL HOUSING  
LAND REQUIREMENT

# 1. INTRODUCTION

- 1.1 This appendix provides the background context to the local 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 This appendix sets out the local housing land requirement for the Scottish Borders and housing land supply.
- 1.3 NPF4 Annex E sets out a minimum all tenure housing land requirement (MATHLR) for Scottish Borders of 4,800 over the ten-year plan period (480 per year on average). This was informed by Housing Need & Demand Assessment 3 (HNDA3), which covers Scottish Borders. It also contains a flexibility of 30% above the need and demand for new homes on the most optimistic modelled scenario.
- 1.4 The above MATHLR figure is not a cap on how much housing land the LDP should plan for. The amount of land that the LDP does plan for is called the local housing land requirement (LHLR).
- 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.

# 2. BACKGROUND CONTEXT

- 2.1 The MIR was prepared based upon what was then termed housing land requirement (HLR) from proposed SESplan 2 (2016). However, when proposed SESplan 2 was rejected by Scottish Ministers, SESplan 1 (2013) and its supplementary guidance remained part of the development plan.
- 2.2 However, in February 2023 NPF4 was adopted by Scottish Ministers and became part of the statutory development plan. At the same time SESplan 1 and its supplementary guidance ceased to be part of the development plan and there was no longer a requirement for the LDP to be consistent with them. The proposed plan local housing land requirement therefore reflects NPF4.

# 3. LOCAL HOUSING LAND REQUIREMENT

- 3.1 As outlined above, NPF4 has now become part of the statutory development plan and it sets out a MATHLR of 4,800 over the ten-year plan period. The council has adopted this as the LHLR on account of it being based on the most optimistic scenario modelled by HNDA3 and incorporating a 30% margin of flexibility on top of that.

TABLE 1: LOCAL HOUSING LAND REQUIREMENT (2023/24 – 2032/33)

LOCAL HOUSING LAND REQUIREMENT	2023/24 TO 2032/33
LHLR for the Scottish Borders (2023/24 to 2032/33)	4,800

## 4. HOUSING LAND SUPPLY CONTRIBUTIONS TO MEET THE LOCAL HOUSING LAND REQUIREMENT

- 4.1 The most significant part of meeting the local housing land requirement, has been identified through previous LDP allocations, planning permissions and through estimates for future windfall approvals.
- 4.2 The baseline position takes account of the 2021 Housing Land Audit (HLA). Table 2 shows the updated housing land supply from that document broken down into; years 1 to 5, years 6 and 7, post year 7 and constrained sites.

TABLE 2: ESTABLISHED HOUSING LAND SUPPLY (2021 HLA)

HLA SUPPLY CATEGORY	NUMBER OF UNITS
Years 1-5	3,538
Years 6 & 7	1,967
Post Year 7	1,945
Constrained sites	1,265
<b>Total</b>	<b>8,715</b>

Source: Housing Land Audit (2021)

- 4.3 The approach used by the Council to undertake the 2021 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 2021 HLA considers a site to be effective if there is a reasonable prospect that it could be developed within the 5-year period. In future, a delivery programme will set out a pipeline of deliverable housing land for the short term (1 to 3 years), medium term (4 to 6 years) and long term (7 to 10 years).
- 4.4 The contributions by Scottish Borders to meet the LHLR outlined above, are set out in Table 3 below, based on the 2021 HLA. Table 3 shows the potential contribution to the requirement, which includes the existing established housing land supply (HLA 2021) and windfall assumption for years (2023/24 to 2032/33). It also includes estimated completions for the two monitoring years 2021/22 and 2022/23. These need to be considered because there is a time gap of those two years between the 2021 housing land audit (March 2021) and the base date of the plan (2023/24). The windfall assumptions apply for the ten years of the plan period from 2023/24 to 2032/33 only. That is because the completions estimates for the years 2021/22 and 2022/23 include windfall assumptions for those years already.

TABLE 3: CONTRIBUTIONS TO THE REQUIREMENT (2021/22 TO 2032/33)

	2021/22 TO 2028/29	2028/29 TO 2032/33	ADDITIONAL POTENTIAL	TOTAL
<b>Housing Land Supply (2019)</b>				
Years 1-5	3,538			3,538
Estimated completions for years 2021/22 and 2022/23	-576			-576
Years 6 & 7	1,967			1,967
Post Year 7		1,945		1,945
Constrained			1,265	1,265
Windfall Assumption	(102 x 7) 714	(102 x 3) 306		1,020
<b>Total Potential</b>	<b>5,643</b>	<b>2,251</b>	<b>1,265</b>	<b>9,159</b>

Source: Housing Land Audit 2021 and windfall assumptions below

- 4.5 In addition, demolition assumptions are based on 20 units per annum, which totals 240 units over the twelve years 2021/22 and 2032/33. This covers the ten years of the plan and the two years between its 2023/24 base date and the 2021 HLA (March 2021). This is outlined in Table 4 below.

TABLE 4: DEMOLITIONS

	2021/22 to 2032/33
Loss of supply due to demolitions (2021/22 to 2032/33)	<b>-240</b>

- 4.6 Table 5 outlines the total contributions to the local housing land requirement, which takes account of the following; elements of the established housing land supply (2021 HLA), estimated completions for the two years preceding the plan base date, windfall assumptions, assumed demolitions and allocations added/removed from LDP2. The table demonstrates that the total contributions to the housing land requirement is 9,272 units. Sections 5 & 6 go into more detail in respect of units being removed and added from LDP2.

TABLE 5: CONTRIBUTIONS TO THE HOUSING LAND REQUIREMENT

CONTRIBUTIONS TO THE REQUIREMENT	2021/22 TO 2032/33
Potential Supply (HLA 2021)	8,715
Estimated completions (2021/22 and 2022/23)	-576
Windfall Assumption (ten years of the plan period)	1,020
Demolitions (2021/22 to 2032/33)	-240
Units being removed from LDP2	-129
Units being added to LDP2	482
<b>Total</b>	<b>9,272</b>

- 4.7 Table 6 below compares the local housing land requirement against the total contributions, as set out above. The table shows that the contributions meet the local housing land requirement and that the LDP2 provides additional flexibility overall.

TABLE 6: HOUSING LAND REQUIREMENT VS CONTRIBUTIONS

REQUIREMENT VS CONTRIBUTIONS	
Local Housing Land Requirement (2023/24 to 2032/33)	4,800
Contributions to the Requirement	9,272
<b>Total surplus</b>	<b>+4,472</b>

## 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 7. 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 102 units. The ten-year average is 107 per year. Of the total completions since 2012 between 76 and 143 units have been on windfall sites. It is anticipated that 1,020 units will be developed on windfall sites in the Scottish Borders during the period 2023/24 and 2032/33 based on the more cautious five-year average.

TABLE 7: WINDFALL COMPLETIONS (2012 TO 2021 HLA)

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	10 Year Average
Total number of completions	266	306	288	272	373	250	222	345	324	298	294
Number of completions on windfall sites	143	133	104	101	76	121	84	115	96	92	107
% of completions from windfall sites	54%	43%	36%	37%	20%	48%	38%	33%	30%	31%	37%

## COMPLETIONS

- 4.9 Table 8 shows the number of completions in the Scottish Borders from the 2017 to 2021 HLA period. The total number of completions in the past five years has peaked at 345 in 2019, 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. Overall, the average rate of completions over the previous five years was 288 units per year.

TABLE 8: COMPLETIONS (2017 TO 2021 HLA)

	2017	2018	2019	2020	2021	5 YEAR AVERAGE
Total number of completions	250	222	345	324	298	288



## 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 9 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 482 additional units are being brought forward as part of the LDP2.

TABLE 9: 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
Eddleston	AEDDL010	Land South of Cemetery	Housing	30
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
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
<b>TOTAL</b>				<b>482*</b>

\*\*AGREE009 cannot be counted in the total additional units above. The units are already included within the 2021 HLA as a windfall approval.

5.2 It should be noted that the housing site (AGREE009) is included within the 2021 HLA established housing land supply, as a windfall development for 38 units. Therefore, the indicative site capacity for site 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 nine sites from the previous local development plan (2016) that are removed from this LDP, totalling 129 units. Table 10 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 10: SITES TO BE REMOVED FROM LDP2

SETTLEMENT	SITE CODE	SITE NAME	PROPOSED USE	INDICATIVE SITE CAPACITY
Chesters	RC2B	Roundabout Farm	Housing	5
Clovenfords	EC2	Caddonhaugh	Housing	6
Earlston	EEA12B	Earlston Glebe	Housing	25
Eyemouth	BEY1	Barefoots	Housing	20
Galashiels	EGL43	Balmoral Avenue	Housing	10
Greenlaw	MGREE001	South of Edinburgh Road	Mixed Use	6
Lilliesleaf	EL16B	Mueslie Drive	Housing	7
Preston	zR016	Preston Farm	Redevelopment	45
Yarrowford	EY5B	Minchmoor Road East	Housing	5
<b>Total</b>				<b>129</b>

## 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.



# SCOTTISH BORDERS COUNCIL LOCAL DEVELOPMENT PLAN 2023

## 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 to 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
- Land of Lesser Quality that is Culturally or Locally Important for Primary Use
- 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)
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
Eshiels	BESHI001	Land at Eshiels
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
Galashiels	RGALA002	Vacant buildings at Kirk Brae
Galashiels	zRO6	Roxburgh Street
Walkerburn	zR200	Caberston Farm/ Old Mill Site

## LONGER TERM SITES

SETTLEMENT	SITE CODE	SITE NAME
Kelso	SKELS005	Hendersyde
Kelso	SKELS004	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
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	2020
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 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. Healthy, Pleasant, Connected, Distinctive, Sustainable and Adaptable. 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's '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 LOCAL DEVELOPMENT PLAN 2023

## 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. At the time when this LDP was being prepared, the LDP was one of two statutory plans which made up the Development Plan. The Scottish Borders was a part of one of the City Regions in Scotland - the Edinburgh and South East Scotland Strategic Development Plan Authority (SESplan) which was required to prepare a Strategic Development Plan. However, the implementation of the Planning (Scotland) Act 2019 resulted in changes to the planning system and now National Planning Framework 3, Scottish Planning Policy and the Strategic Development Plan have been superseded by the adoption National Planning Framework 4 (NPF4). Together, NPF4 and LDP2 forms the Development Plan for the Scottish Borders.

This LDP2 replaces 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 appendix sets out how people have had the opportunity to contribute to the future development of the Scottish Borders as it relates to the LDP2.

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 has been produced following the Examination of the Proposed 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), NatureScot, 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 supported a four-year partnership with PAS (Planning Aid Scotland) for the Bridging Gaps project. The project was 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 was 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](http://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 COUNCILS)

Emails were sent to all Community Councils 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](http://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, MPs and MSPs, 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 was a further (six week minimum) period of final objection. Neighbours significantly affected by the Local Development Plan and those who made previous representations were notified directly by the planning authority to ensure they are aware of the proposals.

It is noted that as a result of the ongoing Covid-19 crisis, the Coronavirus (Scotland) Act 2020 has placed the requirement on the Council to consider if any of its actions would give rise to a significant risk of transmission of coronavirus (for example by providing public access to an office) or would be ineffective or inappropriate due to action taken to control the incidence or transmission of coronavirus (for example, placing copies of documents in libraries that are closed). The Council is also required to promote the national policy of social/physical distancing.

There were a number of amendments to the normal statutory duties and non-statutory actions were required to be taken, such as: there were no public meetings or drop-in sessions as they may have given rise to a significant risk of the transmission of coronavirus. Where possible, correspondence, communication and publicity (including public inspection of the Proposed Plan and any of its associated documents) was by electronic means.

The period for making representations and objections to the Proposed LDP was 12 weeks long. This is 6 weeks longer than the statutory minimum.

## WEBSITE

The Council in production of the Proposed Plan provided information on the LDP page of the Council's website and links to where the Proposed Plan can be viewed online.

The webpage also provided 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 received a letter or email informing them of the publication of the Proposed Plan and where the document can be viewed online.

All community councils, Scottish Government, agencies, local councillors and MSPs and MPs covering the Scottish Borders were informed of where they can view the Proposed Plan online.

## NEIGHBOUR NOTIFICATION

As a statutory obligation at this stage of the Plan Process, Neighbour Notification letters were sent out to those who are neighbours of potential employment, housing, or regeneration sites.

Neighbour notification letters were 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 Local Development Plan. The advert set out where and when the Proposed Plan can be viewed online; 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 was issued announcing the production of the Proposed Plan and a period of representations. In addition, the Council undertook other awareness-raising publicity at this stage of the Local Development Plan Process.

## TRANSLATION OF KEY DOCUMENTS

On request, the Council made translations of key documents into the main community languages.

# 6. DEVELOPMENT PLAN EXAMINATION

Where objections/unresolved issues to the proposed plan had not been withdrawn or resolved, an independent Development Plan Examination was held by the Scottish Government's Directorate for Planning and Environmental Appeals (DPEA). The arrangements for the Examination were made by the DPEA.

The Council submitted the Local Development Plan 2023 for Examination on 14 July 2022.

## FORMAL ADVERT

As a statutory obligation at this stage of the Plan Process, adverts were placed in the local newspapers informing the public that the Proposed Plan was submitted for Examination. The advert included details of where and when the Proposed Plan could be viewed.

The Adverts were placed in the following newspapers on the following dates:

- Southern Reporter – 21 July 2022
- Berwickshire News – 21 July 2022
- Peeblesshire News – 22 July 2022, and
- The Hawick Paper – 22 July 2022.

## COPIES OF PLANS IN CONTACT CENTRES AND LIBRARIES AND AT COUNCIL HQ

At the time that the Proposed Plan was published, the country was under a series of restrictions due to the Covid-19 crisis. As noted above, the Coronavirus (Scotland) Act 2020 placed the requirement on the Council to consider if any of its actions would give rise to a significant risk of transmission of coronavirus, for that reason, copies of the Proposed Plan were not placed in any Contact Centre or library as these were all closed to the public. However, at Examination stage, the restrictions had been lifted and so copies of the Proposed Plan were placed in Contact Centres, libraries and at Council HQ for inspection.

Scottish Ministers appointed an independent Reporter to carry out the Examination of the Plan. Following their appointment, the Reporter examined the Council's conformity with the participation statement as required by the Act. The Examination of the Proposed Plan then commenced on 26 September 2022. It should be noted that a further three reporters were appointed to assist with the Examination.

## FORMAL ADVERT

As a statutory obligation at this stage of the Plan Process, adverts were placed in the local newspapers informing the public that a Reporter had been appointed, and that the Examination of the Proposed Plan would commence no earlier than 26 September.

The Adverts were placed in the following newspapers on the following dates:

- Southern Reporter – 1 September 2022
- Berwickshire News – 1 September 2022
- Peeblesshire News – 2 September 2022, and
- The Hawick Paper – 2 September 2022.

## LETTERS

As required by the Act, notice was served on each person who made a representation on the Proposed Plan. It should also be noted that other individuals/bodies that expressed an interest in the Local Development Plan process were also informed of the appointment of the Reporter and to the earliest date the Examination to commence.

The Examination of the Local Development Plan concluded on the 5 July 2023 and the Examination Report was published on 7 July 2023.

# 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 LOCAL DEVELOPMENT PLAN 2023

## 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
Turfford Park Industrial Park Site 2 & units 1-3 Turfford Park Industrial Park, Turfford Park Industrial Estate, Earlston, TD4 6GZ	Business and Industrial Land Safeguarding	zEL55	Turfford 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

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# **APPENDIX C (Part 2): Local Development Plan – Volume 2**



2023

# SCOTTISH BORDERS COUNCIL LOCAL DEVELOPMENT PLAN



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## SCOTTISH BORDERS COUNCIL LOCAL DEVELOPMENT PLAN 2023

# 10. SETTLEMENT PROFILES AND MAPS

- 10.1 Volume 2 of the 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

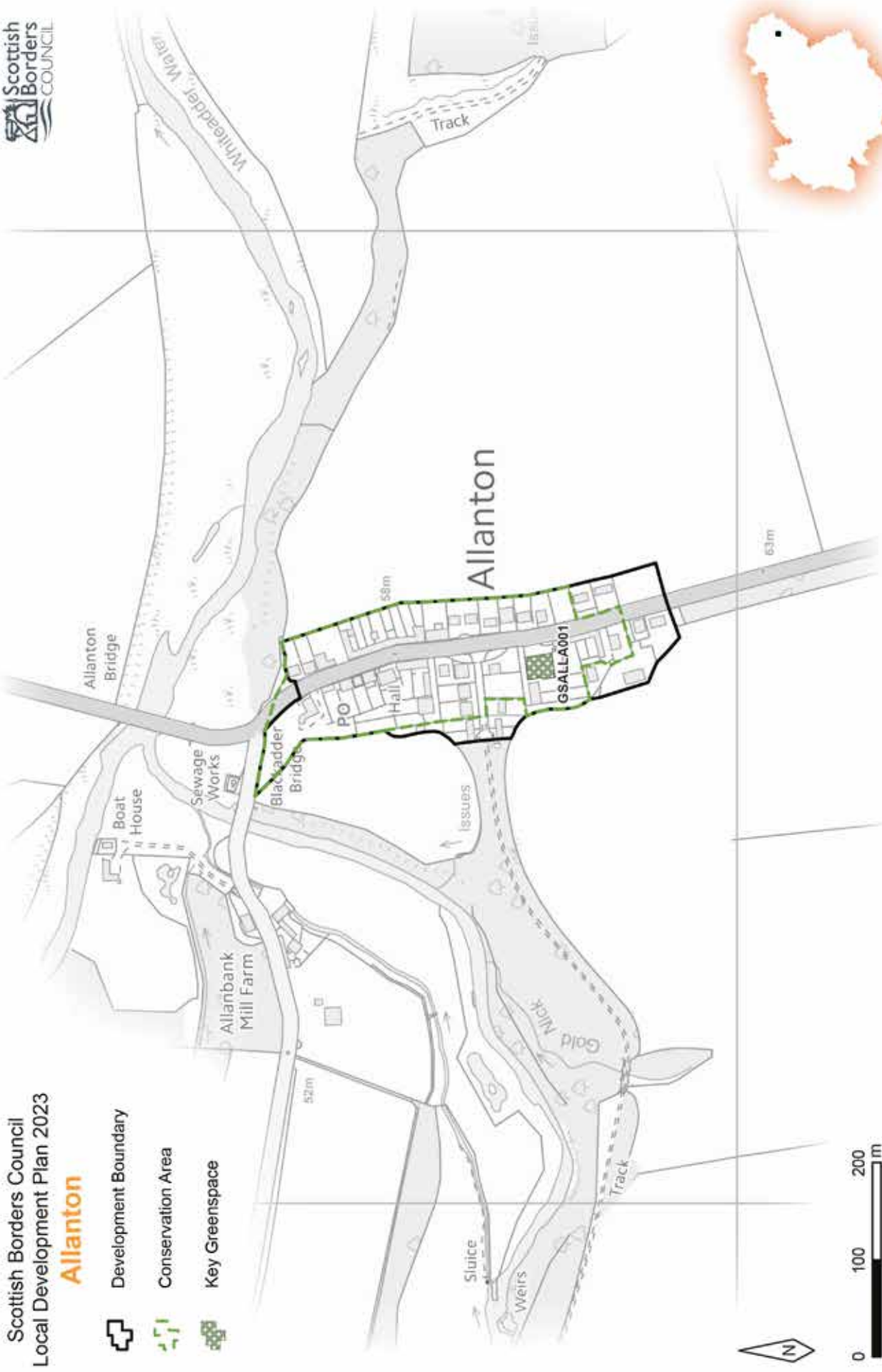
SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSALLA001	Allanton Play Area	0.1



Scottish Borders Council  
Local Development Plan 2023

**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

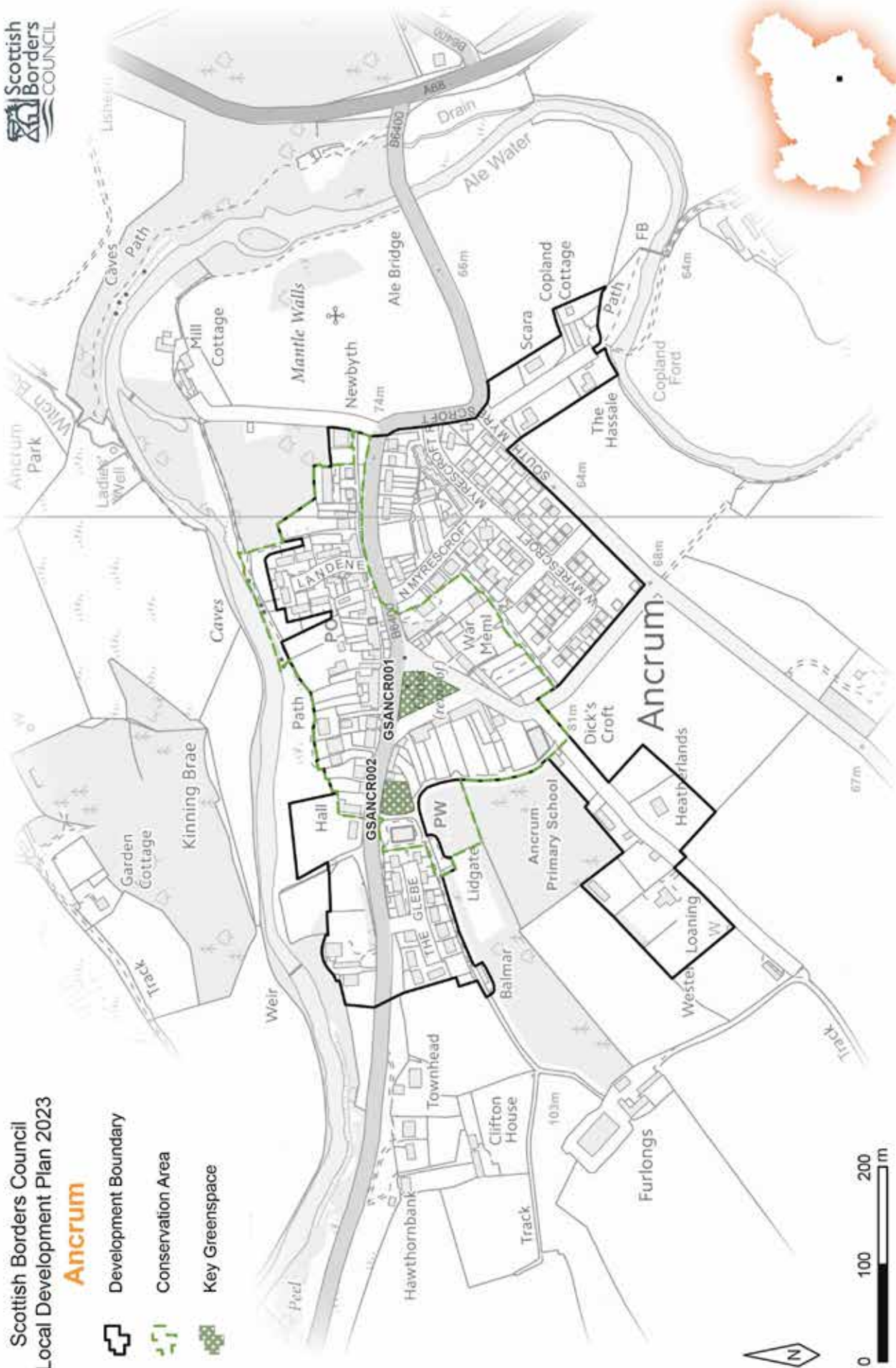
#### KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSANCR001	Ancrum Village	0.2
GSANCR002	South Myre Street	0.1

Scottish Borders Council  
Local Development Plan 2023

**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"> <li>• Vehicular access from the minor road to the south of the site with the requirement for visibility improvements</li> <li>• Pedestrian link to be provided from site to village</li> <li>• Structural landscaping along the northern and western perimeter</li> <li>• Retain hedge along road frontage where possible and enhance landscape through planting of small trees</li> <li>• 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.</li> </ul>			

#### 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"> <li>• Vehicular access from housing allocation AY1A to the south east</li> <li>• Provide a pedestrian/cycle link to Lawfield Drive/Primary School</li> <li>• Leave the possibility for future road links to land to the north west</li> <li>• Structure planting/landscaping should be provided to the north and west, to reinforce the settlement boundary and safeguard the amenity of adjacent houses</li> <li>• The long term maintenance of landscaped areas must be addressed</li> <li>• Archaeological evaluation and mitigation required as the site is in an archaeologically sensitive area</li> <li>• Evaluation and mitigation of moderate biodiversity interest, including hedgerows, breeding birds and grassland, required. The existing hedgerows should be conserved and extended</li> <li>• Site design should utilise the south facing aspect for energy efficiency</li> <li>• A flood risk assessment is required to inform the site layout, design and mitigation.</li> </ul>			
AY1A	Beanburn	1.5	24
Site Requirements			
<ul style="list-style-type: none"> <li>• Vehicular access to be taken from Beanburn, extending the existing access</li> <li>• Provide a pedestrian/cycle link to the Primary School</li> <li>• 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</li> <li>• Site design should utilise the south facing aspect for energy efficiency</li> <li>• Respect the residential amenity of properties already on the site.</li> </ul>			
AAYT0004	Land North of High Street	0.7	6
Site Requirements			
<ul style="list-style-type: none"> <li>• The adjacent watercourse should be taken into consideration in the detailed design of the site</li> <li>• Protection of boundary features (hedgerows and trees) where possible</li> <li>• Assessment of ecology impacts and provision of mitigation, as appropriate</li> <li>• Hedgerow and tree planting is required along the north and west boundaries, to reinforce the settlement edge</li> <li>• The long term maintenance of landscaped areas must be addressed</li> <li>• Archaeology evaluation/mitigation is required</li> <li>• Potential contamination on the site should be investigated and mitigated</li> <li>• Respect the amenity of existing neighbouring properties</li> <li>• A flood risk assessment is required to assess the risk from the small watercourse adjacent to the site, which should be taken into consideration in the detailed design of the site.</li> </ul>			

### 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.

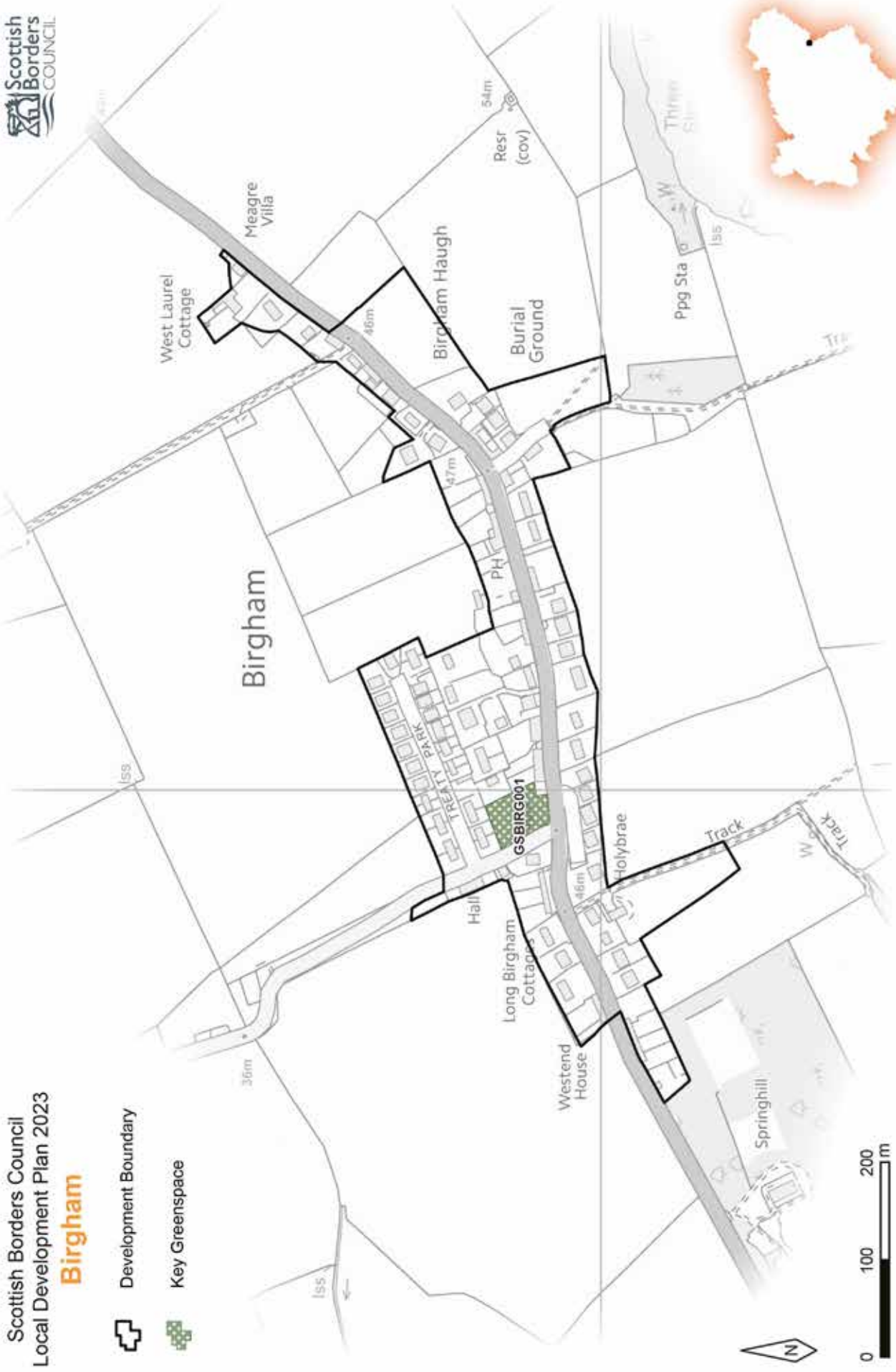
### DEVELOPMENT AND SAFEGUARDING PROPOSALS

#### KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSBIRG001	Birgham Playing Field	0.3

Scottish Borders Council  
Local Development Plan 2023  
**Birgham**

-  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

-  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"> <li>Exclude steep slopes to west from developable area and plant with trees to create woodland landscape</li> <li>No development shall take place on the functional flood plain (small area in north west corner of site) or above existing culverts</li> <li>A flood risk assessment is required to inform the site layout, design and mitigation.</li> </ul>			



# 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.

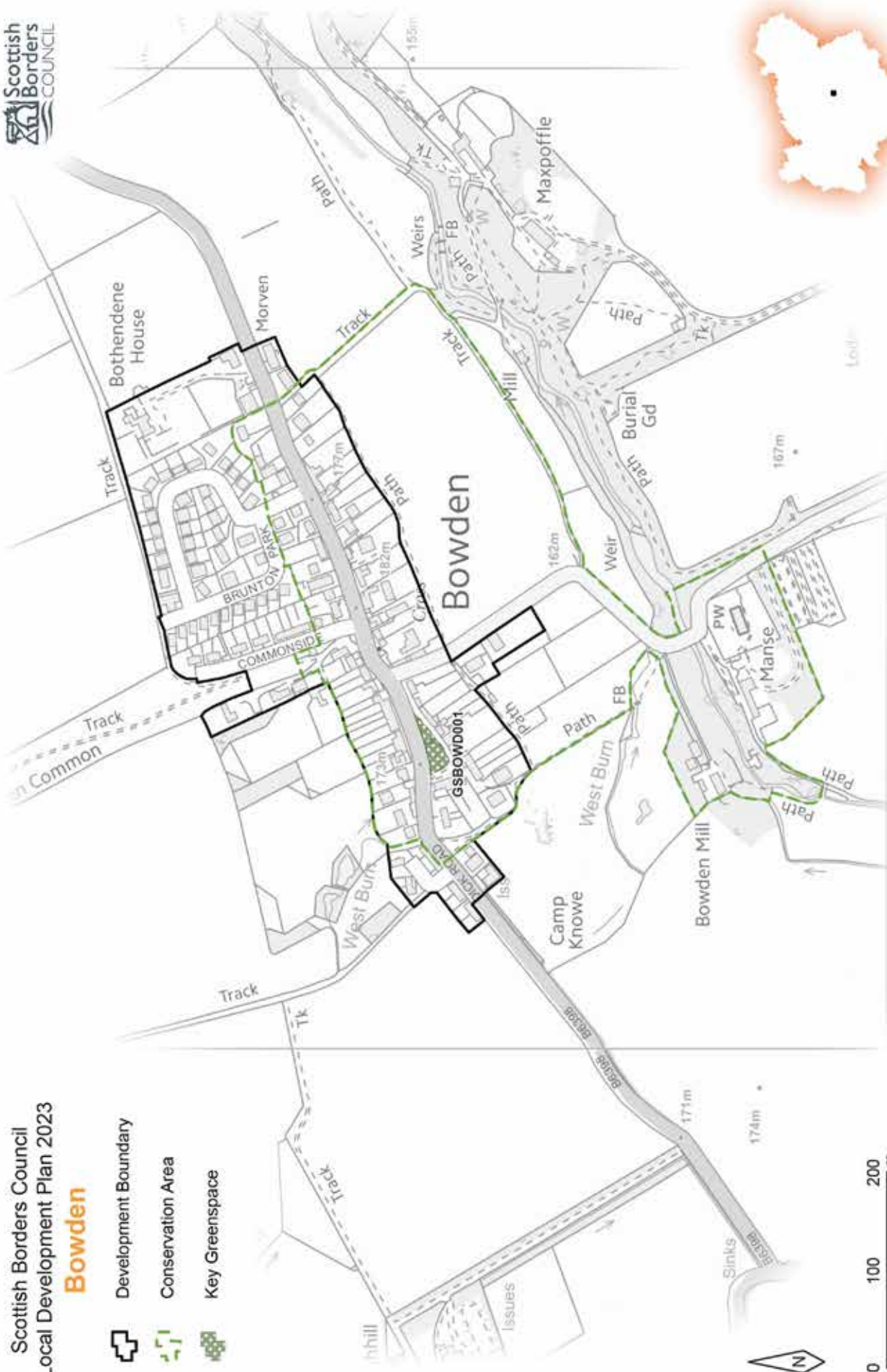
### DEVELOPMENT AND SAFEGUARDING PROPOSALS

#### KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSBOWD001	The Green	0.1

### Bowden

-  Development Boundary
-  Conservation Area
-  Key Greenspace



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# 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"> <li>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</li> <li>Mitigation measures are required to prevent any impact on the River Tweed Special Area of Conservation via the Broughton Burn</li> <li>Consideration should be given to the design of the overall site to take account of the National Scenic Area</li> <li>Vehicular access will be via the Dreva Road, upgrades will be required</li> <li>Consider the potential for any culvert removal and channel restoration</li> <li>A flood risk assessment is required to assess the risk from the small watercourses which flow along the perimeter of the site, and for consideration to be given to whether there are any culverted watercourses within the site. Mitigation measures may be required during design stage.</li> </ul>			
TB10B	Springwell Brae	0.6	10
Site Requirements			
<ul style="list-style-type: none"> <li>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</li> <li>Consideration should be given to the design of the overall site to take account of the National Scenic Area</li> <li>Vehicular access to be achieved from Springwell Brae. Upgrades along the Dreva Road will also be required.</li> </ul>			

### BUSINESS AND INDUSTRIAL SAFEGUARDING

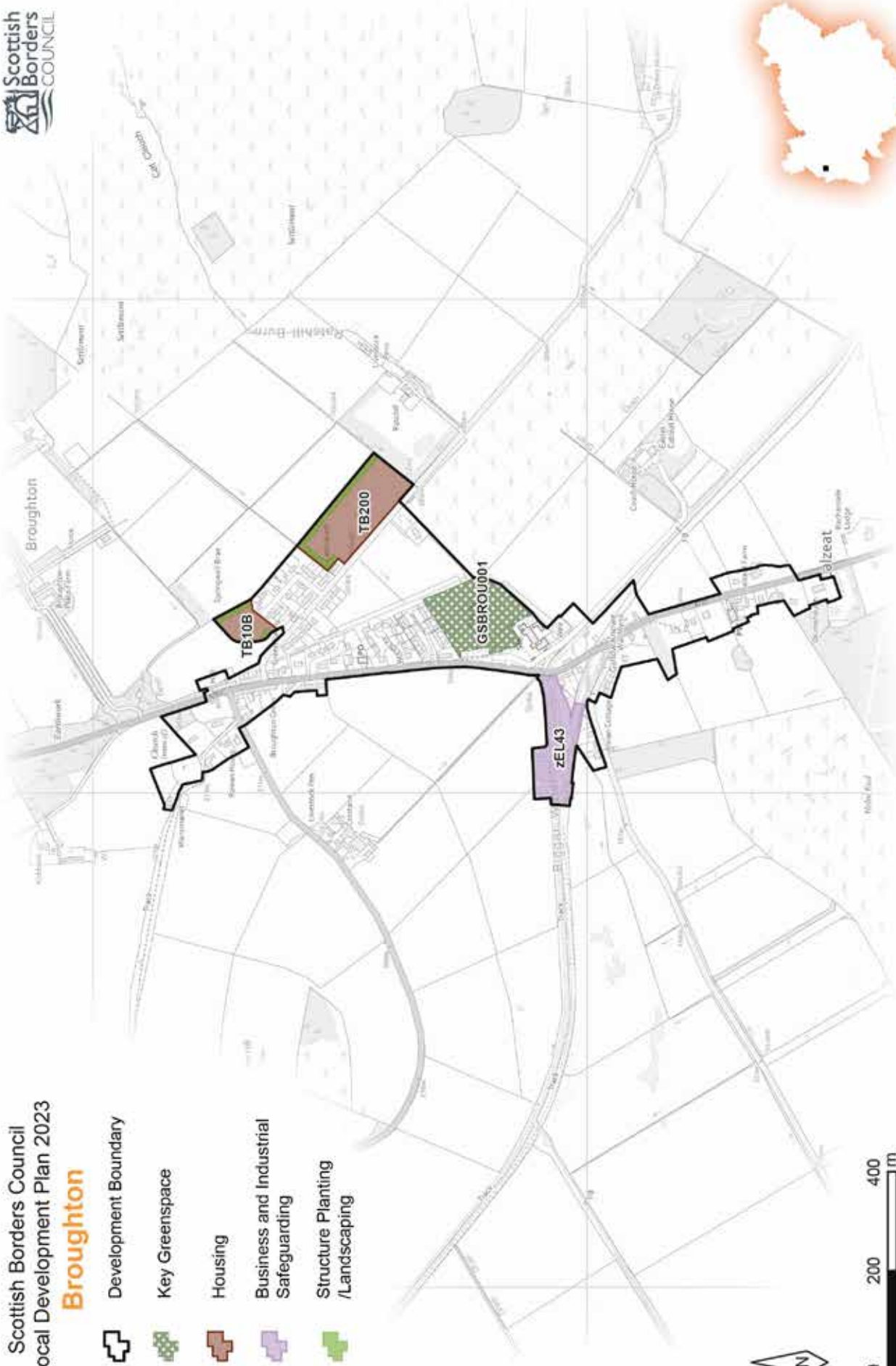
SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zEL43	Former Station Yard	1.8	N/A
Site Requirements			
<ul style="list-style-type: none"> <li>This is a safeguarded business and industrial site as defined in Policy ED1</li> <li>Existing landscape features to be retained</li> <li>The established pathways onsite to remain free from any built structure so to ensure access for pedestrians, horse riders or cyclists</li> <li>A flood risk assessment is required to assess the risk from the Biggar Water and small watercourse which flows along the perimeter of the site.</li> </ul>			

### KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSBROU001	School Playing Fields	2.2

Scottish Borders Council  
Local Development Plan 2023  
**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"> <li>Refer to approved Planning Brief.</li> </ul>			

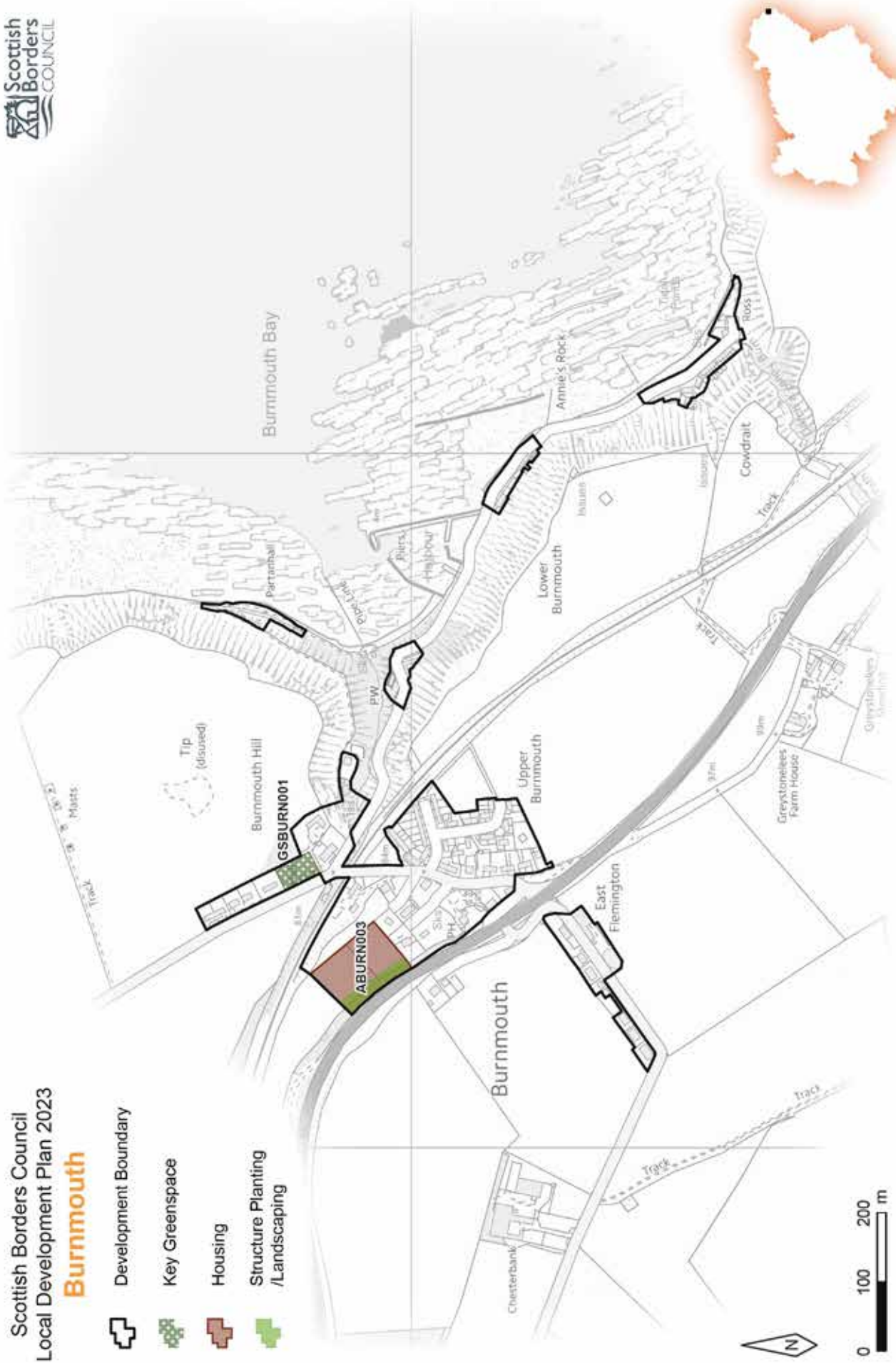
#### KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSBURN001	Burnmouth Hill	0.2

Scottish Borders Council  
Local Development Plan 2023

**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
<b>Site Requirements</b> <ul style="list-style-type: none"> <li>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</li> <li>A Flood Risk Assessment will be required to inform the development of the site</li> <li>Provision of structure planting will be required to enhance, enclose and shelter the site</li> <li>Mitigation measures are required to prevent any impact on the River Tweed Special Area of Conservation/Sites of Special Scientific Interest</li> <li>In advance of the development being occupied, connection of waste water (foul) drainage to the public sewer will be required.</li> </ul>			

### 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
<b>Site Requirements</b> <ul style="list-style-type: none"> <li>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</li> <li>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</li> <li>Early engagement with Scottish Water to ascertain whether a Drainage Impact Assessment or Water Impact Assessment is required</li> <li>The use of SUDS at the construction phase in order that the risk of pollution during construction to the water environment is minimised</li> <li>Foul drainage should be connected to the Scottish Water foul network at Cardrona sewage treatment works (the site is outwith the currently sewered area)</li> <li>A masterplan to be prepared</li> <li>Transport Assessment is required for any development</li> <li>Consideration to re-routing part of the A72 through the site</li> <li>Protect existing boundary features, where possible</li> <li>Assessment of ecology impacts and provision of mitigation, as appropriate</li> <li>Mitigation to ensure no significant effect on the River Tweed Special Area of Conservation/Sites of Special Scientific Interest</li> <li>Detailed planting scheme required</li> <li>The long term maintenance of landscaped areas must be addressed</li> <li>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</li> <li>Archaeology investigation/mitigation required</li> <li>The site must accommodate an element of business land and a potential new primary school.</li> </ul>			

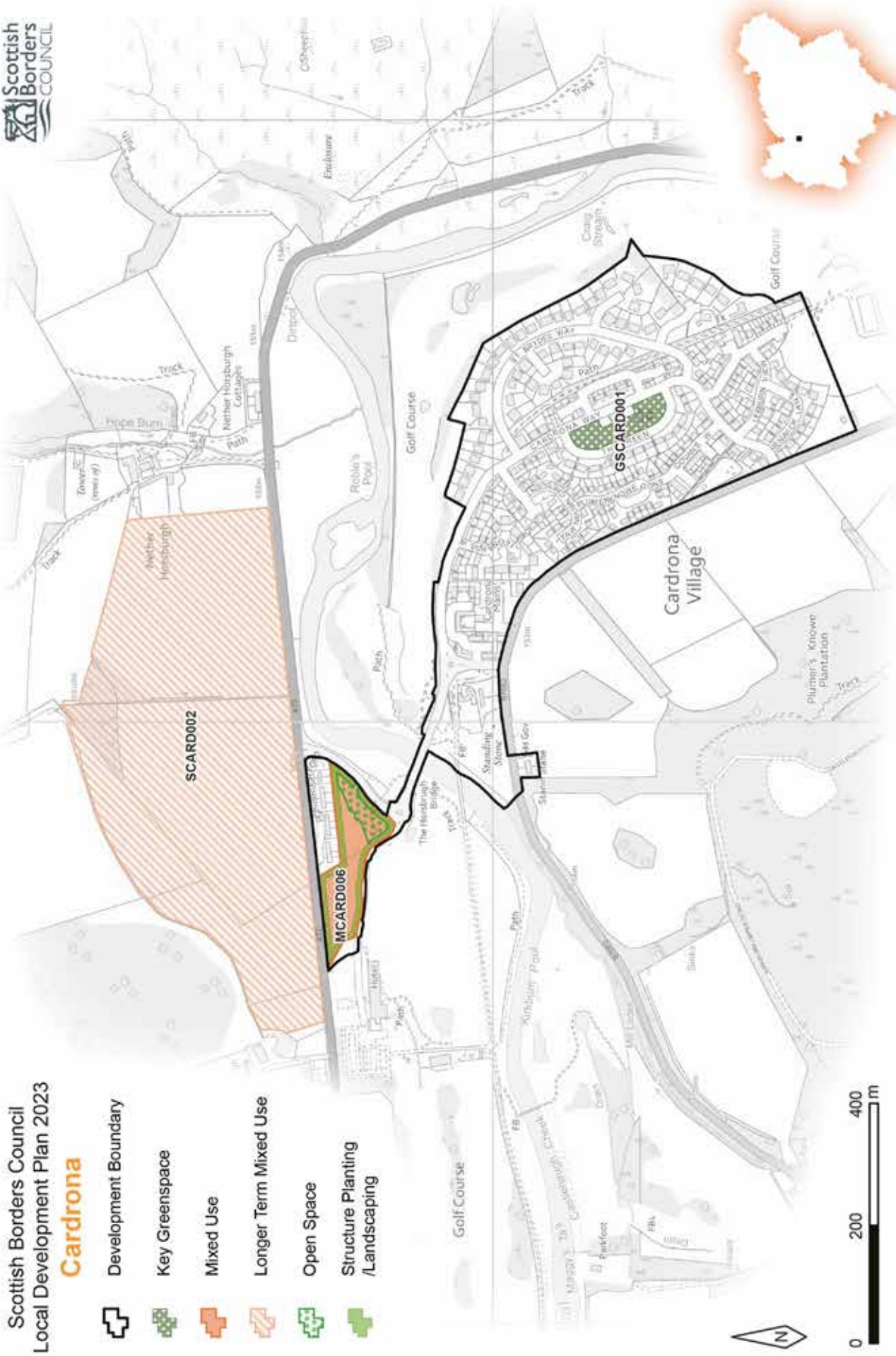
### KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSCARD001	The Green	0.8

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Local Development Plan 2023

**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-Biggar 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

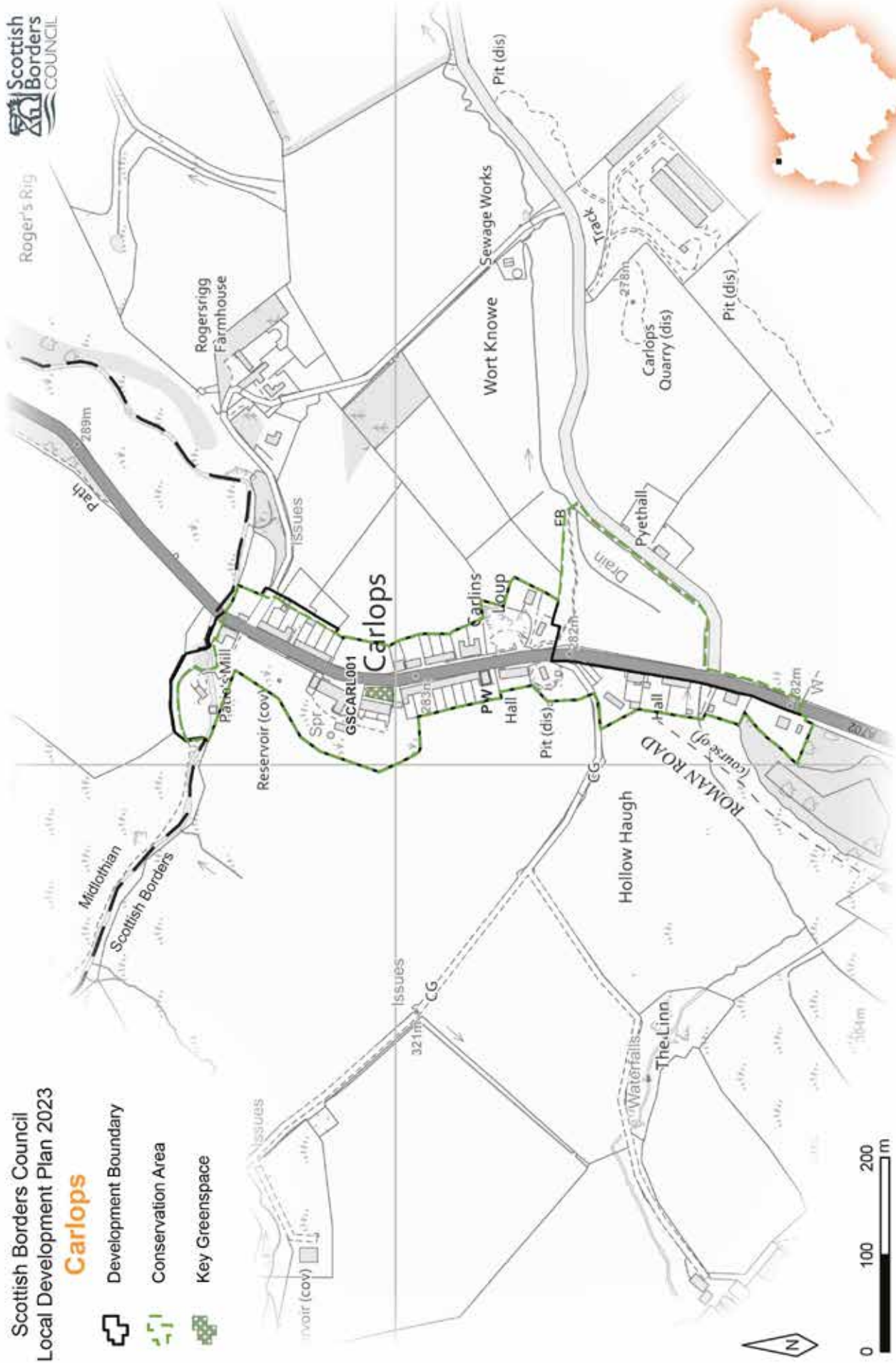
#### KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSCARL001	Carlops Verge	0.03

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Local Development Plan 2023

**Carlops**

-  Development Boundary
-  Conservation Area
-  Key Greenspace



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# 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

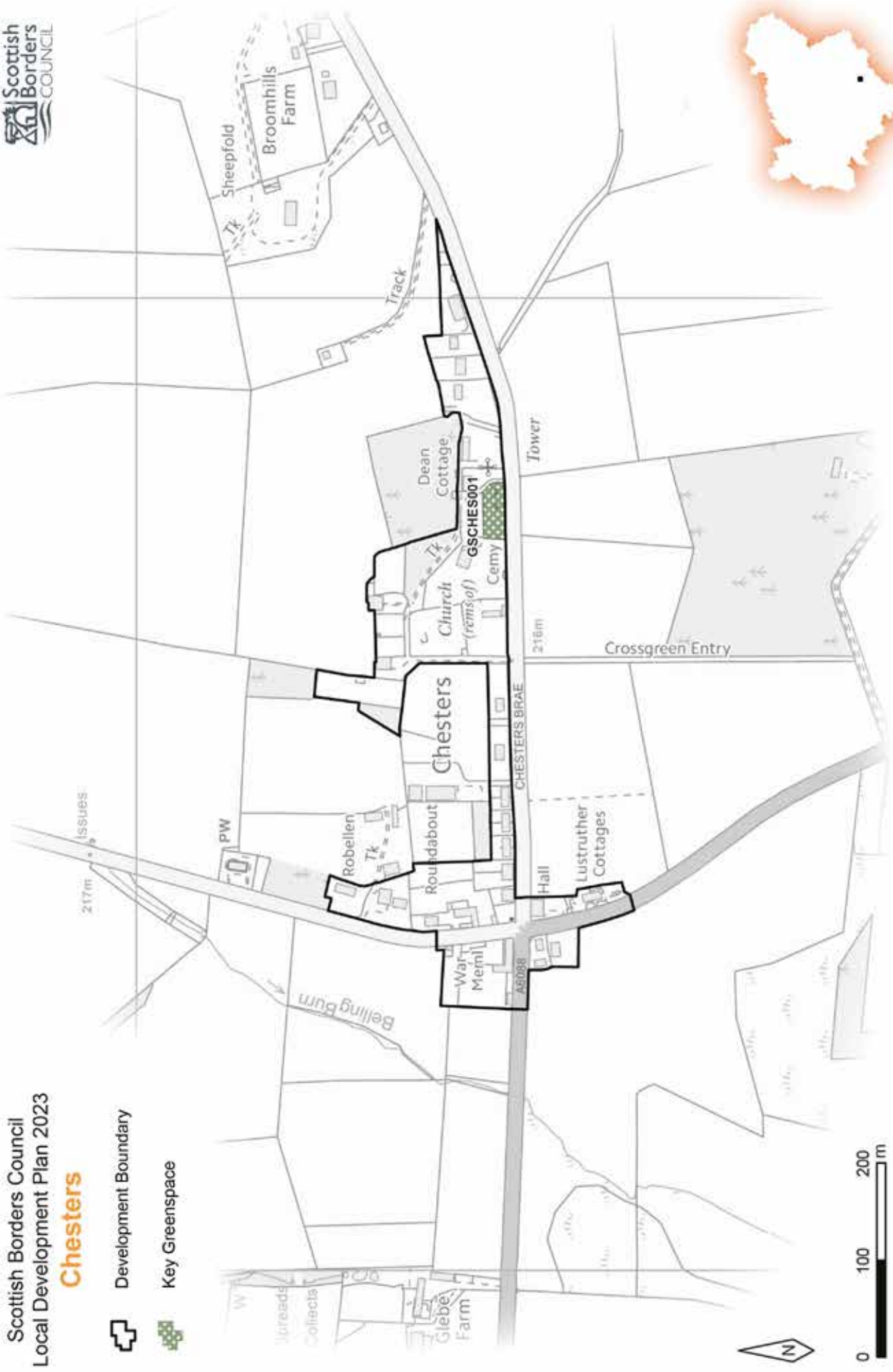
#### KEY GREENSPACE

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"> <li>• 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</li> <li>• Evaluation and mitigation of the potential archaeological interest of medieval structures is required</li> <li>• 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</li> <li>• The long term maintenance of landscaped areas must be addressed.</li> <li>• Evaluate and mitigate flood risk from overland flow</li> <li>• Adjacent footpath should be protected.</li> </ul>			

## 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"> <li>• This is a business and industrial site as defined in Policy ED1</li> <li>• Ensure pedestrian access to the Kirkgate is maintained</li> <li>• Satisfactory planting to be carried out on northern, southern and eastern boundaries where required to safeguard residential amenity</li> <li>• Long term maintenance of landscaped areas must be addressed</li> <li>• Ensure vehicular access to A6105 is maintained.</li> </ul>			

## 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"> <li>• This is a business and industrial safeguarded site as defined in Policy ED1.</li> </ul>			








## MIXED USE

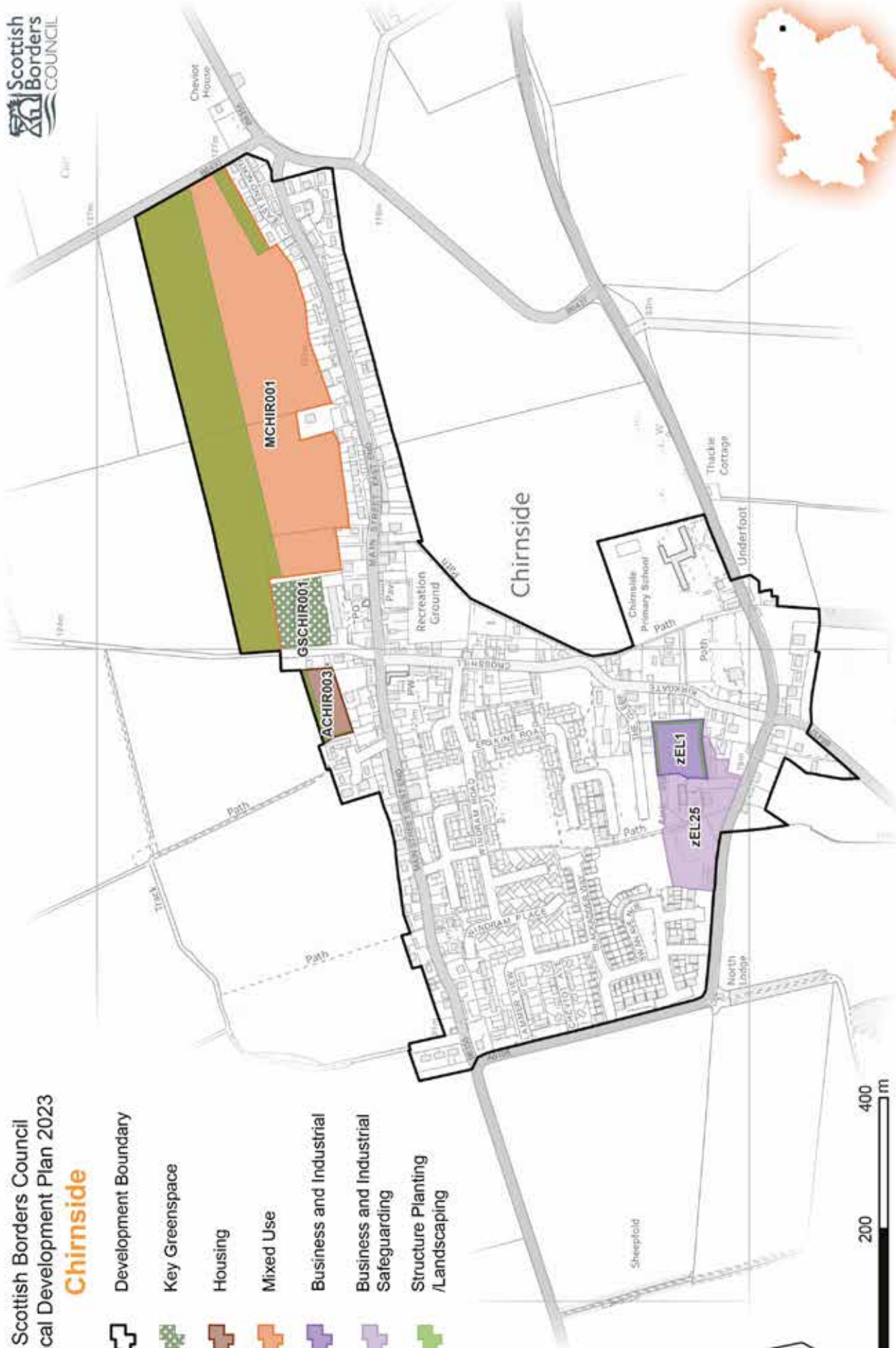
SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
MCHIR001	Comrades Park East	13.2	60
Site Requirements			
<ul style="list-style-type: none"> <li>• A mixed use site that incorporates 3 hectares for housing and 3 hectares for a retail opportunity close to the village centre</li> <li>• Provide pedestrian and cycle access to Main Street and protect adjacent paths</li> <li>• Create the main vehicular access from the road to the east and consider a minor access to the west.</li> <li>• Consider the potential for direct vehicular links to the Main Street and associated off street parking for Main Street properties</li> <li>• 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</li> <li>• 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</li> <li>• The long term maintenance of landscaped areas must be addressed</li> <li>• Design and layout should be sympathetic to the local character and take advantage of southern aspect for energy efficiency and solar gain.</li> </ul>			

## KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSCHIR001	Comrades Park Football Ground	0.8

Scottish Borders Council  
Local Development Plan 2023  
**Chirside**

-  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

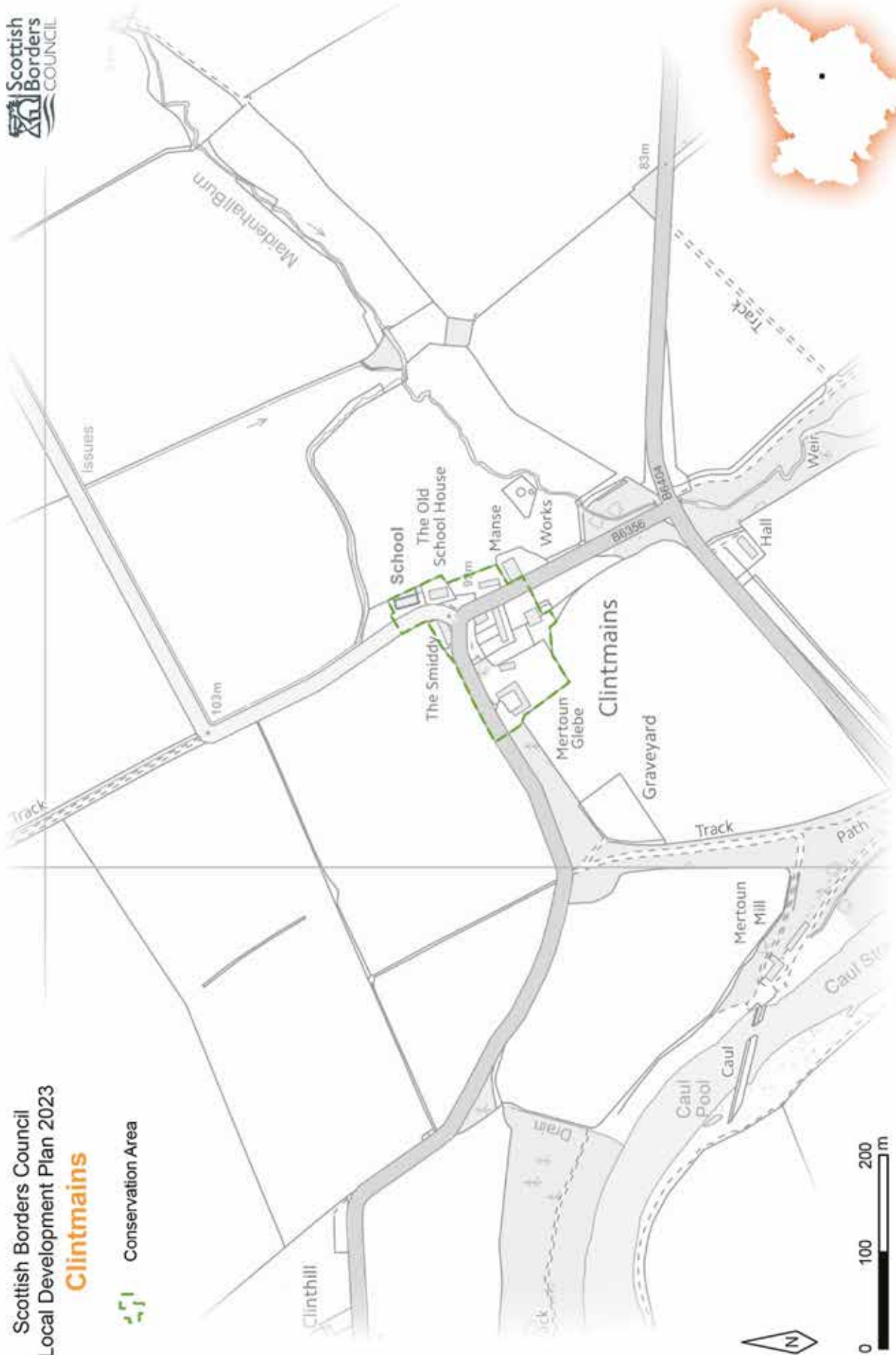
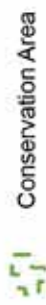


### PLACEMAKING CONSIDERATIONS

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.





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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 west of the village named Clovenfords West. There is one area, at Meigle Row, identified as a key greenspace.

### PREFERRED AREAS FOR FUTURE EXPANSION

Once the allocated site is 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

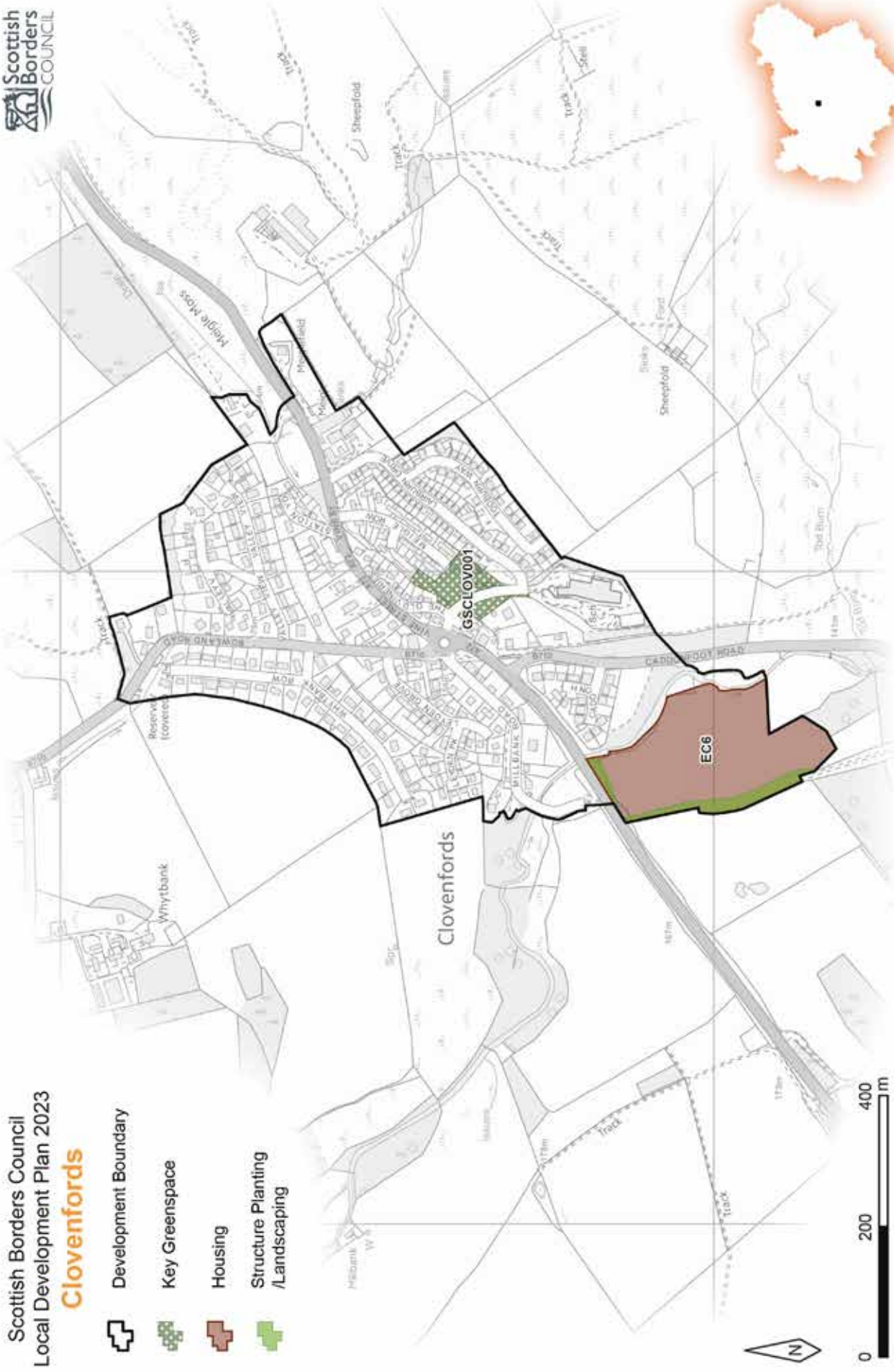
SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
EC6	Clovenfords West	4.9	60
Site Requirements			
<ul style="list-style-type: none"><li>Refer to approved Planning Brief.</li></ul>			

### KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSCLOV001	Clovenfords Green	0.7

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**Clovenfords**

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



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# 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
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• 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</li> <li>• Take vehicular access from the existing link off the A1 access road at Lady Hall Road, in line with Roads Planning advice</li> <li>• Explore the potential for extending the building line along the A1 access road at the southern part of the site</li> <li>• 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</li> <li>• Protect the amenity of existing residential properties</li> <li>• Take advantage of the long views and southerly aspect of the site.</li> </ul>			
BC010B	Burnwood	1.8	30
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• Safeguard existing planting on the eastern boundary and provide planting along the southern boundary</li> <li>• Take advantage of the southerly aspect of the site</li> <li>• Maximise the potential of long views from the site</li> <li>• Provide for pedestrian and cycle links, and a minor vehicular access through to Croftsacre and on into the village</li> <li>• Vehicular access from the A1 access road that runs adjacent to the site, in line with advice from the Council's Roads Planning team</li> <li>• A flood risk assessment is required to inform the site layout, design and mitigation.</li> </ul>			

### 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

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**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

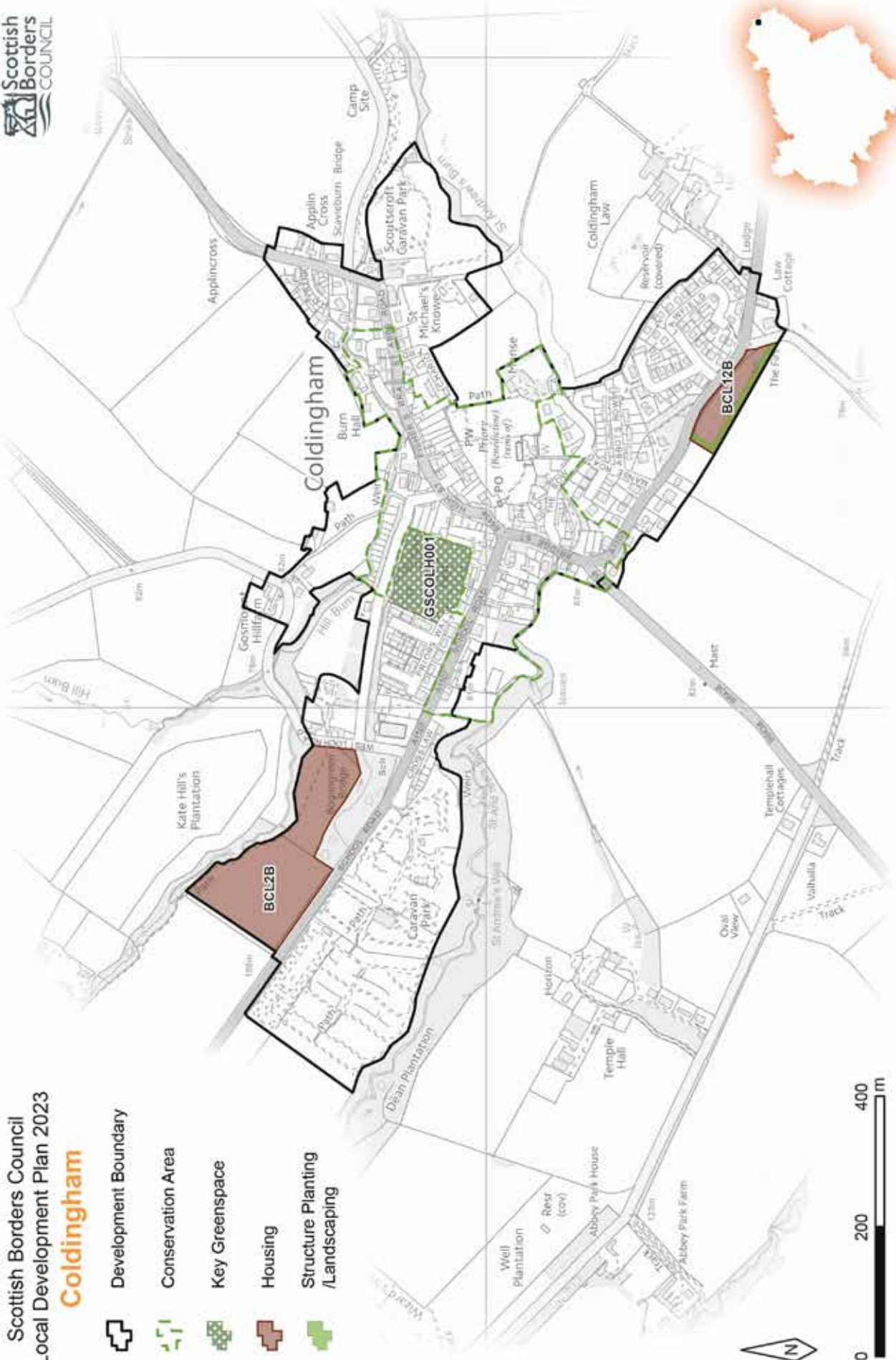
SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
BCL2B	Bogangreen	3.3	36
Site Requirements			
<ul style="list-style-type: none"> <li>Refer to approved planning brief, which shall be updated to require a flood risk assessment to assess the risk from the Hill Burn and Bogan Burn and that consideration must be given to whether there are any culverted watercourses within the site.</li> </ul>			
BCL12B	The Firs	0.7	10
Site Requirements			
<ul style="list-style-type: none"> <li>Consider an active frontage at the northern edge, onto the A1107</li> <li>Ensure vehicular access off the A1107 and take cognisance of existing junctions and 30mph speed limits</li> <li>Ensure intermittent planting along the southern and western edge of the site to provide a defined settlement boundary</li> <li>Protect existing planting along northern and eastern edge where appropriate</li> <li>Take advantage of long views from the site</li> <li>Maximise solar gain from the southerly aspect.</li> </ul>			

### KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSCOLH001	Priors Walk Rec	1.2

Scottish Borders Council  
Local Development Plan 2023  
**Coldingham**

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



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# 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"> <li>• Appropriate landscaping required within the site</li> <li>• Take vehicular and pedestrian access from Douglas Court</li> <li>• Ensure amenity of neighbouring residential properties is protected.</li> </ul>			
BCS5B	West Paddock	4.5	60
Site Requirements			
<ul style="list-style-type: none"> <li>• Refer to approved Planning Brief.</li> </ul>			
ACOLD004	South of West Paddock	1.5	20
Site Requirements			
<ul style="list-style-type: none"> <li>• Vehicular access from allocated housing site BCS5B to the north</li> <li>• Creation of structural planting/landscaping along eastern boundary to protect amenity of houses to the south east</li> <li>• 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</li> <li>• 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</li> <li>• The long term maintenance of landscaped areas must be addressed</li> <li>• High quality design paying tribute to the local character of Coldstream</li> <li>• Preference to form pedestrian link into woodland walk on adjoining land to west which links into core path 46</li> <li>• There are crop mark records in adjoining fields so it is likely that archaeological investigation would be required ahead of development.</li> </ul>			

ACOLD011	Hillview North 1 (Phase 1)	6.1	100
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• It is intended that a Planning Brief in the form of Supplementary Planning Guidance will be produced for this site alongside (ACOLD014)</li> <li>• Investigation of any potential flood risk within the site should be undertaken prior to development and mitigation where required</li> <li>• Investigate the need for diversion of water main in the eastern part of adjacent site (SCOLD002)</li> <li>• Protection of boundary features (hedgerows and trees) where possible</li> <li>• Buffer protection zone along the southern boundary is required, to protect and conserve the existing tree belt to the south</li> <li>• 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)</li> <li>• Landscape buffer area to be formed along the western boundary and the eastern boundary between the proposed site and (BCOLD001)</li> <li>• Vehicular access from Hill View, A6112 via site (BCOLD001) and a minor link from Priory Bank</li> <li>• Path/cycle linkages to the existing network within Coldstream, particularly linking new open spaces</li> <li>• A Transport Assessment will be required</li> <li>• Ensure connectivity to future longer term housing sites and adjacent employment site (BCOLD001)</li> <li>• Assessment of ecology impacts and provision of mitigation, as appropriate</li> <li>• The long term maintenance of landscaped areas must be addressed</li> <li>• Archaeology evaluation/mitigation is required</li> <li>• Potential for on-site play provision.</li> </ul>			
ACOLD014	Hillview North (Phase 2)	6.5	100
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• It is intended that a Planning Brief in the form of Supplementary Planning Guidance will be produced for this site alongside (ACOLD011)</li> <li>• Investigation of any potential flood risk within the site and mitigation where required</li> <li>• Protection of existing boundary features (hedgerows and trees), where possible</li> <li>• Assessment of ecology impacts and provision of mitigation, as appropriate</li> <li>• 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</li> <li>• The long term maintenance of landscaped areas must be addressed</li> <li>• 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)</li> <li>• Drainage Impact Assessment is required, to establish what impact the development has on the existing network</li> <li>• Water Impact Assessment is required, to establish what impact the development has on the existing network</li> <li>• 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</li> <li>• Path/cycle linkages to the existing network within Coldstream, particularly linking new open spaces</li> <li>• Archaeology evaluation/mitigation is likely required</li> <li>• Vehicular access will be taken from the existing allocation (ACOLD011) to the south. A Transport Assessment is required for any development.</li> </ul>			

## 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"> <li>Refer to site requirements for ACOLD011 and ACOLD014 above.</li> </ul>			

## 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"> <li>It is intended that a Planning Brief in the form of Supplementary Planning Guidance will be produced for this site alongside (ACOLD011) and (ACOLD014)</li> <li>This is a business and industrial site as defined in Policy ED1</li> <li>A site incorporating land for both long and short term Use Class 4, 5 and 6 employment use</li> <li>Vehicular access from the A6112 and Hill View. Improvements to the A6112/ Coldstream Mains Farm road junction</li> <li>A sense of arrival should be created at the entrance from the A6112</li> <li>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</li> <li>Enhance existing footpaths. Create new footpath linkages through the site and links to the potential longer term housing area to the west</li> <li>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</li> <li>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</li> <li>Design the site to relate to the potential longer term housing area to the west</li> <li>The long term maintenance of landscaped areas must be addressed</li> <li>A flood risk assessment is required to investigate flood risk and it is recommended that contact should be made with the council's Flood Prevention Officer, for more information on surface water.</li> </ul>			

## 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"> <li>This is a business and industrial safeguarded site as defined in Policy ED1.</li> </ul>			
zEL28	Hillview Industrial Estate	3.1	N/A
Site Requirements			
<ul style="list-style-type: none"> <li>This is a business and industrial safeguarded site as defined in Policy ED1.</li> </ul>			

## 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"> <li>Investigation of possible contamination</li> <li>Investigation of vehicular access from Duns Road.</li> </ul>			
zR019	Trafalgar House	0.5	N/A
Site Requirements			
<ul style="list-style-type: none"> <li>Investigate the potential to redevelop/re-use the existing Listed Building.</li> </ul>			

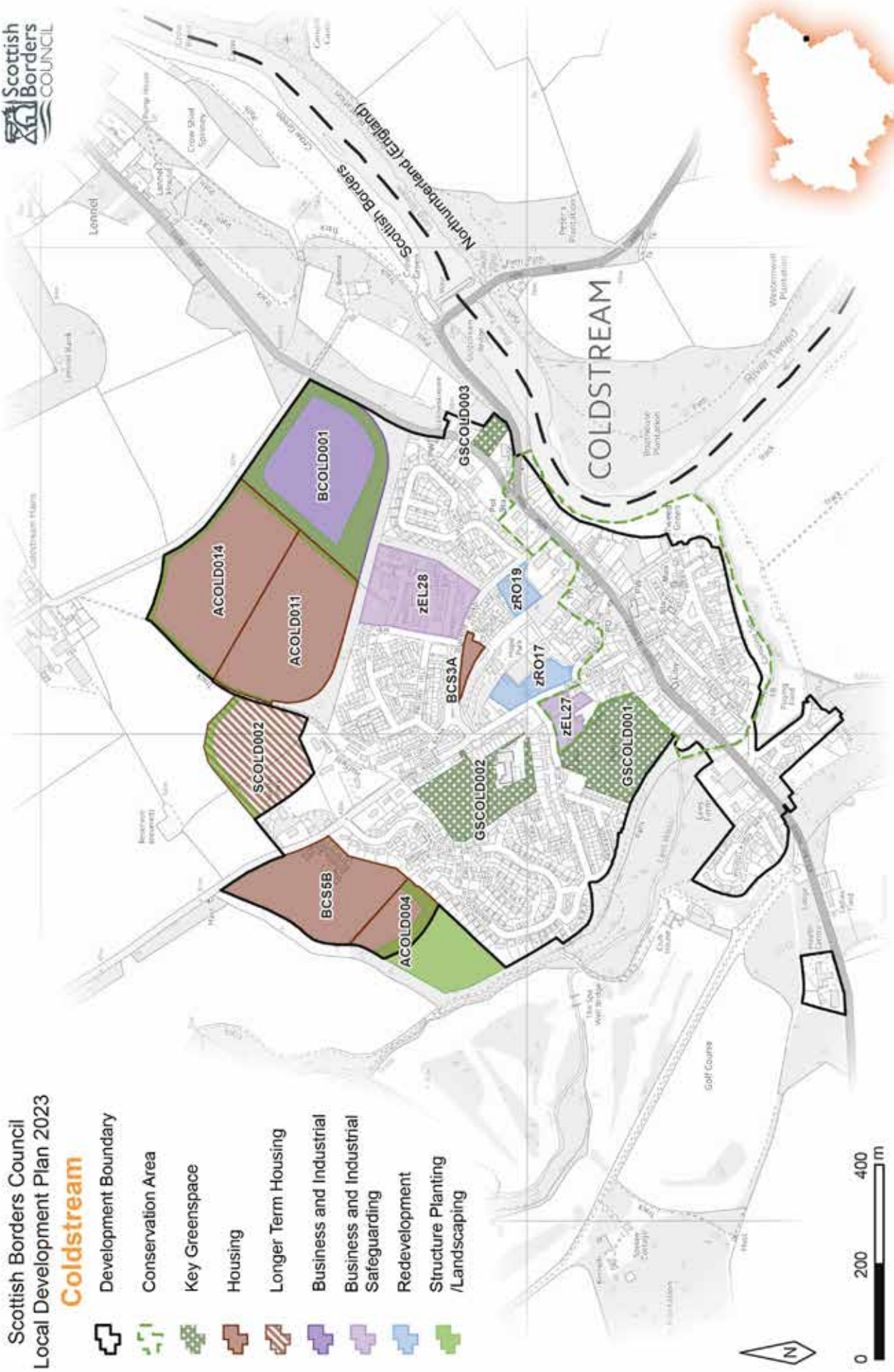
## KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSCOLD001	Home Park	3.1
GSCOLD002	Coldstream Primary School	2.4
GSCOLD003	Tennis Courts	0.3

Scottish Borders Council  
Local Development Plan 2023

**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

Crailing is situated on the A698 Jedburgh to Kelso Road, to the east of the Oxnam Water in the Teviot valley. The topography around Crailing is undulating with steeper ground to the south east; to the north the settlement enjoys open views out towards the Teviot valley.

Crailing has developed at a crossing point of the Oxnam Water adjacent to the parklands of Crailing 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 Crailing 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 Crailing 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
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• 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</li> <li>• Scale and style of development needs to be carefully considered paying heed to the size and scale of the existing settlement</li> <li>• 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</li> <li>• Mitigation measures are required to prevent any impact on the River Tweed Special Area of Conservation</li> <li>• Assessment of the requirement for archaeological evaluation along with associated mitigation measures is required</li> <li>• Protected species interests have been recorded in the area and further assessment on nature conservation will be required</li> <li>• There should be no direct access onto the A698</li> <li>• A flood risk assessment is required to assess the risk from the small watercourse which potentially is culverted within or adjacent to the site. Information should also be provided relating site levels to historic flood levels in the Teviot.</li> </ul>			



# 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 are two areas, namely Darnick Community Woodland and Darnick Community Woodland 2, identified as key greenspaces.

### 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. Any sites for future expansion 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)
GSDARN001	Darnick Community Woodland	0.6
GSDARN002	Darnick Community Woodland 2	3.6

Scottish Borders Council  
Local Development Plan 2023  
**Darnick**

-  Development Boundary
-  Conservation Area
-  Key Greenspace



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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"> <li>Refer to approved Planning Brief.</li> </ul>			






### KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSDENH001	Denholm Green	1.2



Scottish Borders Council  
Local Development Plan 2023

**Denholm**

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



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# 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.

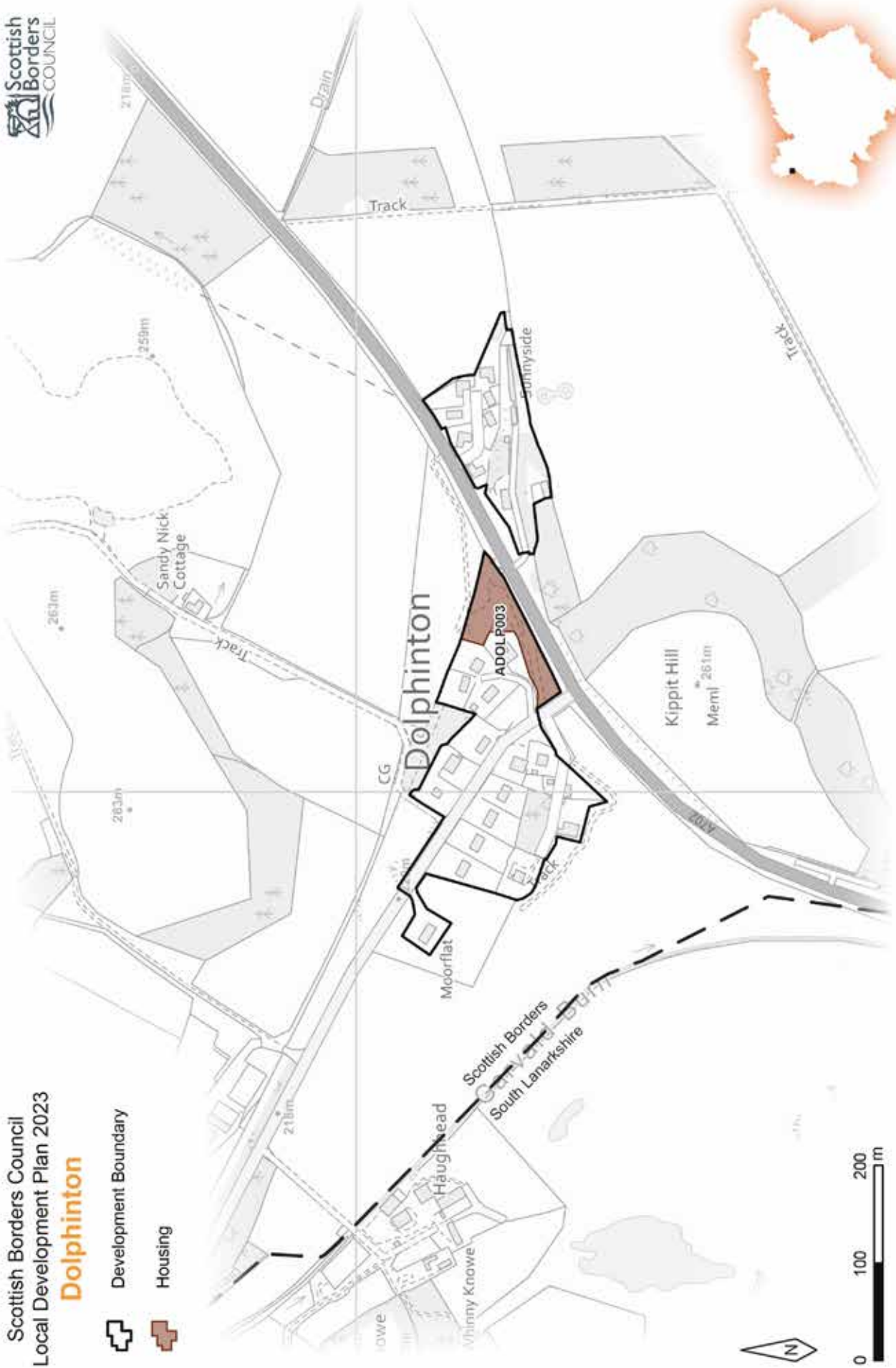
### DEVELOPMENT AND SAFEGUARDING PROPOSALS

#### HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
ADOLP003	South of Sandy Hill	0.5	5
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>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</li> <li>The site coincides with the former site of Dolphinton station. Further assessment of archaeology will be required and mitigation put in place</li> <li>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</li> <li>Provision of amenity access to the countryside for pedestrians and cyclists</li> <li>Potential contamination on site to be investigated and mitigated.</li> </ul>			

Scottish Borders Council  
Local Development Plan 2023  
**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.

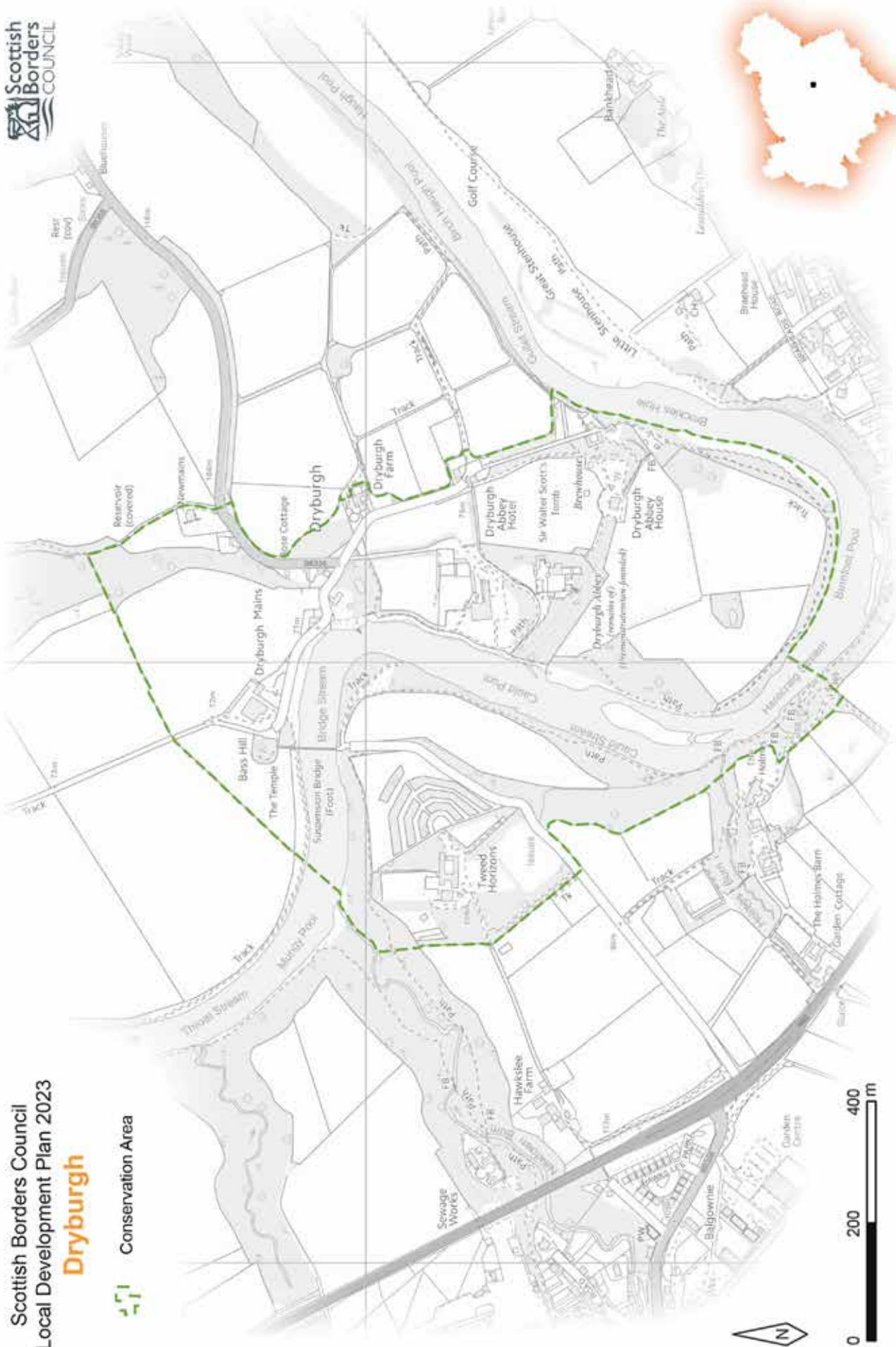
### DEVELOPMENT AND SAFEGUARDING PROPOSALS

#### 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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Local Development Plan 2023  
**Dryburgh**

 Conservation Area



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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"> <li>Refer to approved Planning Brief.</li> </ul>			
BD200	Langton Edge	4.0	20
Site Requirements			
<ul style="list-style-type: none"> <li>Refer to planning brief, which shall be updated to consider the need for a flood risk assessment.</li> </ul>			
ADUNS010	Todlaw Playing Fields	2.0	30
Site Requirements			
<ul style="list-style-type: none"> <li>Refer to approved Planning Brief.</li> </ul>			
BD20B	Bridgend II	2.9	58
Site Requirements			
<ul style="list-style-type: none"> <li>Development should respect the amenity of both neighbouring residential properties and properties already on site</li> <li>Development should allow for pedestrian and vehicular access from Springfield Drive through the site</li> <li>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</li> <li>Take advantage of the southerly aspect of the site.</li> </ul>			

ADUNS023	South of Earlsmeadow (Phase 1)	4.4	60
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• Vehicular and pedestrian access to be taken from the A6105, with potential for access through to the indicative longer term housing site SDUNS001</li> <li>• The Duns Scotus Walk and other existing rights of way should be incorporated into the development</li> <li>• Investigation of ground conditions to be carried out on the southern part of the site. Findings should be addressed with appropriate mitigation</li> <li>• A flood risk assessment is required to assess the risk from the small watercourse. Consideration should be given to any culverts and bridges which might exacerbate flood risk. There should be no built development over an active culvert. It is recommended that contact is made with the council's Flood Officer, in respect of potential surface water flood risk</li> <li>• 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.</li> </ul>			

## BUSINESS AND INDUSTRIAL

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zEL8	Peelrig Farm	3.9	N/A
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• This is a business and industrial site as defined in Policy ED1</li> <li>• Ensure appropriate vehicular access is achieved through adjacent site, zEL26, whilst considering the existing Right of Way</li> <li>• 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</li> <li>• Buildings should take advantage of southerly aspect where appropriate</li> <li>• 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.</li> </ul>			

## BUSINESS AND INDUSTRIAL SAFEGUARDING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zEL26	Cheeklaw	19.3	N/A
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• This is a business and industrial safeguarded site as defined in Policy ED1</li> <li>• A flood risk assessment is required to assess the risk from the small watercourses which flow along the northern and western boundaries of the site. Consideration should be given to surface water flood risk and whether there are any culverted watercourses within/near the site and it is recommended that contact is made with the council's Flood Officer.</li> </ul>			



## 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
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• A Masterplan to be prepared</li> <li>• Cognisance of the Duns Scotus Way</li> <li>• Provision for an events area to facilitate tourism events</li> <li>• Investigation of ground conditions. The wetland area close to the park will need to be treated with care to create an attractive wetland feature</li> <li>• 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</li> <li>• The creation of a scattered woodland edge to define the site. This should still allow for solar gain, for energy efficiency, within the site</li> <li>• The long term maintenance of landscaped areas must be addressed</li> <li>• Potential to enhance the road system around Duns</li> <li>• Assessment of developer contributions for the Primary School and High School.</li> </ul>			

## REDEVELOPMENT

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
RDUNS002	Duns Primary School	2.9	45
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• Refer to approved Planning Brief.</li> </ul>			
RDUNS003	Disused Chicken Hatchery, Clockmill	1.1	20
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• Investigate potential flood risk</li> <li>• Existing planting on southern and western boundaries should be retained where appropriate, to shelter the site and provide a settlement edge</li> <li>• Assessment of historic heritage of Cammo House</li> <li>• Establish appropriate pedestrian and vehicular access in line with advice from the Council's Roads Planning team</li> <li>• A flood risk assessment is required to assess the risk from the small watercourse which flows along the western and southern boundaries of the site. Consideration should be given to whether there are any culverted watercourses within/near the site.</li> </ul>			

## KEY GREENSPACE

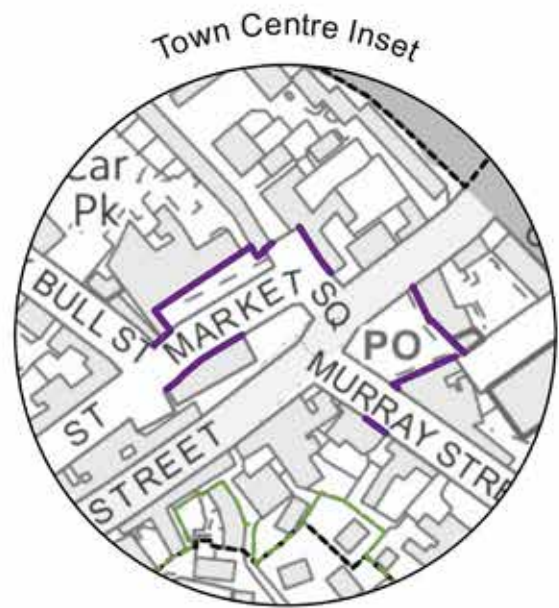
SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSDUNS001	Duns Park	4.4
GSDUNS002	Former Berwickshire High School- Rear	3.3
GSDUNS003	Former Berwickshire High School- Front	0.6



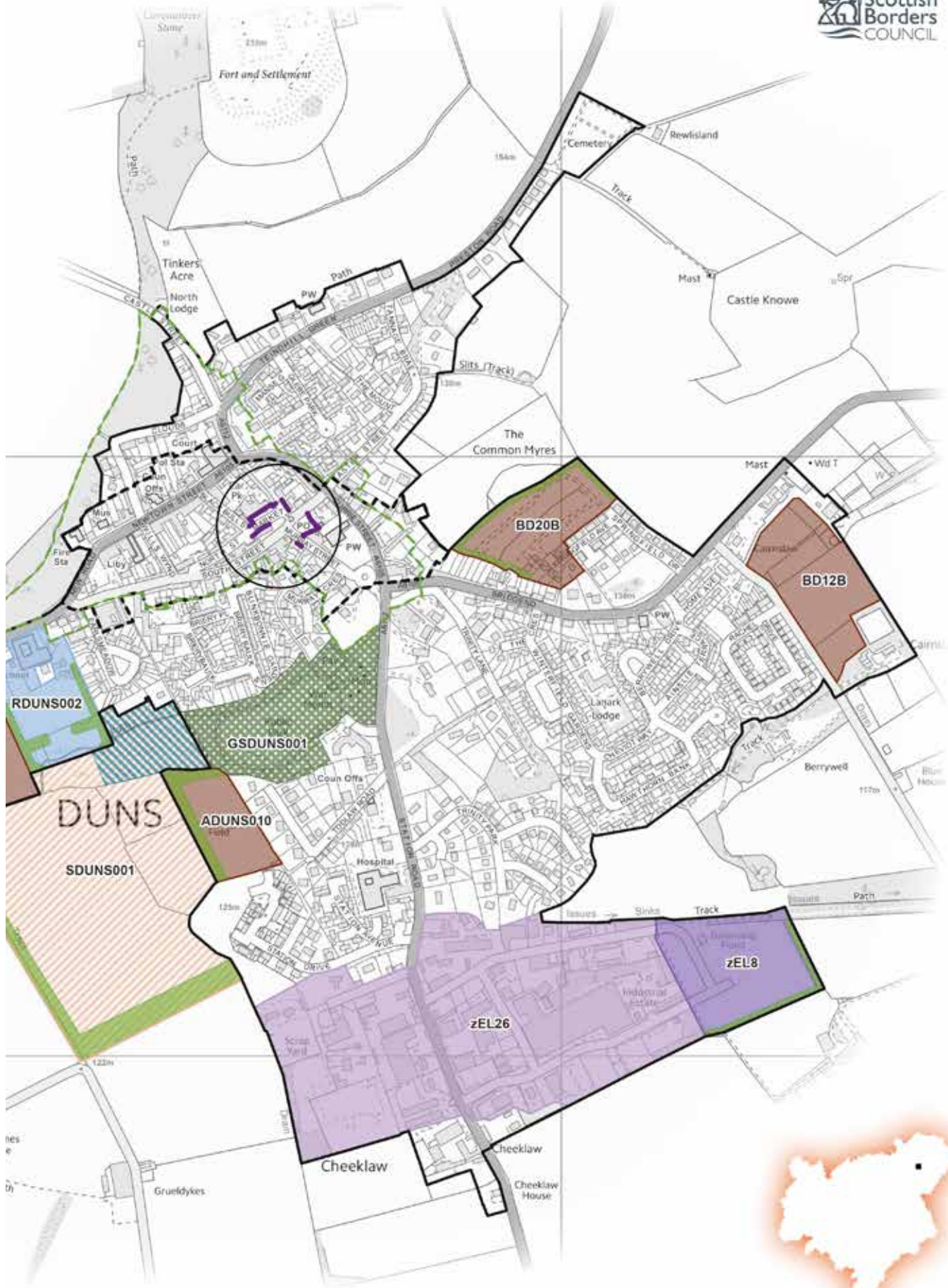
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**Duns**

-  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"> <li>• Refer to approved Planning Brief</li> <li>• Vehicular access to be shared with the Primary School from the north east of the site</li> <li>• A flood risk assessment will be required due to potential flood risk to the south east of the site</li> <li>• Potential contamination from the former gas works on the site to be investigated and mitigated</li> <li>• 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</li> <li>• 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</li> <li>• Creation of a countryside footpath along the Turfford Burn</li> <li>• 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</li> <li>• Creation of an area of amenity open space in the eastern part of the site</li> <li>• 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.</li> </ul>			
AEARL010	East Turfford	4.6	40
Site Requirements			
<ul style="list-style-type: none"> <li>• A coherent Masterplan to be produced covering the whole area of Georgefield, including this site, AEARL011 and the longer term mixed use site SEARL006</li> <li>• Vehicular access from the new road to the high school and potential for a secondary access direct onto the A6105 further to the east</li> <li>• A flood risk assessment is required which assesses the risk from the Turfford Burn and small watercourse(s) near 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</li> <li>• 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</li> <li>• Management of the existing tree belt to the north which screens the site from the A6105</li> <li>• 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</li> <li>• Retention of footpaths through the east of the site.</li> </ul>			

AEARL011	Georgefield Site	7.7	120
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• A coherent Masterplan to be produced covering the whole area of Georgefield, including this site, AEARL010 and the longer term mixed use site SEARL006</li> <li>• 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</li> <li>• Evaluate and mitigate the archaeological features on the site including a feature called the Boon Black Dyke</li> <li>• A flood risk assessment is required which assesses the risk from the Turfford Burn and small watercourse(s) near 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</li> <li>• 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</li> <li>• 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</li> <li>• The existing woodland within the site should be maintained and enhanced. A management scheme for planting is required.</li> </ul>			

## BUSINESS AND INDUSTRIAL

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
BEARL002	Townhead	4.6	N/A
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• This is a business and industrial site as defined in Policy ED1</li> <li>• It is intended that a Planning Brief in the form of Supplementary Planning Guidance will be produced for this site</li> <li>• Access to the site will be from the A6105</li> <li>• Structure planting will be required to screen the existing residential areas surrounding the allocation. A management scheme for planting is also required</li> <li>• Design and layout should ensure that the existing setting and entrance to village are not adversely impacted upon</li> <li>• A flood risk assessment is required to assess the risk from the small watercourses which flow along the boundary of the site. Surface water runoff from the nearby hills may be an issue and may require mitigation measures. Consideration should also be given to whether there are any culverted watercourses within/ near the site.</li> </ul>			

## BUSINESS AND INDUSTRIAL SAFEGUARDING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zEL55	Turfford Park	1.1	N/A
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>This is a business and industrial safeguarded site as defined in Policy ED1</li> <li>In the event of further proposed development or redevelopment, a flood risk assessment will be required.</li> </ul>			
zEL56	Station Road	2.4	N/A
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>This is a business and industrial safeguarded site as defined in Policy ED1</li> <li>In the event of further proposed development or redevelopment, a flood risk assessment will be required.</li> </ul>			
zEL57	Mill Road	1.3	N/A
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>This is a business and industrial safeguarded site as defined in Policy ED1</li> <li>In the event of further proposed development or redevelopment, a flood risk assessment will be required.</li> </ul>			

## POTENTIAL LONGER TERM MIXED USE (SUBJECT TO REVIEW)

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
SEARL006	Georgefield East	59.9	TBC
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>A coherent Masterplan to be produced covering the whole area of Georgefield, including this site, AEARL010 and AEARL011</li> <li>Vehicular access from the A6015. A transportation assessment will be required</li> <li>The longer term mixed use area is appropriate for housing, employment, community uses and open space</li> <li>The natural heritage interest of the Turfford Burn, part of the River Tweed Special Area of Conservation, should be conserved and enhanced</li> <li>A flood risk assessment is required which assesses the risk from the Turfford Burn and small tributaries which flow through the site. Surface water runoff from the nearby hills may be an issue. May require mitigation measures during design stage. Consideration should be given to whether there are any culvert/bridges near the site</li> <li>The layout and design of development should create a visually contained settlement expansion with its own identity</li> <li>New wetland areas for Sustainable Urban Drainage System (SUDS) should be created, including the north east, north west and centre of Georgefield East</li> <li>Retention and management of existing woodland, including woodland along burns and shelter belts</li> <li>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</li> <li>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</li> <li>The provision of a pathway link from the longer term mixed use area to Earlston High School to the west and adjacent countryside paths.</li> </ul>			



## 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"> <li>• Access to be taken directly from existing access off Church Street</li> <li>• Potential contamination on the site, to be investigated and mitigated</li> <li>• A flood risk assessment is required to assess the risk from the Turfford Burn and small tributaries which flows through the site. The flood risk assessment will inform the site design along with possible mitigation and resilience measures. Surface water runoff from the nearby hills may be an issue</li> <li>• Design and layout to be in character with existing on-site development.</li> </ul>			
REARL001	Halcombe Fields	0.9	N/A
Site Requirements			
<ul style="list-style-type: none"> <li>• A flood risk assessment is required to inform the design along with possible mitigation and resilience measures</li> <li>• Various uses would be appropriate for development on this site</li> <li>• Suitable access to the site would be determined by the proposed use and would require discussion with the Council's Roads Planning Team</li> <li>• Mitigation measures would be required to ensure no significant impacts on the River Tweed Special Area of Conservation</li> <li>• Some archaeological investigation and mitigation may be necessary before or during redevelopment</li> <li>• Pedestrian access should be maintained through this site to the fields beyond and promote informal access to the High School</li> <li>• Mitigation measures to be considered regarding the overhead power lines through part of the site.</li> </ul>			

## KEY GREENSPACE

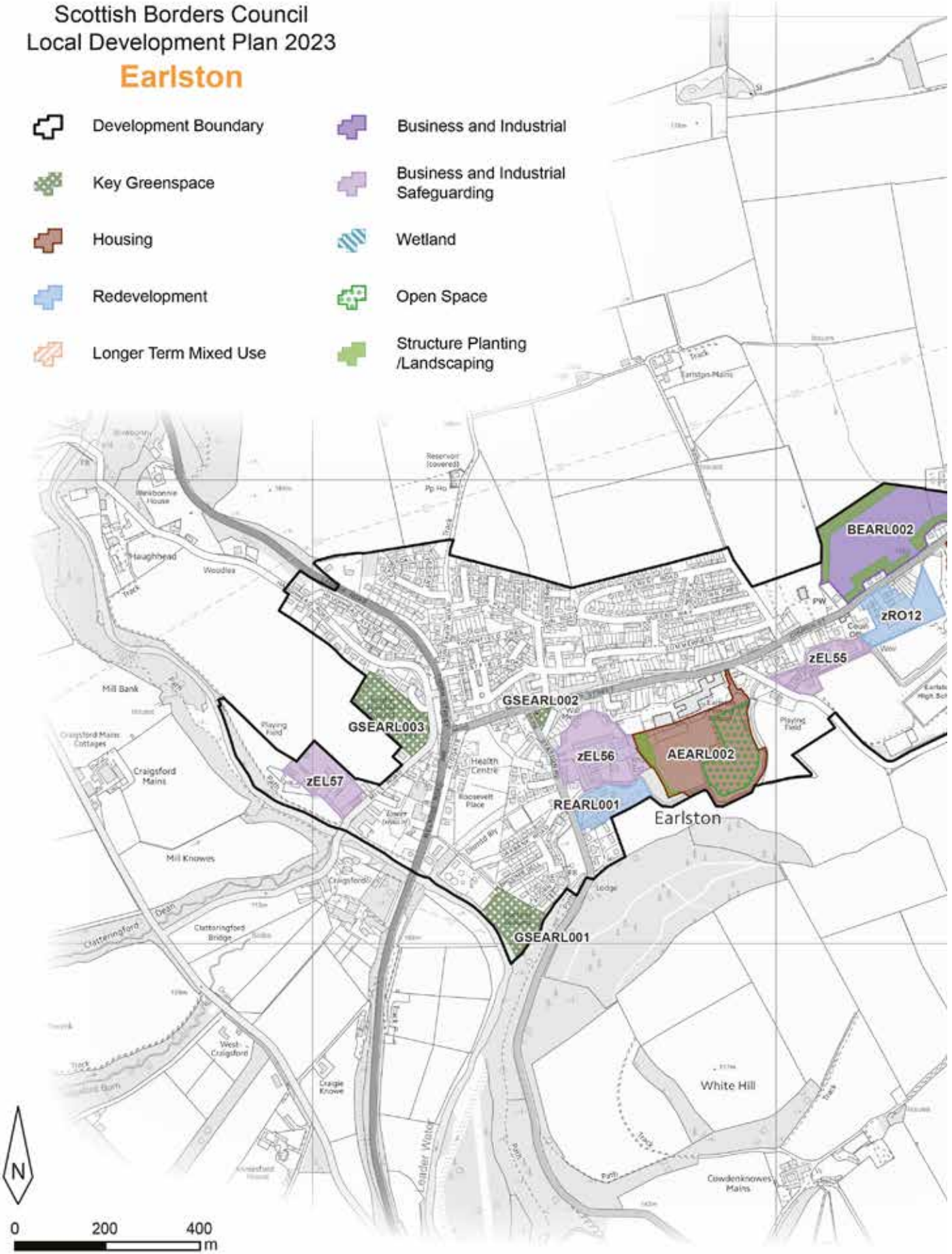
SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSEARL001	Acorn Drive Fields	1.0
GSEARL002	High Street	0.1
GSEARL003	Rugby Ground	1.5



Scottish Borders Council  
Local Development Plan 2023

**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

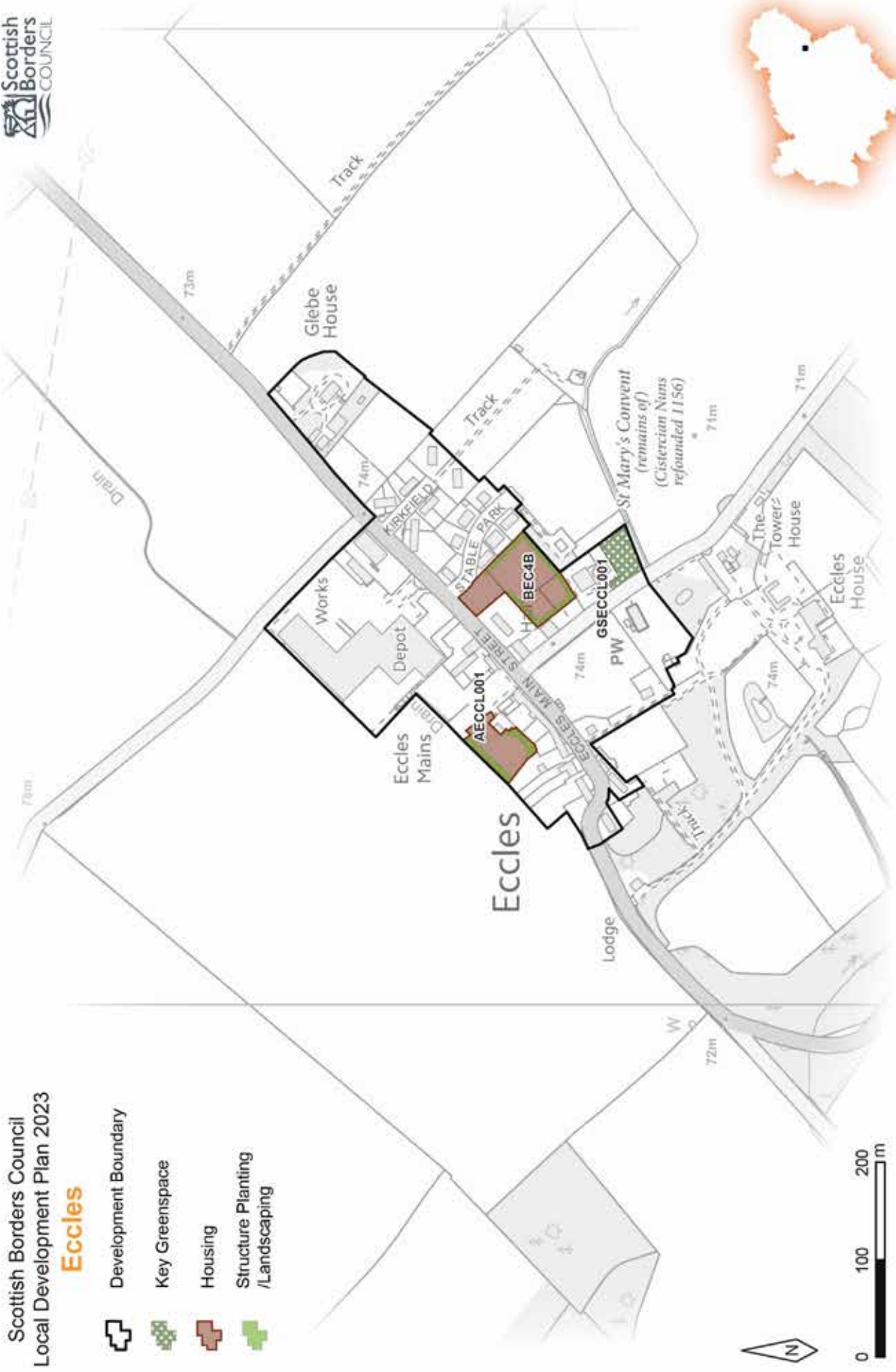
SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
BEC4B	Cherryburn	0.6	7
Site Requirements			
<ul style="list-style-type: none"> <li>Property orientation should take advantage of the southerly aspect</li> <li>The main access should be taken from Stable Park, set back from the junction as far as possible. Further investigation to confirm the exact access point in line with Roads Planning advice</li> <li>Satisfactory planting to ensure amenity of existing residential properties is protected.</li> </ul>			
AECCL001	Main Street	0.3	5
Site Requirements			
<ul style="list-style-type: none"> <li>Refer to approved Planning Brief.</li> </ul>			

#### 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

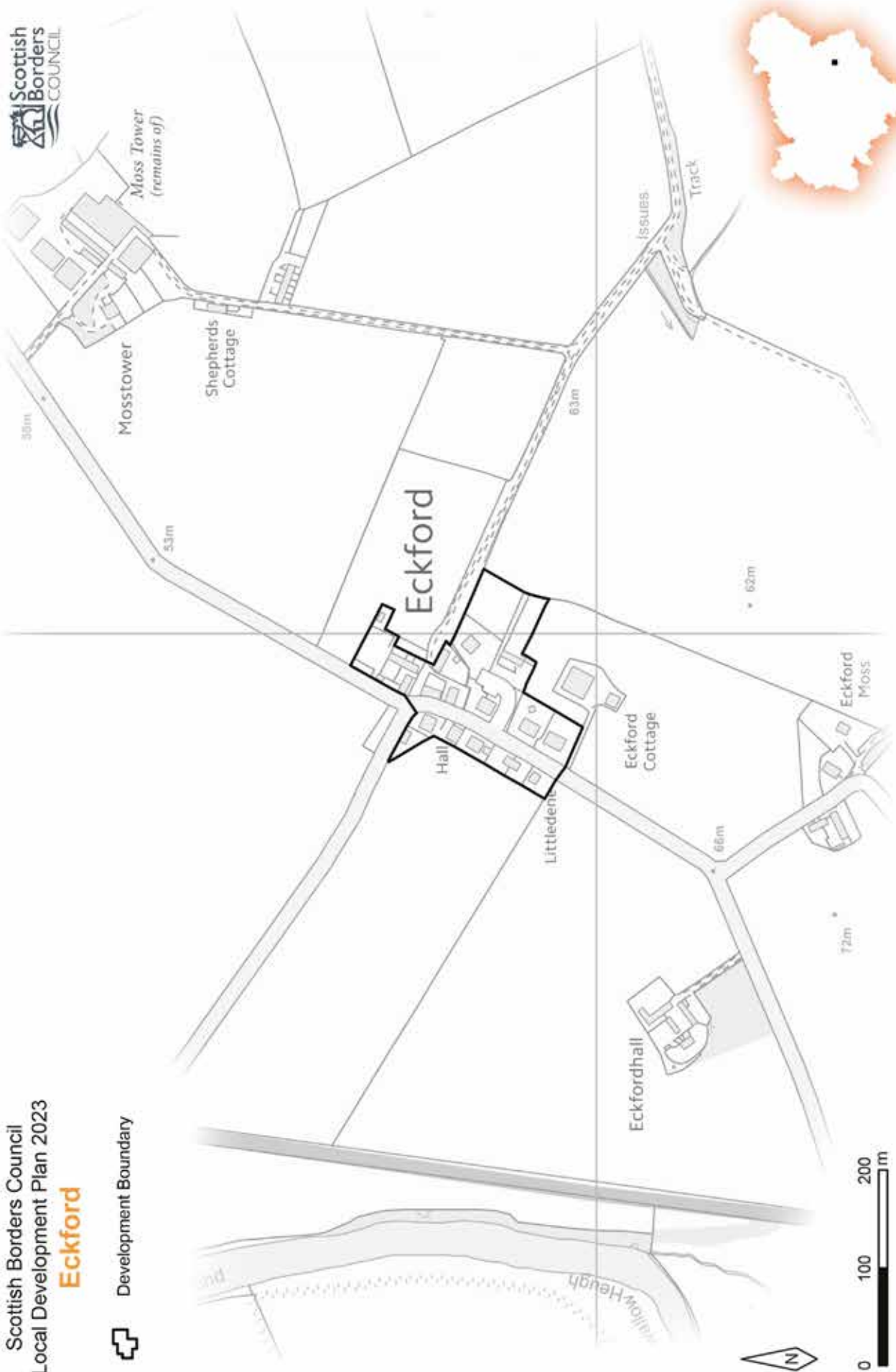


### PLACEMAKING CONSIDERATIONS

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.



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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
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>Refer to approved Planning Brief and, additionally, consider the potential for culvert removal and channel restoration</li> <li>Consideration is to be given to phasing of development of site</li> <li>A flood risk assessment is required to assess the risk from the Longcote Burn and small watercourse which flows along the eastern perimeter. Surface water runoff from the nearby hills may be an issue. Mitigation measures may be required during design stage.</li> </ul>			
AEDDL002	North of Bellfield	4.1	35
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>A vehicular link via Bellfield Crescent to the south and from the A703 further north will be required</li> <li>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</li> <li>Provision of amenity access within the development for pedestrians and cyclists</li> <li>Assessment and mitigation of flood risk from overland flow will be required</li> <li>Mitigation measures are required to prevent any impact on the River Tweed Special Area of Conservation</li> <li>Water resilient construction measures should be employed in the development of the site.</li> </ul>			
AEDDL010	Land South of Cemetery	3.3	30
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>Flood Risk Assessment required, to assess the potential flood risk from the Eddleston Water</li> <li>Protect and enhance the existing boundary features, including beech hedgerow and treeline along the roadside, where possible</li> <li>Assessment of ecology impacts and provision of mitigation, as appropriate</li> <li>Mitigation to ensure no significant effect on River Tweed Special Area of Conservation /Sites of Special Scientific Interest (Eddleston Water)</li> <li>Archaeology evaluation/mitigation may be required</li> <li>Structure planting along the eastern and southern boundaries, to mitigate any visual impacts from the A703</li> <li>The long term maintenance of landscaped areas must be addressed</li> <li>Pedestrian link with the village and explore the potential to connect with the old railway line and/or Elibank Park</li> <li>Transport Statement is required for any development</li> <li>Drainage Impact Assessment required, in respect of the Waste Water Treatment Works</li> <li>Water Impact Assessment required, in respect of the Water Treatment Works.</li> </ul>			

### KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSEDDL001	Bellfield Crescent Play Area	0.1
GSEDDL002	Elibank Park	1.4

Scottish Borders Council  
Local Development Plan 2023

**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

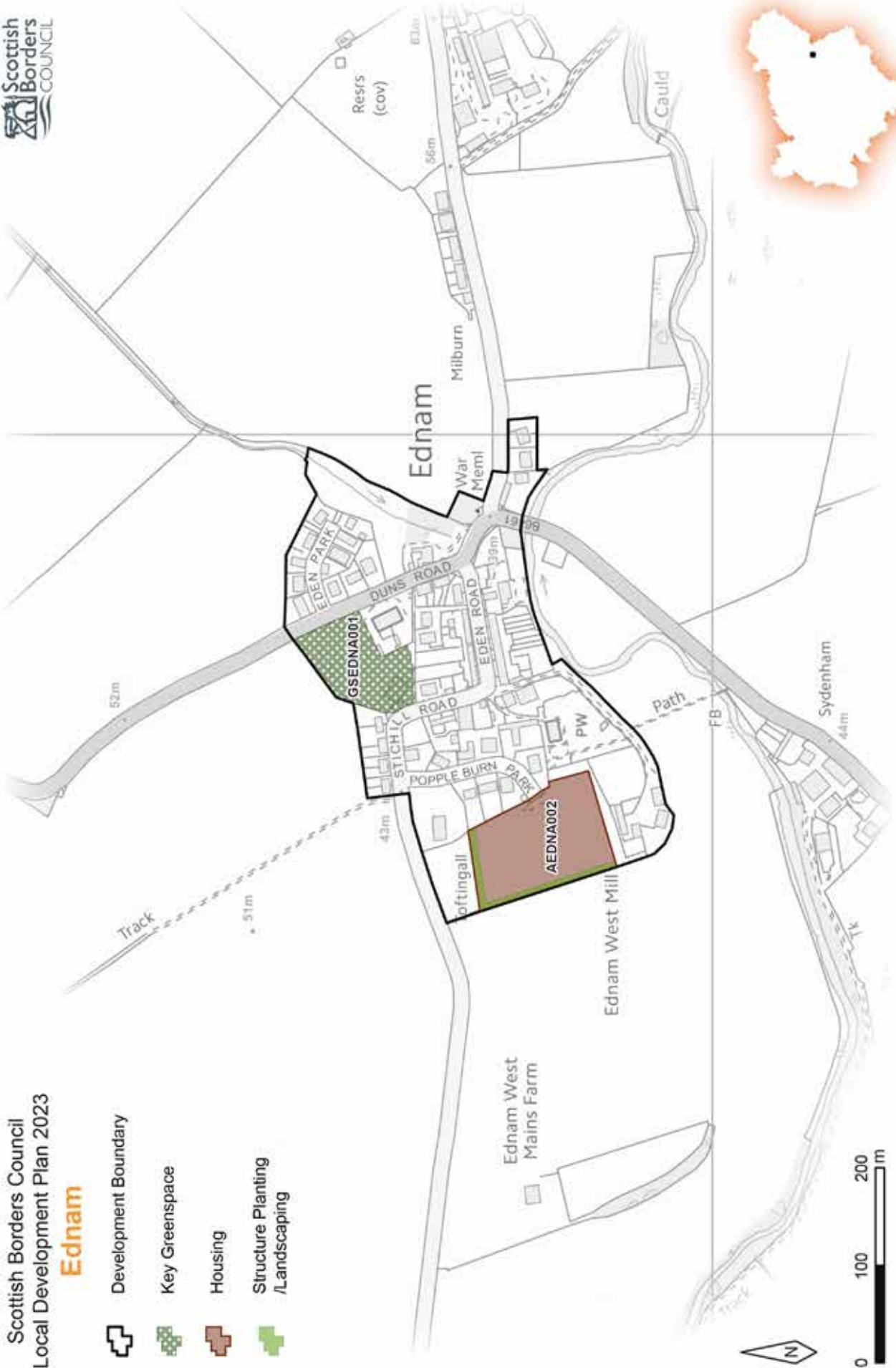
SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
AEDNA002	West Mill	1.3	12
Site Requirements			
<ul style="list-style-type: none"> <li>Site is to be accessed via Poppleburn Park</li> <li>Structure planting required on the western and northern boundary to resist further development to the west and to reinforce settlement edge and reduce visual impact.</li> </ul>			

#### KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSEDNA001	Playing Field	0.8

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Local Development Plan 2023  
**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

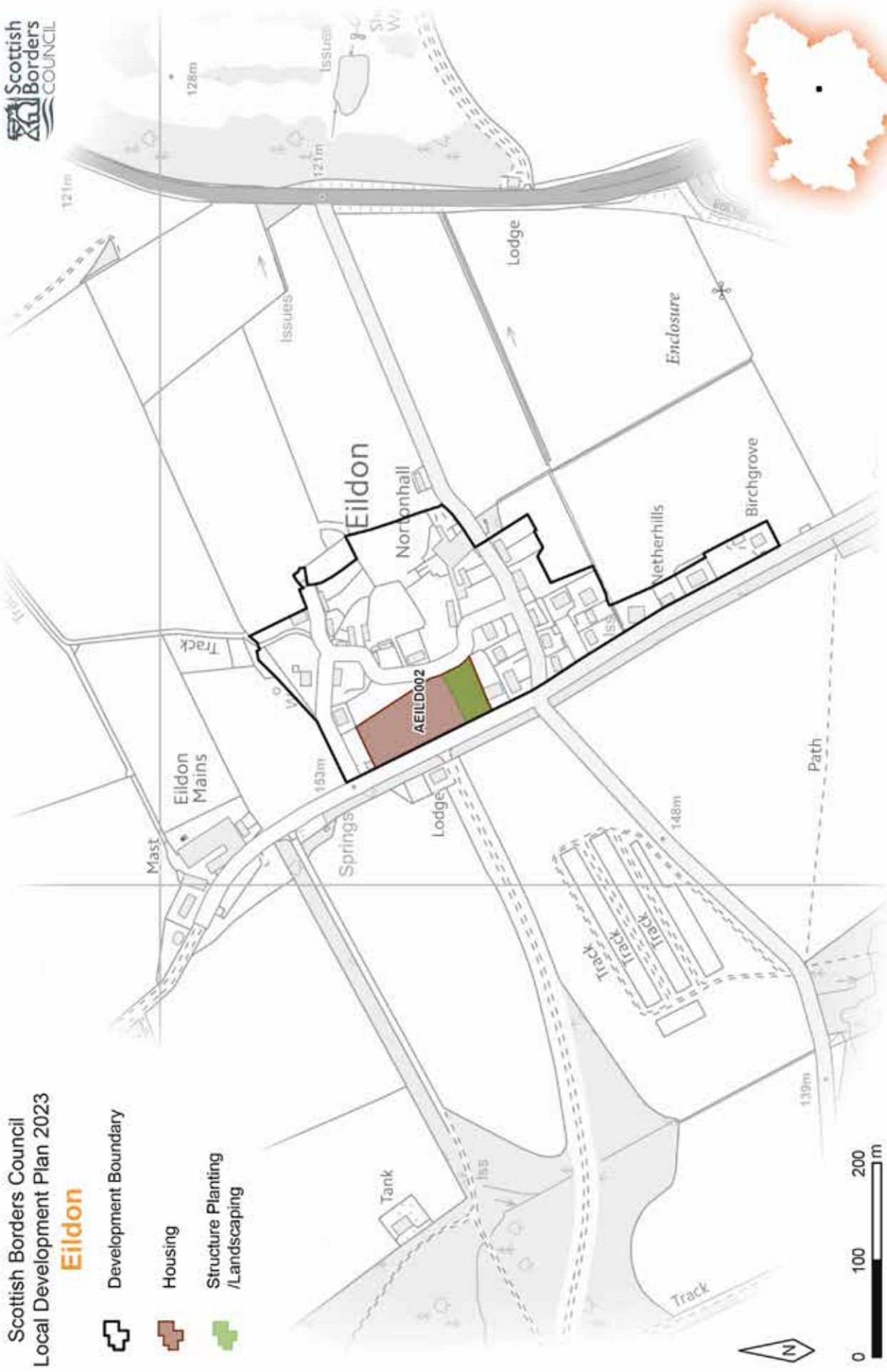
#### HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
AEILD002	West Eildon	0.8	5
Site Requirements			
<ul style="list-style-type: none"> <li>Refer to approved Planning Brief.</li> </ul>			

Scottish Borders Council  
Local Development Plan 2023

**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

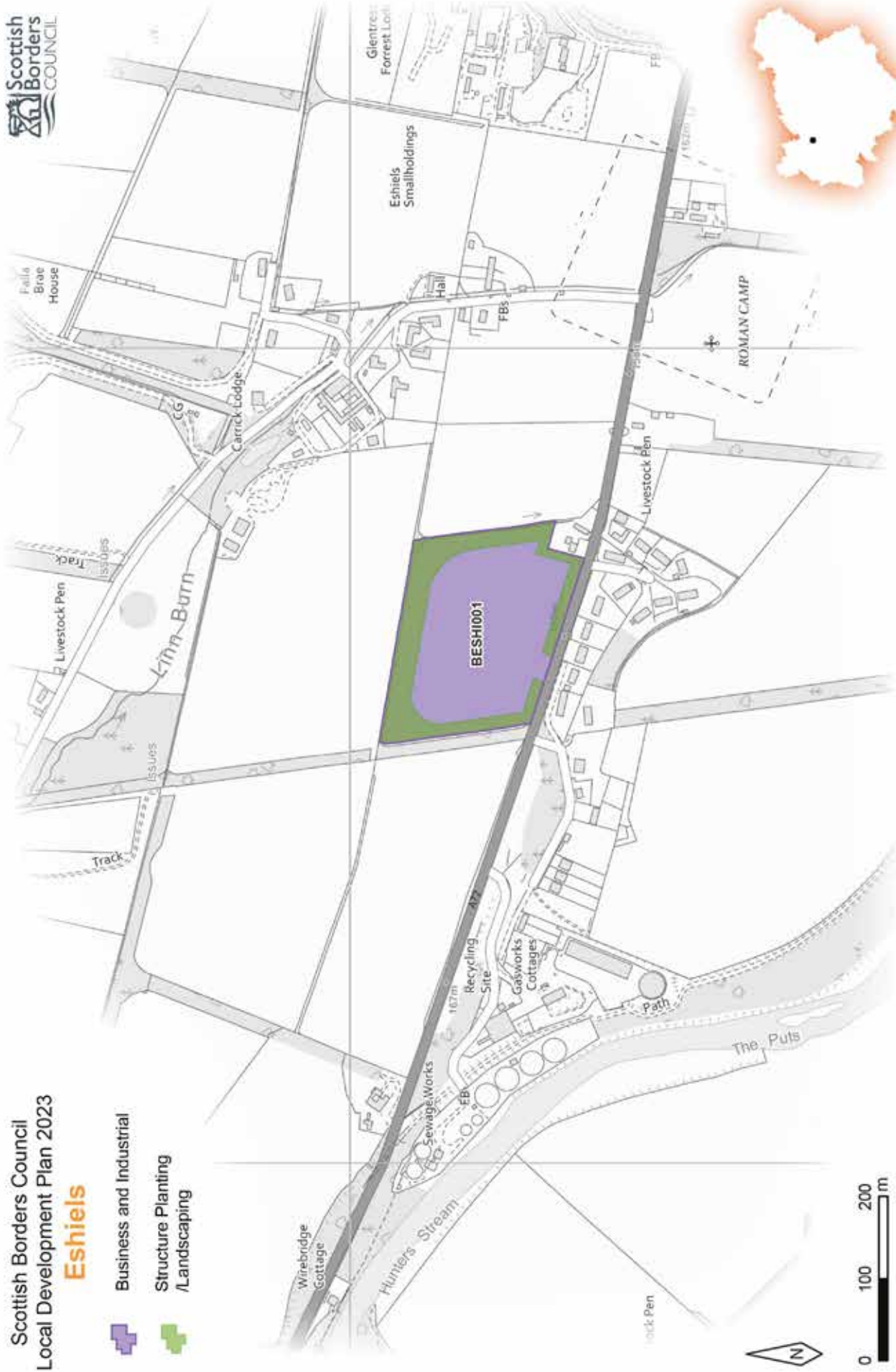
### BUSINESS AND INDUSTRIAL

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
BESHI001	Land at Eshiels	4.9	N/A
<p><b>Site Requirements</b></p> <ul style="list-style-type: none"> <li>• This is a business and industrial site as defined in Policy ED1</li> <li>• 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</li> <li>• 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</li> <li>• 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</li> <li>• There is no public foul sewer within the vicinity. Explore the opportunity to provide satisfactory sewerage provision</li> <li>• Protect and enhance the existing boundary features, where possible. Buffer areas for new and existing landscaping will be required</li> <li>• 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</li> <li>• The long term maintenance of landscaped areas must be addressed</li> <li>• Assessment of ecology impacts and provision of mitigation, as appropriate</li> <li>• Mitigation to ensure no significant effect on River Tweed Special Area of Conservation / Sites of Special Scientific Interest</li> <li>• The setting of Eshiels Roman Camp to be considered in the design and layout of the site</li> <li>• Archaeology investigation, cultural heritage statement and appropriate mitigation thereafter</li> <li>• Consideration of consistency of materials in the design of the site to assist in ensuring an overall cohesive development</li> <li>• New junction onto the A72 would be required</li> <li>• Transport Assessment/Statement will be required for any development</li> <li>• Drainage Impact Assessment and Water Impact Assessment are required in respect of Waste Water Treatment Works and Water Treatment Works</li> <li>• Potential contamination to be addressed</li> <li>• It is intended that a Planning Brief in the form of Supplementary Planning Guidance will be produced for the site.</li> </ul>			

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Local Development Plan 2023  
**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.

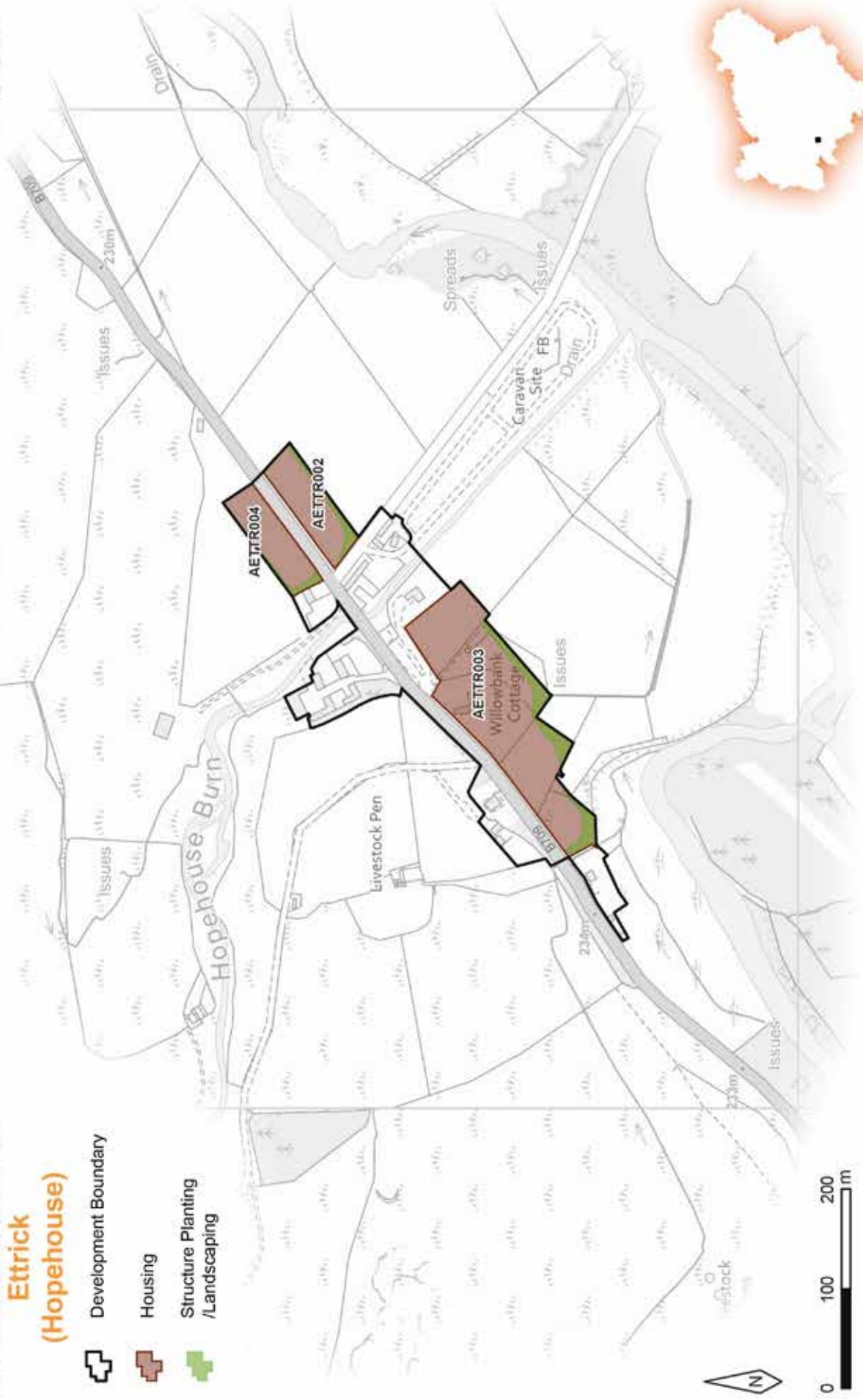
## DEVELOPMENT AND SAFEGUARDING PROPOSALS

### HOUSING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
AETTR002	Hopehouse East	0.5	5
Site Requirements			
<ul style="list-style-type: none"> <li>Refer to approved Planning Brief.</li> </ul>			
AETTR003	Hopehouse West	2.0	5
Site Requirements			
<ul style="list-style-type: none"> <li>A flood risk assessment will be required to assess the flood risk from the Ettrick Water, Hopehouse Burn and small watercourse which flows along the western perimeter. Surface water runoff from the nearby hills may be an issue. May require mitigation measures during design stage.</li> <li>Refer to approved Planning Brief.</li> </ul>			
AETTR004	Hopehouse North East	0.4	5
Site Requirements			
<ul style="list-style-type: none"> <li>Refer to approved Planning Brief.</li> </ul>			

**Ettrick  
(Hopehouse)**

-  Development Boundary
-  Housing
-  Structure Planting /Landscaping



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# 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

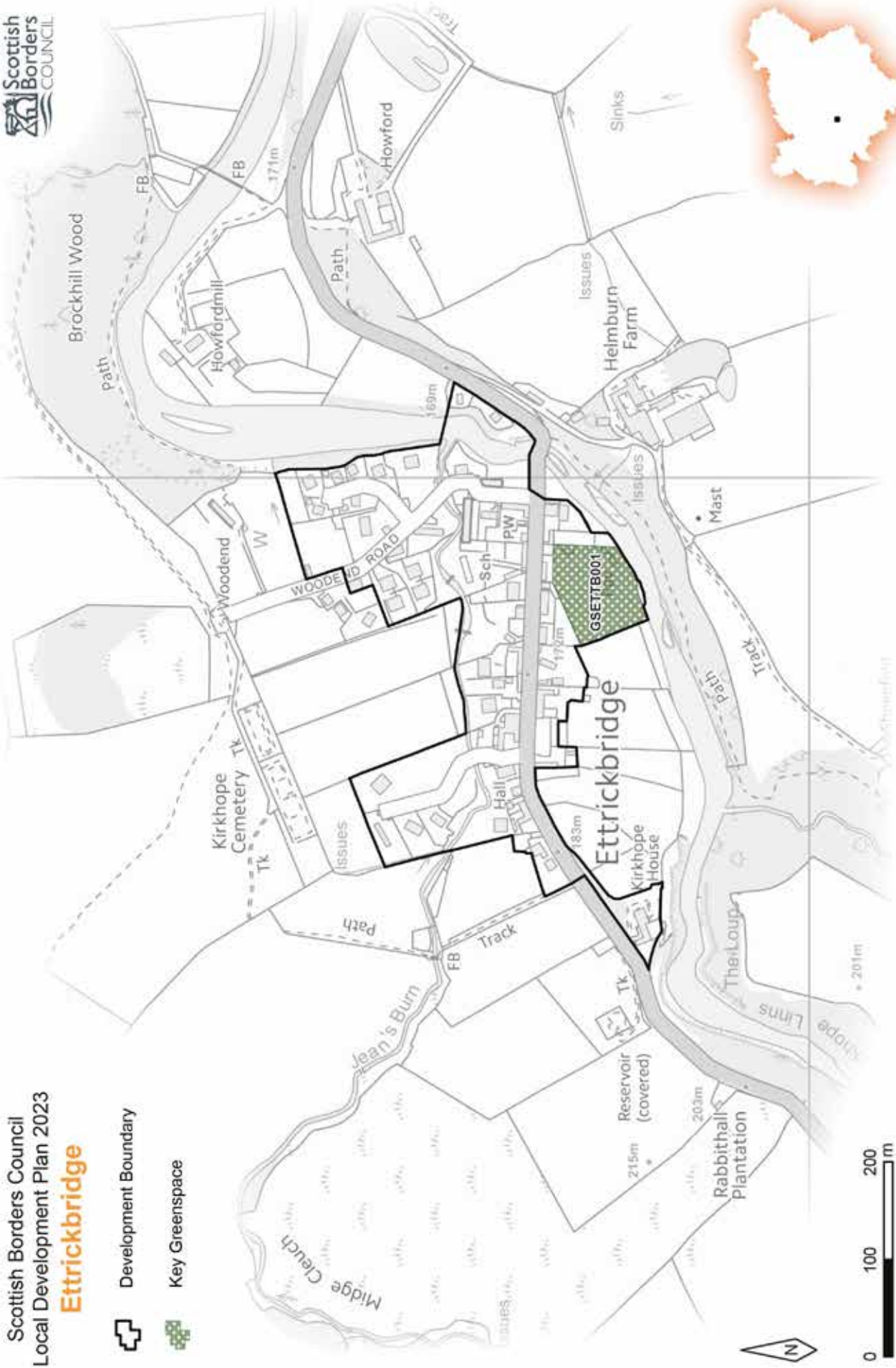
#### KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSETTB001	Ettrickbridge/Kirkhope Sports Club	0.7

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Local Development Plan 2023  
**Etrickbridge**



-  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"> <li>Refer to approved planning brief, which shall be updated to require a flood risk assessment to assess the risk from the North Burn</li> </ul>			
BEY15B	Gunsgreenhill	3.3	66
Site Requirements			
<ul style="list-style-type: none"> <li>Refer to approved Planning Brief.</li> </ul>			
AEYEM006	Gunsgreenhill Site C	4.7	12
Site Requirements			
<ul style="list-style-type: none"> <li>Refer to approved planning brief, which shall be updated to require a flood risk assessment, or at very minimum topographic information, to assess the risk from the small watercourses which flow through and on the boundary of the site.</li> </ul>			
AEYEM007	Gunsgreenhill Site B	7.9	120
Site Requirements			
<ul style="list-style-type: none"> <li>Refer to approved planning brief, which shall be updated to require a flood risk assessment or, at very minimum topographic information to assess the risk from the small watercourses which flow through the site.</li> </ul>			

## 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"> <li>• This is a business and industrial site as defined in Policy ED1</li> <li>• Take cognisance of the existing infrastructure that is laid out on the site</li> <li>• Avoid adverse effects on the Berwickshire Coast Special Landscape Area</li> <li>• Provide for the long term maintenance of landscaping, including structure planting to the north and south of development</li> <li>• Ensure the integrity of the two rights of way are maintained</li> <li>• Take cognisance of the approved Gunsgreenhill, Eyemouth – Planning Guidance.</li> </ul>			
BEYEM001	Gunsgreenhill	6.3	N/A
Site Requirements			
<ul style="list-style-type: none"> <li>• This is a business and industrial site as defined in Policy ED1</li> <li>• Refer to approved Planning Brief.</li> </ul>			

## 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"> <li>• This is a business and industrial safeguarded site as defined in Policy ED1.</li> </ul>			
zEL63	Eyemouth Industrial Estate	3.5	N/A
Site Requirements			
<ul style="list-style-type: none"> <li>• This is a business and industrial safeguarded site as defined in Policy ED1.</li> </ul>			

## 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"> <li>• Refer to approved Planning Brief.</li> </ul>			

## 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"> <li>Refer to approved Planning Brief.</li> </ul>			
REYEM003	Gasholder Station	0.1	N/A
Site Requirements			
<ul style="list-style-type: none"> <li>Possible contamination will need to be investigated</li> <li>Roads Planning team would need to be consulted on access</li> <li>Cognisance of the adjacent Conservation Area.</li> </ul>			
REYEM005	Whale Hotel	0.1	N/A
Site Requirements			
<ul style="list-style-type: none"> <li>Consideration of potential flood risk</li> <li>Efforts should be made to ensure that the category C Listed Building is re-used</li> <li>Demolition will only be considered if there are overriding environmental, economic, social or practical reasons</li> <li>It must be satisfactorily demonstrated that every effort has been made to continue the present use or to find a suitable new use.</li> </ul>			
REYEM007	Former Town Hall	0.08	N/A
Site Requirements			
<ul style="list-style-type: none"> <li>Flood Risk Assessment required</li> <li>Assessment of ecology impacts and provision of mitigation, where appropriate</li> <li>The front of the Category B listed building should be retained, however there is scope for the redevelopment of the hall to the rear</li> <li>Archaeology evaluation/mitigation may be required.</li> </ul>			

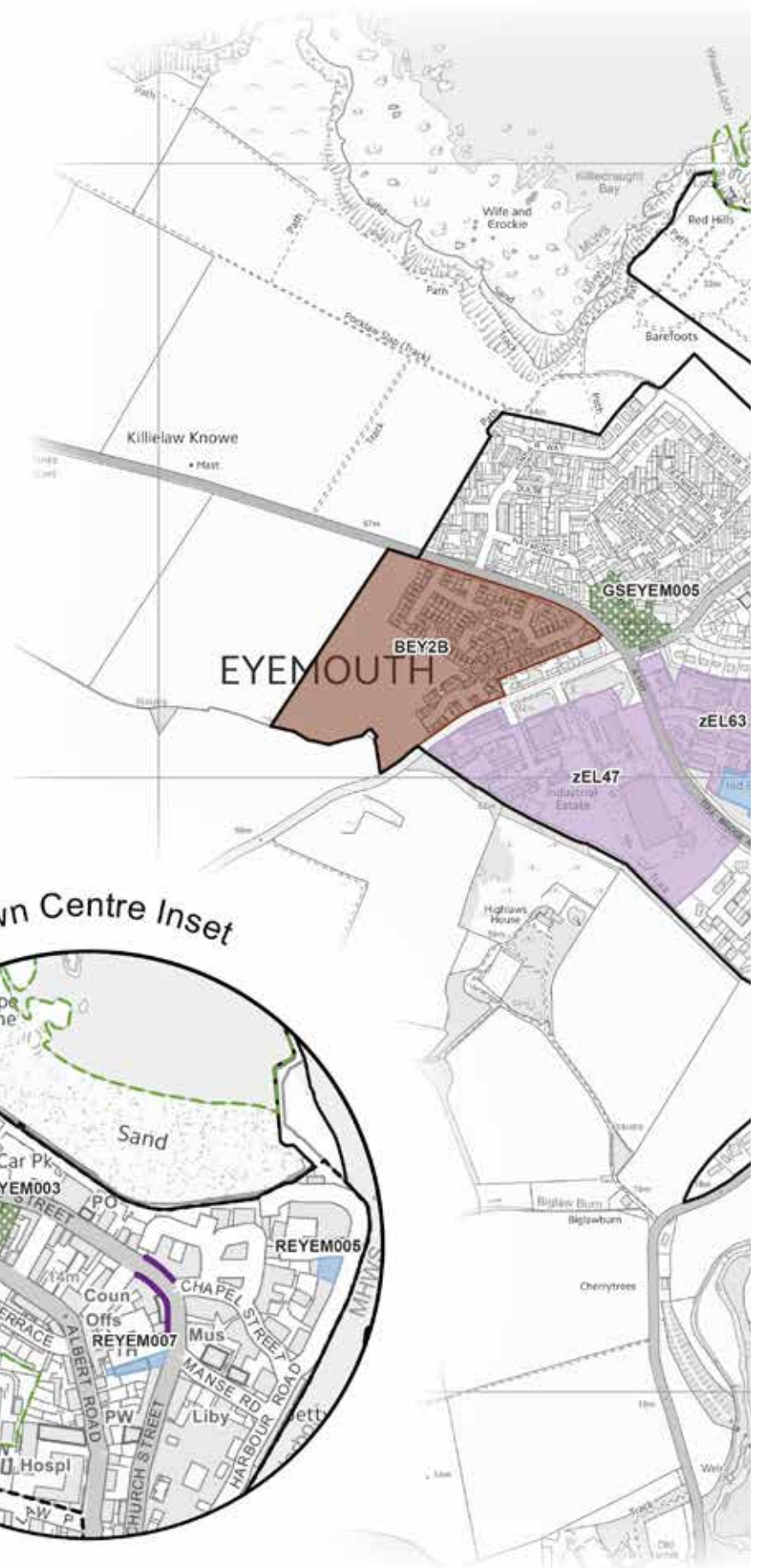
## KEY GREENSPACE

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

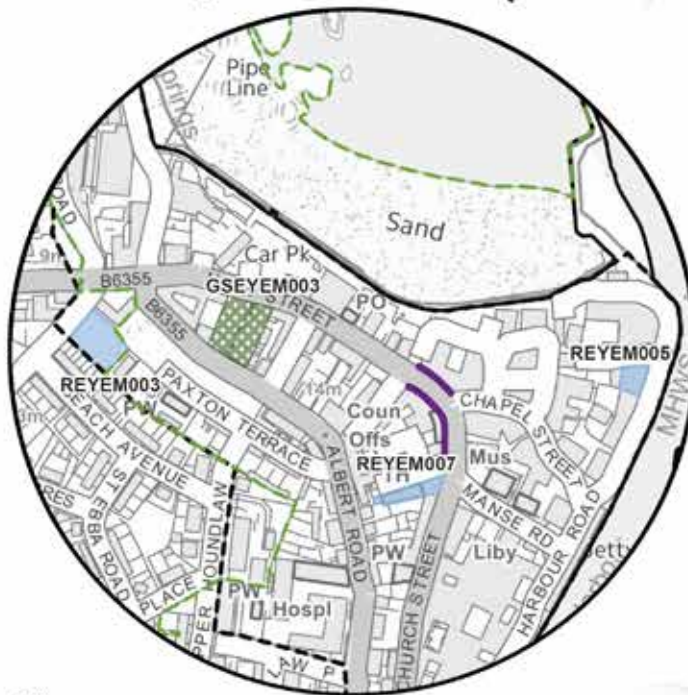


## Eyemouth

-  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.

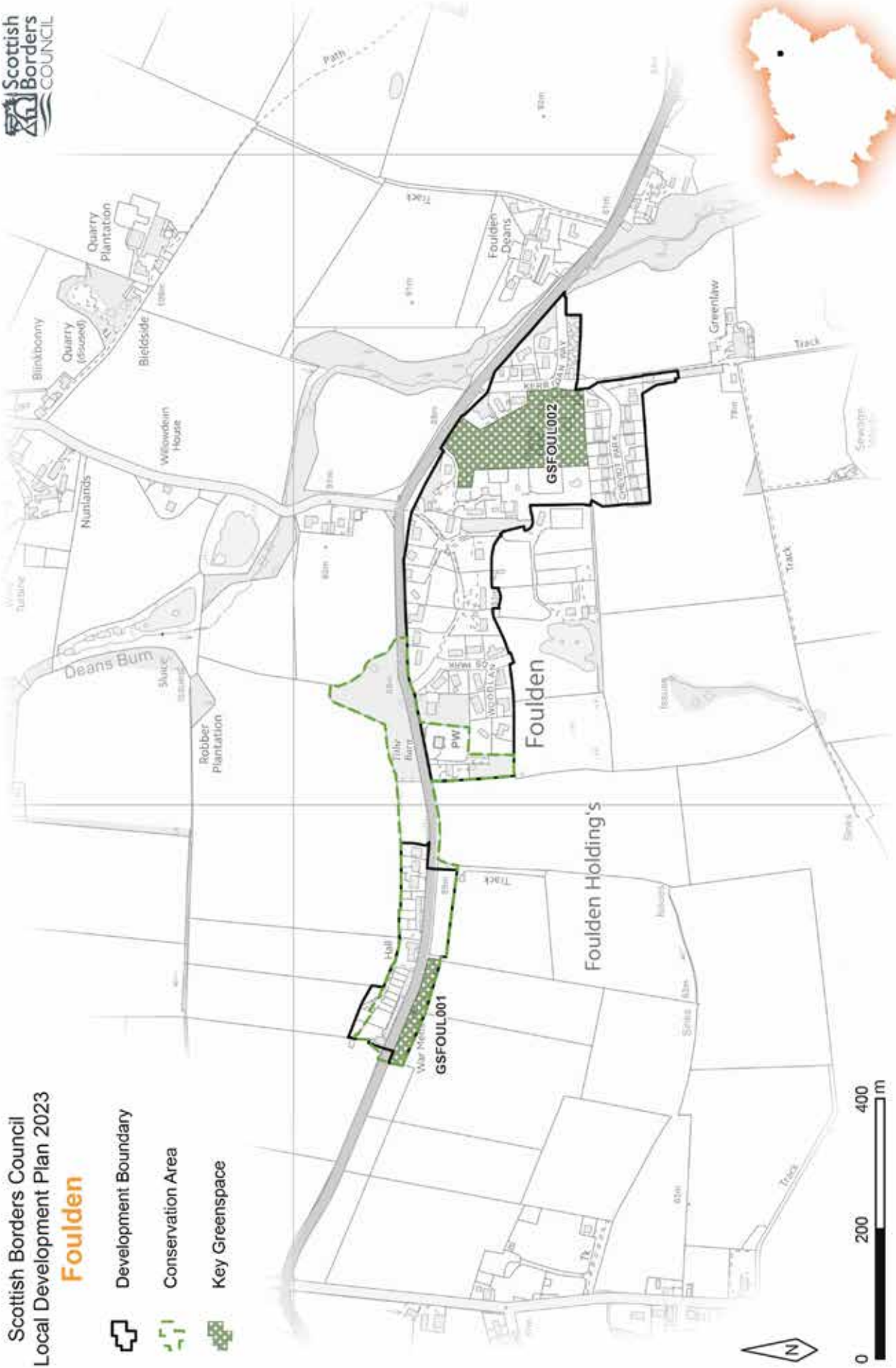
### DEVELOPMENT AND SAFEGUARDING PROPOSALS

#### KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSFOUL001	War Memorial and Green	0.5
GSFOUL002	Recreation and Play Area	2.1

Scottish Borders Council  
Local Development Plan 2023  
**Foulden**

-  Development Boundary
-  Conservation Area
-  Key Greenspace



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# 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"> <li>Refer to approved Planning Brief.</li> </ul>			

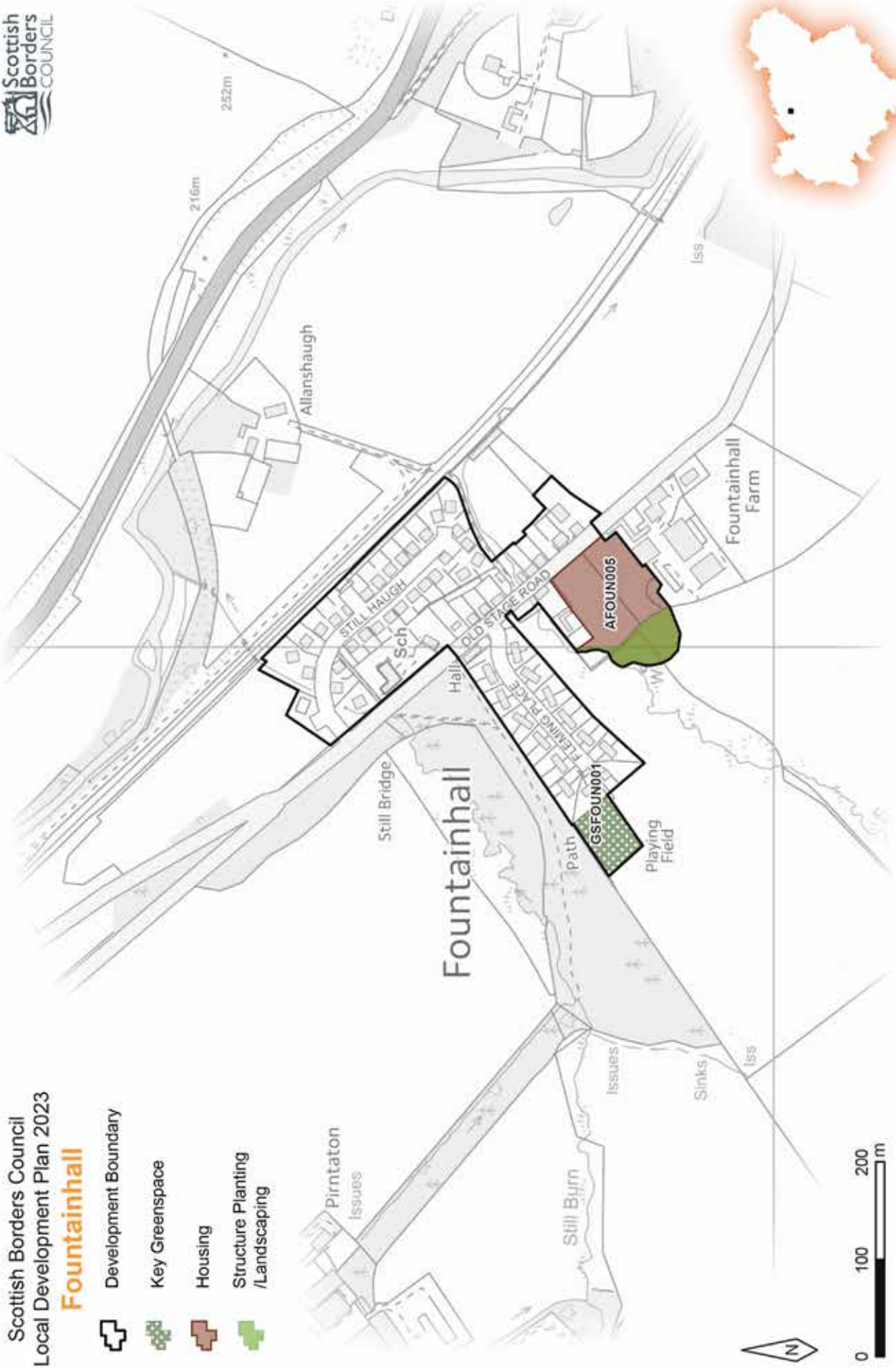
#### KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSFOUN001	Playing Field	0.3

Scottish Borders Council  
Local Development Plan 2023

**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.

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 may be 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"> <li>Refer to approved Planning Brief.</li> </ul>			
EGL16B	South Crotchetknowe	1.1	11
Site Requirements			
<ul style="list-style-type: none"> <li>Vehicular access from B6374 (Melrose Road) to the north</li> <li>Existing trees to be retained where possible. Construction works and development to be a minimum of 15 metres from the base of mature trees</li> <li>Existing boundary wall feature to be retained where possible</li> <li>Amenity of neighbouring residential properties must be safeguarded.</li> </ul>			
EGL17B	Buckholm Corner	4.4	60
Site Requirements			
<ul style="list-style-type: none"> <li>Refer to approved Planning Brief</li> <li>Consider the potential for culvert removal and channel restoration.</li> </ul>			
EGL19B	Mossilee	3.8	120
Site Requirements			
<ul style="list-style-type: none"> <li>Vehicular and pedestrian linkage with development to the east at Riddle Dumble Park / Meigle View</li> <li>Layout and design should minimise visual impact from the open countryside</li> <li>Existing trees on northern and western boundaries of site to be retained and protected</li> <li>Archaeological interests require to be investigated and mitigation measures may thereafter be required. It is likely a watching brief will be required during development</li> <li>Consider the potential for culvert removal and channel restoration</li> <li>Investigation of surface water runoff required with potential mitigation measures during design stage.</li> </ul>			
EGL20B	Grange	0.9	13
Site Requirements			
<ul style="list-style-type: none"> <li>Existing trees protected by Tree Preservation Order must be retained</li> <li>Preferred vehicular access off Craigpark Gardens</li> <li>Amenity of existing neighbouring residential properties must be safeguarded.</li> </ul>			
EGL32B	Ryehaugh	2.6	10
Site Requirements			
<ul style="list-style-type: none"> <li>Existing trees/vegetation to be retained where required. A Tree Preservation Order covers the site</li> <li>Mitigation measures are required to prevent any impact on the River Tweed SAC/SSSI</li> <li>Archaeological interests require to be investigated and mitigation measures may thereafter be required</li> <li>Access onto A7 to be within vicinity of existing access with relevant upgrades</li> <li>Development of site must provide access to EGL200.</li> </ul>			

EGL41	Buckholm North	8.7	180
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• Refer to approved Planning Brief</li> <li>• Investigation of culverted watercourses and surface water flooding required. A culvert survey to be undertaken and submitted to determine the presence/location/condition.</li> </ul>			
EGL42	Forest Hill	2.5	50
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• Refer to approved Planning Brief.</li> </ul>			
EGL200	North Ryehaugh	1.7	20
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• Access to be provided through adjoining site to south (EGL32B). Access immediately from the A7 will not be appropriate</li> <li>• Appropriate structure planting to be provided</li> <li>• Mitigation measures are required to prevent any impact on the River Tweed SAC/SSSI</li> <li>• Existing trees/vegetation to be retained where required. A Tree Preservation Order covers the site.</li> </ul>			
AGALA017	Coopersknowe Phase 4	2.1	50
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• New vehicular access road from the north</li> <li>• Retention of the mature tree on the eastern boundary of the site</li> <li>• Provision of a SUDS feature</li> <li>• Landscape planting in an open space to the south west and in the SUDS area</li> <li>• Long term maintenance of landscaped areas to be addressed.</li> </ul>			
AGALA024	Easter Langlee Expansion Area	25.2	450
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• Refer to approved Planning Brief and Masterplan for the site as well as the existing planning permission.</li> </ul>			
AGALA037	Former Castle Warehouse Site	0.3	30
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• 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</li> <li>• Assessment of ecology impacts and provision of mitigation, as appropriate</li> <li>• 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</li> <li>• Potential contamination to be investigated and mitigated</li> <li>• Contact with Scottish Water in respect of water treatment works local network issues</li> <li>• Archaeology investigation/mitigation is required</li> <li>• Transport Statement will be required to address sustainable travel and street connectivity</li> <li>• 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.</li> </ul>			

## BUSINESS AND INDUSTRIAL

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
BGALA002	Galafoot	2.6	N/A
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• This is a business and industrial site as defined in Policy ED1</li> <li>• Vehicular access onto the site from the road to the east</li> <li>• Development should conserve and enhance the natural heritage interest of the Gala Water, to the north, part of the Tweed Special Area of Conservation</li> <li>• Potential contamination from the former gas works should be investigated and mitigated</li> <li>• Any implications in respect of the consultation zone associated with the Dewarton/Selkirk major accident hazard pipeline must be assessed.</li> <li>• A flood risk assessment is required to assess flood risk from the Gala Water and River Tweed to inform the area of redevelopment, type of development and finished floor levels. Surface water flooding issues require investigation</li> <li>• 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.</li> </ul>			
BGALA006	Land at Winston Road I	2.5	N/A
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• This is a business and industrial site as defined in Policy ED1</li> <li>• Surface water mitigation required</li> <li>• Flood Risk Assessment as requested by SEPA</li> <li>• Mitigation measures are required to prevent any impact on the River Tweed Special Area of Conservation (SAC) in line with the Habitats Regulation Appraisal, which seeks to prevent any adverse effects on the site integrity of the River Tweed SAC.</li> <li>• Assessment of ecology impacts and provision of mitigation, as appropriate</li> <li>• Potential contamination to be investigated and mitigated</li> <li>• A Transport Assessment will be required. Two public access points from Winston Road would be required and pedestrian linkages/crossings</li> <li>• Health and Safety Executive consultation required in respect of underground gas pipeline</li> <li>• A Water Impact Assessment is required</li> <li>• Odour from the nearby Sewage Treatment Works to be mitigated in discussion with the Council's Environmental Health Officer</li> <li>• Appropriate boundary planting to be provided, particularly along the southern and eastern boundaries of the site</li> <li>• Care should be taken not to damage the river banking as part of any development</li> <li>• Consideration must be given to bridge and culvert structures within and adjacent to the site.</li> </ul>			

## 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"> <li>This is a safeguarded business and industrial site as defined in Policy ED1.</li> </ul>			
zEL40	Netherdale Industrial Estate	6.7	N/A
Site Requirements			
<ul style="list-style-type: none"> <li>This is a safeguarded business and industrial site as defined in Policy ED1</li> <li>Refer to approved Planning Brief</li> <li>In the event of further proposed development or redevelopment, a flood risk assessment is required.</li> </ul>			
zEL41	Huddersfield Street Mill	3.4	N/A
Site Requirements			
<ul style="list-style-type: none"> <li>This is a safeguarded business and industrial site as defined in Policy ED1</li> <li>In the event of further proposed development or redevelopment, a flood risk assessment is required.</li> </ul>			
zEL42	Wheatlands Road	5.6	N/A
Site Requirements			
<ul style="list-style-type: none"> <li>This is a safeguarded business and industrial site as defined in Policy ED1</li> <li>In the event of further proposed development or redevelopment, a flood risk assessment is required.</li> </ul>			
BGALA003	Langhaugh Business and Industrial Safeguarding	0.9	N/A
Site Requirements			
<ul style="list-style-type: none"> <li>This is a safeguarded business and industrial site as defined in Policy ED1</li> <li>In the event of further proposed development or redevelopment, a flood risk assessment is required.</li> </ul>			

## 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"> <li>New vehicular access road from the housing site to the north or the employment land to the west</li> <li>The south eastern part of the site will be required for a new roundabout at the junction of Melrose Road and the Langshaw road</li> <li>Retention of mature trees and replacement planting along the Melrose Road and western boundary</li> <li>Potential contaminated land from agricultural activity should be investigated and mitigated</li> <li>Long term maintenance of landscaped areas to be addressed.</li> </ul>			
MGALA003	Winston Road	0.7	N/A
Site Requirements			
<ul style="list-style-type: none"> <li>Vehicular access to the site from Winston Road</li> <li>Creation of good quality building elevations along the Winston Road and Melrose Road elevations</li> <li>Screen the site from the adjacent electricity substation and abattoir to the south with tree/hedge planting</li> <li>Long term maintenance landscaped areas to be addressed.</li> </ul>			



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 prior to being considered for inclusion as firm proposals in a future local development plan. If allocated, a Masterplan will be required to ensure a coherent and holistic approach to future development. 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"> <li>• Identified as preferred longer term development area subject to a transport appraisal and major roads issues to be addressed including: 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</li> <li>• Residential, employment and community uses would be appropriate in this area</li> <li>• A flood risk assessment may be required because a small area in the east of the Hollybush site is in a flood risk area. Investigation into culverted watercourse required and a small watercourse adjacent to the site. Surface water flooding issues would require to be investigated</li> <li>• 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</li> <li>• 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</li> <li>• Conserve existing wetland areas in the south west of Hollybush and create Sustainable Urban Drainage System (SUDS) there and in the north</li> <li>• 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</li> <li>• Retain the Southern Upland Way pathway through Hollybush and create new circular countryside paths around the site</li> <li>• Long term maintenance of landscaped areas to be addressed</li> <li>• Ecological survey to be undertaken and appropriate mitigation measures recommended</li> <li>• An open space and outdoor recreational strategy for the area.</li> </ul>			

## REDEVELOPMENT

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zR04	Plumtreehall Brae	1.8	N/A
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>Improvements to access to the A7 required</li> <li>Flood risk assessment may be required.</li> </ul>			
zR06	Roxburgh Street	1.4	N/A
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>A flood risk assessment is required to assess flood risk from the Gala Water, the mill lade or the small watercourse, and design and layout of the site should mitigate flood risk on the site</li> <li>Archaeological interests require to be investigated and mitigation measures may thereafter be required</li> <li>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</li> <li>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</li> <li>The potential for a foot/cycle path along the mill lade should be explored, consistent with the Galashiels Masterplan Regeneration Framework</li> <li>It is intended that a planning brief will be produced for this site.</li> </ul>			
zR024	Heriot-Watt Halls of Residence	1.0	N/A
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>Majority of site redeveloped for student accommodation, although remainder of site remains suitable for redevelopment</li> <li>Existing access off Tweed Road to serve remainder of site</li> <li>Existing trees within site to be retained where possible</li> <li>Amenity of existing residential properties to be safeguarded.</li> </ul>			
zR0202	Melrose Road	1.5	N/A
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>Refer to approved Planning Brief.</li> </ul>			
RGALA001	Site of Former St Aidans Church	0.2	N/A
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>Any new buildings should consider views from the Galashiels Conservation Area at Bank Street</li> <li>Flood risk assessment is required.</li> </ul>			
RGALA002	Vacant buildings at Kirk Brae	0.1	N/A
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>Assessment of any impact on nature conservation will be required</li> <li>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</li> <li>Parking requirements must be met within the site</li> <li>It is expected that the buildings will be put back into residential use</li> <li>It is intended that a planning brief will be produced for this site.</li> </ul>			

zCR2	Huddersfield Street/Hill Street	1.1	N/A
Site Requirements			
<ul style="list-style-type: none"> <li>Refer to approved Planning Brief.</li> </ul>			
zCR3	Stirling Street	0.7	N/A
Site Requirements			
<ul style="list-style-type: none"> <li>Refer to approved Planning Brief.</li> </ul>			

## 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"> <li>This is an education safeguarded site as defined in Policy IS17</li> <li>Flood risk assessment required which assesses risk from the Gala Water to inform area, type and finished floor levels of development.</li> </ul>			

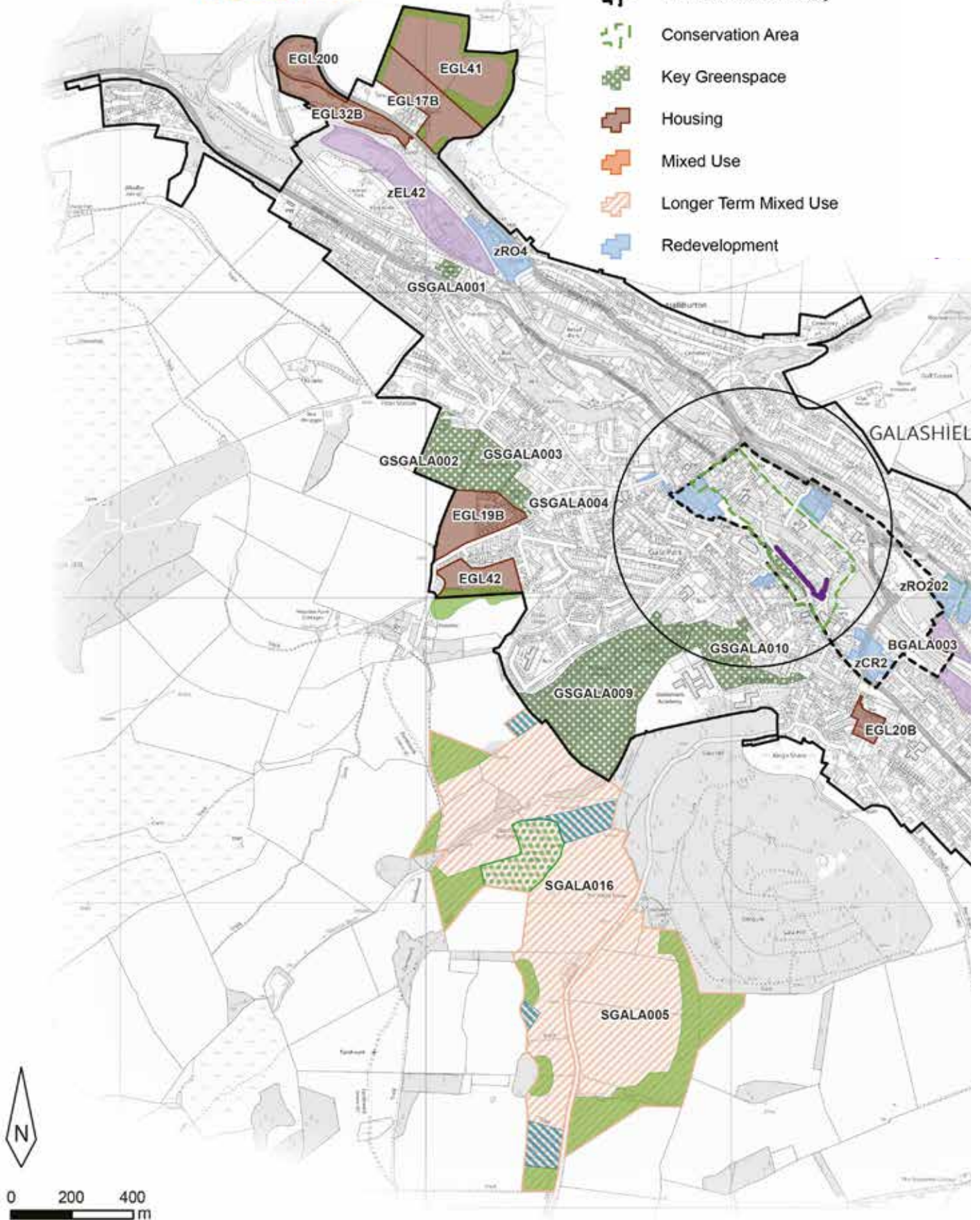
## KEY GREENSPACE

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



Galashiels

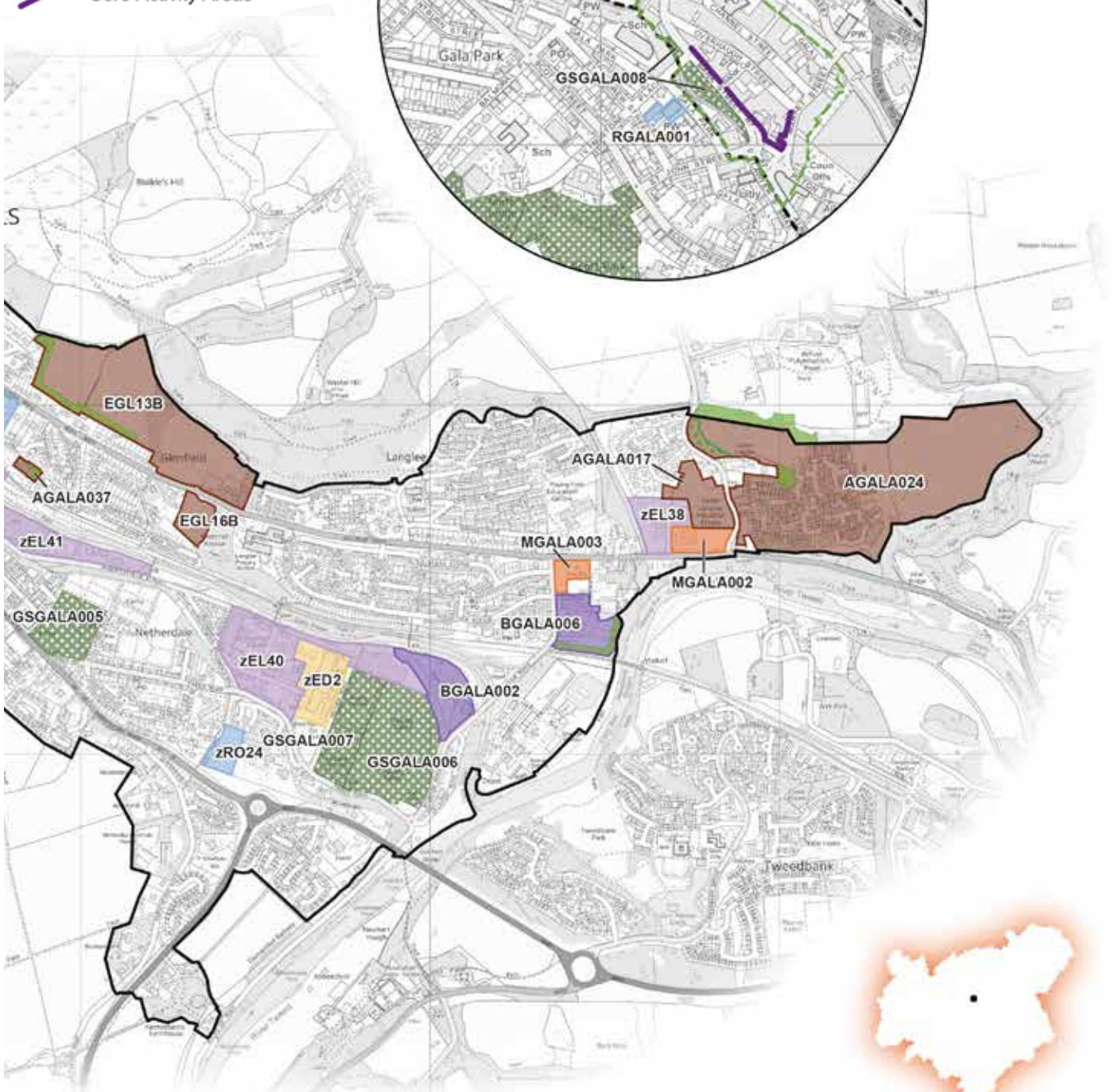
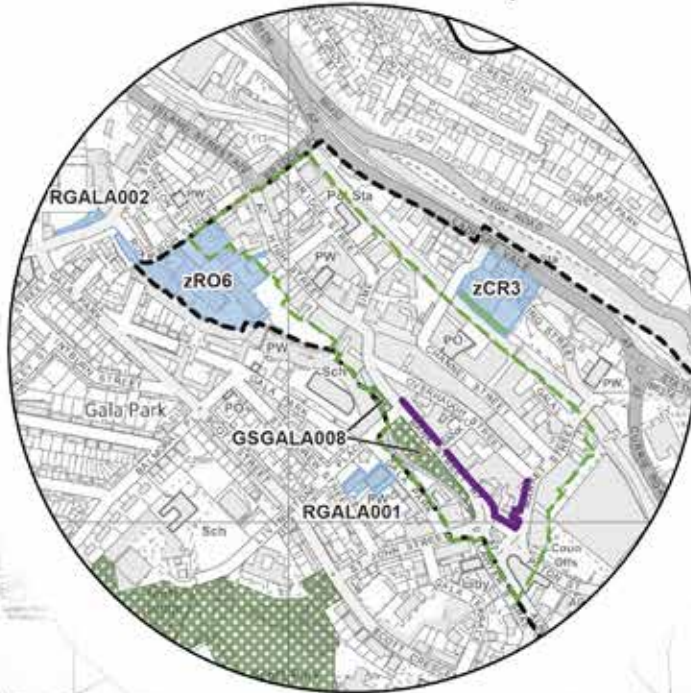
-  Development Boundary
-  Town Centre Boundary
-  Conservation Area
-  Key Greenspace
-  Housing
-  Mixed Use
-  Longer Term Mixed Use
-  Redevelopment



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-  Business and Industrial
-  Business and Industrial Safeguarding
-  Education Safeguarding
-  Wetland
-  Open Space
-  Structure Planting /Landscaping
-  Core Activity Areas

### Town Centre Inset



10. Email: [localplan@scotborders.gov.uk](mailto:localplan@scotborders.gov.uk)

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# 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
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>Careful consideration will be required to establish the point of access from the B6360 (Main Street)</li> <li>Pedestrian / cycle link to be provided to Baker's Road</li> <li>The B listed Gattonside House and its setting must be retained. Any new building and associated landscaping should be designed sympathetically to this setting</li> <li>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. A tree survey will be required to identify trees to be removed and retained and no trees shall be removed without the written approval of the Planning Authority.</li> <li>Archaeology interests have been recorded within the site and archaeological assessment including archaeological evaluation along with associated mitigation measures is required</li> <li>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</li> <li>Open space must be provided to allow breathing space within the site and provide recreational facilities</li> <li>Protected species interests have been recorded in the area and further assessment on nature conservation will be required</li> <li>Mitigation measures are required to prevent any impact on the River Tweed Special Area of Conservation and ensure the protection and enhancement of habitats.</li> </ul>			
EGT10B	Orchard	0.5	5
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>Existing perimeter hedgerows and trees to be retained where possible</li> <li>Vehicular and pedestrian access to be taken from Montgomerie Terrace</li> <li>Residential amenity of adjoining residential properties to be safeguarded</li> <li>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.</li> </ul>			


### KEY GREENSPACE

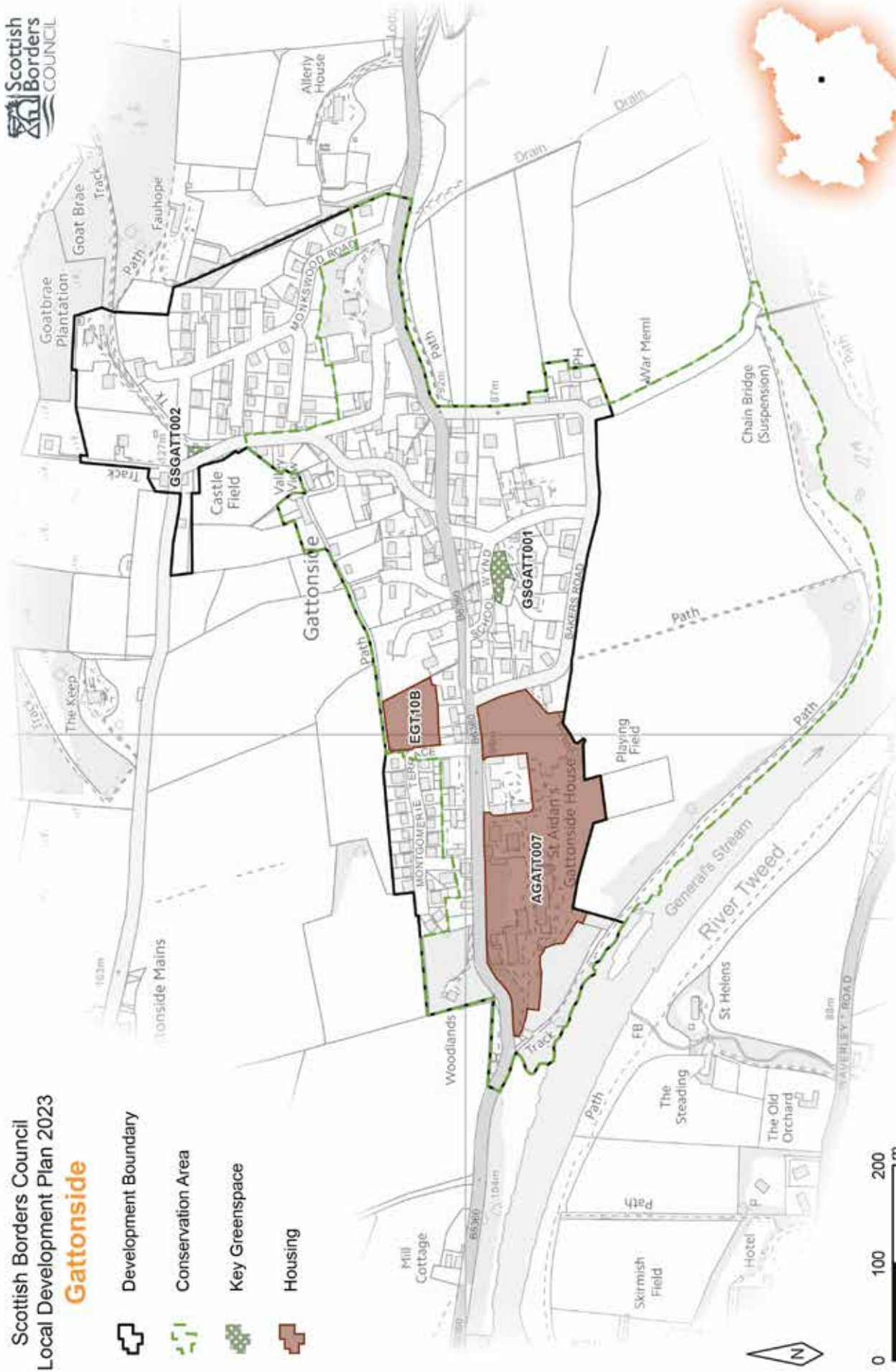
SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSGATT001	Gattonside	0.1
GSGATT002	The Triangle	0.06



Scottish Borders Council  
Local Development Plan 2023  
**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

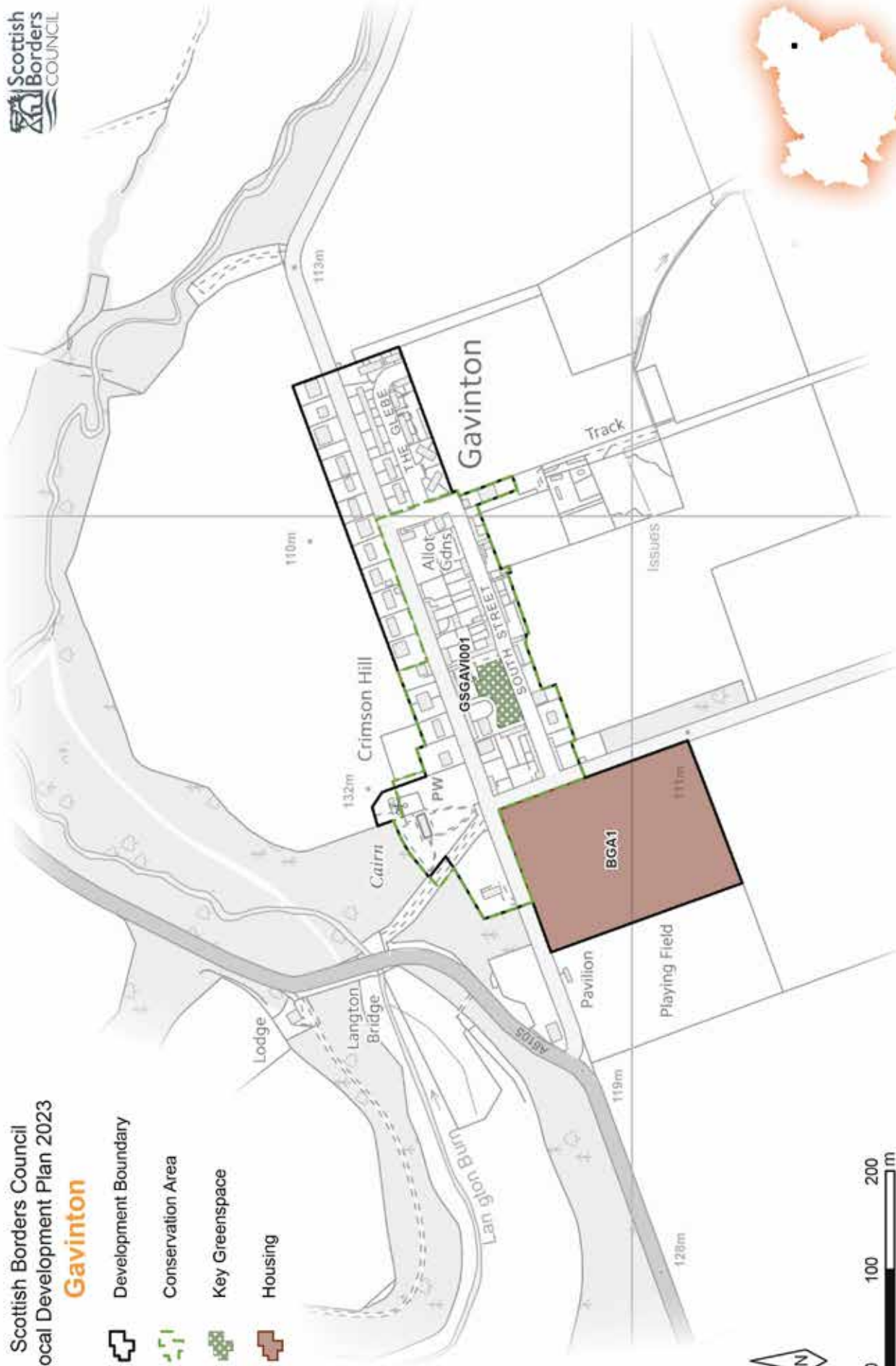
SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
BGA1	West Gavinton	3.2	45
Site Requirements			
<ul style="list-style-type: none"> <li>Refer to approved Planning Brief.</li> </ul>			

#### KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSGAVI001	Village Green	0.2

**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"> <li>• 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</li> <li>• Cognisance of the Tree Preservation Order to the west of the site</li> <li>• Access should be taken from the Manse Road, in line with guidance from the Council's Roads Planning team</li> <li>• Property orientation should take advantage of the southerly aspect of the site.</li> </ul>			
AGORD004	Land at Eden Road	1.5	25
Site Requirements			
<ul style="list-style-type: none"> <li>• Protection of existing boundary features, including the existing trees on the verge/fence line, where possible</li> <li>• Assessment of ecology impacts and provision of mitigation, as appropriate</li> <li>• Extension of existing footway infrastructure along the frontage of the site</li> <li>• Landscaping to assist with integrating the development into the location. The long term maintenance of any landscaped area must be addressed</li> <li>• A Transport Statement is required for any development</li> <li>• Early engagement with Scottish Water, in respect of the WWTW.</li> </ul>			

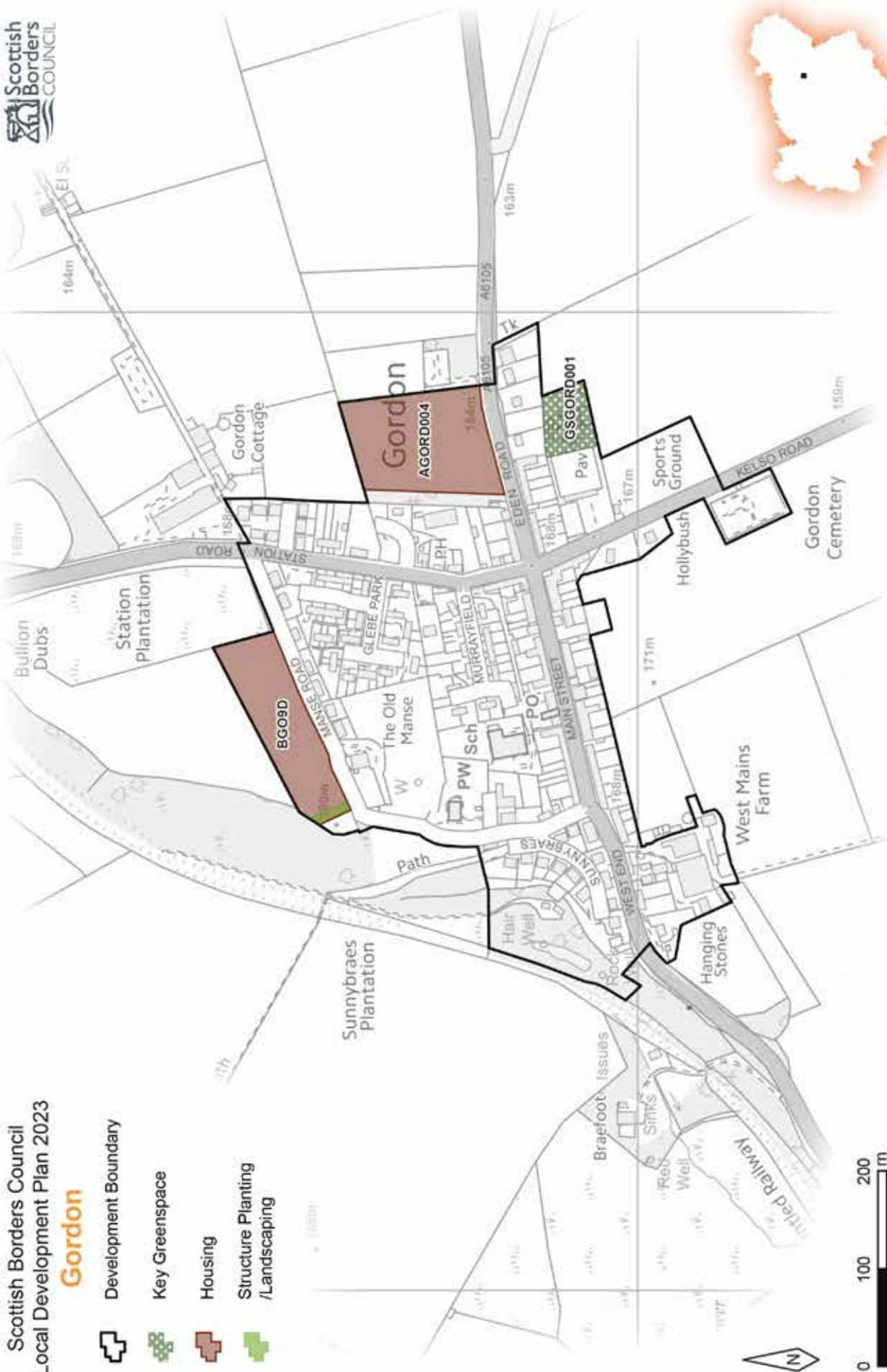
## KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSGORD001	Kelso Road	0.3

Scottish Borders Council  
Local Development Plan 2023

**Gordon**

-  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

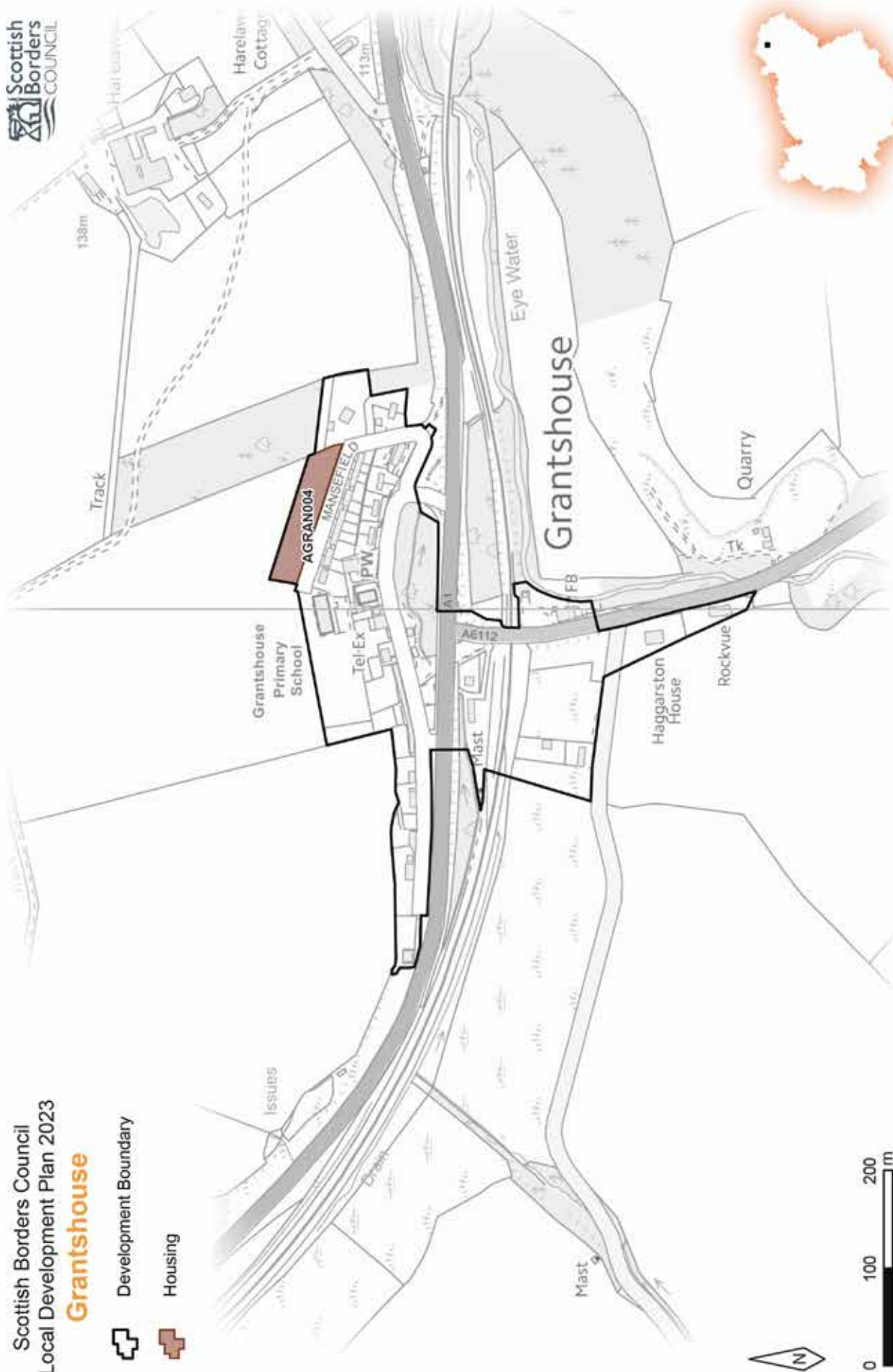
Development to the south will be resisted as this would severely compromise pedestrian safety, due to the proximity of the A1. Other potential constraints to the expansion of the village include the surrounding prime agricultural land and an area of flood risk to the south.

### 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"> <li>• Consideration must be given to surface water runoff issues, to ensure adequate mitigation</li> <li>• Early contact with Scottish Water in respect of WWTW</li> <li>• Protect existing boundary features, where possible</li> <li>• Appropriate landscaping/planting to be incorporated within the development and the long term maintenance of the landscaped areas must be addressed</li> <li>• Assessment of ecology impacts and provision of mitigation, where appropriate.</li> </ul>			

**Grantshouse**

-  Development Boundary
-  Housing





# 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 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"> <li>Refer to approved Planning Brief.</li> </ul>			
AGREE004	North of Edinburgh Road	0.6	15
Site Requirements			
<ul style="list-style-type: none"> <li>Main vehicular access route will be from Edinburgh Road</li> <li>Provide for future vehicular links to the longer term development area to the north</li> <li>Affordable housing provision on site</li> <li>Provide footway link to the centre of Greenlaw</li> <li>Existing landscape features to be conserved.</li> </ul>			
AGREE006	Marchmont Road II	3.2	60
Site Requirements			
<ul style="list-style-type: none"> <li>Main vehicular access route will be from Marchmont Road</li> <li>A woodland buffer to contain the site and create new woodland walks linking the development with the surrounding countryside</li> <li>Pedestrian access into the centre of the settlement</li> <li>Potential improvements to Church Hill junction supporting the provision for alternative vehicular access into the site</li> <li>Creation of parking opportunities for residents adjacent to the site</li> <li>Design and layout should be sympathetic to the local character and take advantage of any solar gain, for energy efficiency</li> <li>Evaluation and mitigation of any impact on the River Tweed SAC</li> <li>Interim landscape buffering if site is developed in stages</li> <li>The long term maintenance of landscaped areas must be addressed</li> <li>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.</li> </ul>			

AGREE009	Poultry Farm	2.3	38
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• A flood risk assessment is required to assess the risk from the Blackadder Water and small watercourse along the eastern boundary. 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 increased risk of flooding</li> <li>• Protect boundary features, where possible</li> <li>• Appropriate landscaping/planting to be incorporated within the development and the long term maintenance of the landscaped areas must be addressed</li> <li>• Potential for archaeology, investigation and mitigation may be required</li> <li>• Assessment of ecology impacts and provision of mitigation, as appropriate</li> <li>• Mitigation to ensure no significant effect on River Tweed SAC/SSSI</li> <li>• A number of access points are achievable along the northern boundary of the site</li> <li>• Transport Statement will be required</li> <li>• Early engagement with Scottish Water to ascertain whether a Drainage Impact Assessment is required, in respect of WWTW</li> <li>• Water Impact Assessment is required, in respect of WTW</li> <li>• Potential contamination on the site to be investigated and mitigated, where required.</li> </ul>			

#### POTENTIAL LONGER TERM HOUSING (SUBJECT TO REVIEW)

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
SGREE003	Halliburton Road	3.4	N/A
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• A Masterplan to be developed for the site</li> <li>• 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</li> <li>• Improvements to pedestrian access into the centre of the settlement and enhancement to right of way along the site boundary</li> <li>• Enhancement to the tree belt on the west side of the site</li> <li>• Open space at the top of the site to protect potential archaeology and prevent unattractive ridgeline</li> <li>• Design and layout should be sympathetic to the local character and take advantage of any solar gain, for energy efficiency</li> <li>• Interim landscape buffering if site is developed in stages</li> <li>• Further assessment of developer contributions for the new Berwickshire High School will be required and Greenlaw Primary School may be required</li> <li>• The long term maintenance of landscaped areas must be addressed.</li> </ul>			

## BUSINESS AND INDUSTRIAL

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
BGREE005	Land South of Edinburgh Road	1.2	N/A
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• This is a business and industrial site as defined in Policy ED1</li> <li>• Transport Statement is required for any development</li> <li>• Consideration must be given to surface water runoff and any flood risk</li> <li>• Protect existing boundary features, where possible</li> <li>• Assessment of ecology impacts and provision of mitigation, as appropriate</li> <li>• Early engagement with Scottish Water to ascertain whether a Drainage Impact Assessment and Water Impact Assessment are required, in respect of WWTW and WTW</li> <li>• Amenity of adjacent residential properties should be considered through appropriate screen planting</li> <li>• Planting along the southern boundary to screen development from the entry to Greenlaw from the south on the A6105</li> <li>• 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</li> <li>• Long term maintenance of landscaped areas to be addressed.</li> </ul>			

## BUSINESS AND INDUSTRIAL SAFEGUARDING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zEL22	Duns Road Industrial Estate	0.6	N/A
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• This is a business and industrial safeguarded site as defined in Policy ED1.</li> </ul>			

## MIXED USE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
MGREE003	Former Extension to Duns Road Industrial Estate	0.4	N/A
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• 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</li> <li>• Vehicular and pedestrian access should be taken from the A6105 (Duns Road) in line with advice from the Roads Planning team</li> <li>• Screen planting to the north and east to screen the development from approaches to Greenlaw from the north and to define a settlement edge</li> <li>• Amenity of the neighbouring residential properties and business should be considered through satisfactory screen planting</li> <li>• Orientation of buildings to take advantage of the southerly aspect of the site.</li> </ul>			

## KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSGREE001	WS Happer Memorial Park	3.2
GSGREE002	The Green	0.6



# 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 are 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, 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 ten 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"> <li>Refer to approved Planning Brief (Summerfield 1 and 2).</li> </ul>			
RHA13B	Summerfield 2	2.7	60
Site Requirements			
<ul style="list-style-type: none"> <li>Refer to approved Planning Brief (Summerfield 1 and 2).</li> </ul>			
RHA21B	Leaburn 2	1.6	40
Site Requirements			
<ul style="list-style-type: none"> <li>Vehicular access to this site will be from Leaburn Drive to the north of the site</li> <li>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</li> <li>Design and layout should be sympathetic to the local character and take advantage of any solar gain, for energy efficiency</li> <li>SUDS is required to deal with surface water drainage on the site</li> <li>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</li> <li>Pedestrian links shall be designed to provide convenient access to Weensland Road (A698) and the recreation ground to the west.</li> </ul>			
RHA24A	Crumhaughill	2.5	20
Site Requirements			
<ul style="list-style-type: none"> <li>Refer to approved Planning Brief.</li> </ul>			
RHA25B	Stirches 2	2.1	40
Site Requirements			
<ul style="list-style-type: none"> <li>Refer to approved Planning Brief.</li> </ul>			
RHA27B	Gala Law/Guthrie Drive Housing Land Use Proposal	4	90
Site Requirements			
<ul style="list-style-type: none"> <li>Refer to approved Planning Brief.</li> </ul>			

AHAWI006	Guthrie Drive	6.9	100
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• Relation to St Andrews convent needs to be considered and taken into account in development proposals</li> <li>• The woodland policies to the north west of the site need to be retained and managed</li> <li>• Trees along Guthrie Road need to be retained or improved (as amended for visibility and access purposes)</li> <li>• Undergrounding of existing overhead transmission lines to be considered</li> <li>• Access to be via Guthrie Drive</li> <li>• Protected species interests have been recorded in the area and further assessment on nature conservation will be required</li> <li>• Landscaping is required to reduce visual impact from the west</li> <li>• Archaeology interests have been recorded in the surrounding area and archaeological assessment including archaeological evaluation along with associated mitigation measures is required.</li> </ul>			
AHAWI013	Gala Law	5.5	100
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• Refer to approved Planning Brief.</li> </ul>			
AHAWI025	Leishman Place	0.2	5
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• Amenity of neighbouring residential properties to be addressed</li> <li>• Boundary trees to be retained.</li> </ul>			
AHAWI026	Henderson Road	0.2	6
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• Alternative pedestrian access between Henderson Road and Boonraw Road to be provided</li> <li>• Structure planting on the NE boundary is required, and existing trees on this boundary to be retained</li> <li>• The potential relocation of the adjacent recycling point to be considered</li> <li>• Amenity of neighbouring residential properties to be addressed.</li> </ul>			
AHAWI027	Burnfoot (Phase 1)	5	60
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• It is intended that a single joint planning brief will be produced for this site and sites BHAWI001 and BHAWI004, in the form of supplementary planning guidance, to include the principles of 'Designing Streets'</li> <li>• 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</li> <li>• Vehicular access to the site is to be taken from the B6359</li> <li>• A Transport Assessment will be required</li> <li>• 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</li> <li>• Measures should be taken to improve cycling linkages along the B6359</li> <li>• 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</li> <li>• Assessment of ecology impacts and provision of mitigation, as appropriate</li> <li>• 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</li> <li>• Archaeology interests have been recorded in the surrounding area and archaeological assessment including archaeological evaluation along with associated mitigation measures is required</li> <li>• Potential contamination on the site should be investigated and mitigated</li> <li>• Potential for on-site play provision.</li> </ul>			

## 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
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• This is a business and industrial site as defined in Policy ED1</li> <li>• Vehicle access is from the Galalaw Business Park estate road to the north of the site</li> <li>• 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.</li> </ul>			
BHAWI001	North West Burnfoot	5.0	N/A
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• It is intended that a single joint planning brief will be produced for this site and site AHAWI027 and BHAWI004, in the form of supplementary planning guidance, to include the principles of 'Designing Streets'</li> <li>• This is a business and industrial site as defined in Policy ED1</li> <li>• A firm landscape screen to be formed along the western and northern boundaries of the site, involving new tree planting and hedgerow enhancements</li> <li>• The Mill Dam should be excluded from the development</li> <li>• Site should be planned in association with site AHAWI027 and road network should integrate both schemes</li> <li>• Development of site should accommodate the retention of key views from the Gala Law roundabout area</li> <li>• Vehicular access to site is achievable from B6359</li> <li>• Vehicular access is available from the road serving Galalaw Business Park and a footway is required on the north west side of the B6359</li> <li>• The B6359, beyond the Henderson Road junction, needs to be upgraded in terms of width; footway provision and street lighting and a lower speed restriction may be required</li> <li>• Archaeology interests have been recorded in the surrounding area and archaeological assessment including archaeological evaluation along with associated mitigation measures is required</li> <li>• 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.</li> </ul>			
BHAWI002	Gala Law North	6.6	N/A
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• It is intended that a Planning Brief in the form of Supplementary Planning Guidance will be produced for this site</li> <li>• This is a business and industrial site as defined in Policy ED1</li> <li>• 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</li> <li>• Careful consideration regarding layout and scale is required to minimise visual intrusion in the landscape</li> <li>• A strip of semi-natural woodland that runs through the site needs to be retained except if part of it is needed for access</li> <li>• Pedestrian links are required to bus laybys at Galalaw roundabout</li> <li>• There are potential issues with contaminated land on the site and this should be further investigated.</li> </ul>			

BHAWI003	Gala Law II	0.7	N/A
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• This is a business and industrial site as defined in Policy ED1</li> <li>• Consideration is required to be given to surface water and water environment considerations</li> <li>• Protect boundary features and mitigation for protected species potentially including bats, badger and breeding birds</li> <li>• Existing trees to be protected and retained</li> <li>• A Transport Statement is required. Development must not preclude access to site MHAWI001</li> <li>• Potential contamination to be investigated and mitigated</li> <li>• Footpath link along the northern edge of site is required</li> <li>• Water and Drainage Impact Assessments may be required</li> <li>• A water main runs through the middle of the site</li> <li>• Archaeology evaluation/mitigation required.</li> </ul>			
BHAWI004	Land to South of Burnhead	5.1	N/A
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• This is a high amenity business site as defined in Policy ED1</li> <li>• It is intended that a single joint planning brief will be produced for this site and sites BHAWI001 and AHAWI027, in the form of supplementary planning guidance, to include the principles of 'Designing Streets'</li> <li>• Surface water flooding issues and water environment considerations will require to be addressed</li> <li>• Assessment of ecology impacts and provision of mitigation, as appropriate</li> <li>• 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</li> <li>• A Transport Statement is required</li> <li>• 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</li> <li>• An existing water mains runs through the site</li> <li>• A Drainage Impact Assessment may be required</li> <li>• Archaeology evaluation/mitigation required</li> <li>• Green infrastructure connections through the site, including links to housing at Burnfoot and the existing path network to the east of Burnhead Road</li> <li>• A firm landscaped screen is to be formed on the northern edge of the site and a landscaped boundary along its eastern side</li> <li>• A comprehensive transport appraisal is to be undertaken, which should include analysis of the site's cumulative impact on the trunk road network and any requisite mitigation to resolve such impacts.</li> </ul>			

## 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"> <li>This is a safeguarded business and industrial site as defined in Policy ED1.</li> </ul>			
zEL49	Burnfoot	17.2	N/A
Site Requirements			
<ul style="list-style-type: none"> <li>This is a safeguarded business and industrial site as defined in Policy ED1.</li> </ul>			
zEL50	Mansfield Road	5.6	N/A
Site Requirements			
<ul style="list-style-type: none"> <li>This is a safeguarded business and industrial site as defined in Policy ED1</li> <li>A flood risk assessment is required to assess the risk from the River Teviot and small watercourse which flows along the boundary of the site, which may be culverted in parts, and to inform the area of redevelopment, type of development, and finished floor levels. Surface water runoff issues would require to be investigated, and mitigation measures may be required during design stage.</li> </ul>			
zEL51	Loch Park Road	2.2	N/A
Site Requirements			
<ul style="list-style-type: none"> <li>This is a safeguarded business and industrial site as defined in Policy ED1.</li> </ul>			
zEL52	Liddesdale Road	1.7	N/A
Site Requirements			
<ul style="list-style-type: none"> <li>This is a safeguarded business and industrial site as defined in Policy ED1.</li> </ul>			
zEL62	Weensland	2.8	N/A
Site Requirements			
<ul style="list-style-type: none"> <li>This is a safeguarded business and industrial site as defined in Policy ED1</li> <li>A flood risk assessment is required to assess the risk from the River Teviot and mill lade which flows through the site, which may be culverted in parts, and to inform the area of redevelopment, type of development, and finished floor levels. Surface water runoff issues would require to be investigated, and mitigation measures may be required during design stage.</li> </ul>			

## 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"> <li>The design and site layout should aim to retain areas of significant biodiversity value</li> <li>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</li> <li>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.</li> </ul>			

## 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"> <li>Refer to approved Planning Brief.</li> </ul>			
RHAWI001	Slitrig Crescent	1.6	70
Site Requirements			
<ul style="list-style-type: none"> <li>A flood risk assessment is required and design and layout of the site should mitigate flood risk on the site</li> <li>Redevelopment of the site should take advantage of the location close to the town centre</li> <li>Design and layout should give proper respect to the listed buildings, archaeological records and the location in the Conservation Area in Hawick</li> <li>Any development is required to take into account the intimate setting of the area around Slitrig Crescent and the Slitrig Bank area</li> <li>Parking is required to be included within the layout of the development</li> <li>Mitigation measures are required to prevent any impact on the River Tweed SAC/SSSI</li> <li>Contamination assessment required due to the relation to the former Waverley railway and appropriate mitigation measures to be carried out thereafter</li> <li>Land in direct proximity to the railway is required to be safeguarded in line with LDP</li> <li>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.</li> </ul>			
RHAWI010	Cottage Hospital	0.7	N/A
Site Requirements			
<ul style="list-style-type: none"> <li>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</li> <li>Access is likely to be from Buccleugh Road (A7), via the shared entrance with Borders College</li> <li>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</li> <li>SUDS is required to deal with surface water drainage on the site</li> <li>Site investigation of any potential contamination and appropriate mitigation measures to be carried out thereafter</li> <li>Due to the regional historic interest of the building, a Historic Building Survey to be undertaken</li> <li>Assessment of any impact on nature conservation will be required.</li> </ul>			

RHAWI011	Factory, Fairhurst Drive	0.5	10
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• 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</li> <li>• Potential contamination on the site should be investigated and mitigated</li> <li>• 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</li> <li>• Assessment of ecology impacts and provision of mitigation, as appropriate</li> <li>• Explore the potential to establish a direct pedestrian link onto Wilson Drive</li> <li>• Landscaping should be established to the west of the site to help separate the site from the neighbouring garage use</li> <li>• Potential for surface water runoff issues to be addressed at the design stage as requested by SEPA.</li> </ul>			
RHAWI012	St Margaret's & Wilton South Church	0.04	N/A
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• Any development must preserve or enhance the character of the Conservation Area</li> <li>• Historic building recording of the late 19th Century church may be required</li> <li>• Site investigation of any potential contamination and appropriate mitigation measures to be carried out thereafter</li> <li>• Amenity of existing residential properties must be safeguarded.</li> </ul>			
RHAWI014	Land on Mansfield Road	0.2	N/A
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• A flood risk assessment is required to inform the area of redevelopment, type of development, access/ egress, and finished floor levels</li> <li>• Use should be compatible with adjacent residential properties to the north and east</li> <li>• Site investigation of any potential contamination and appropriate mitigation measures to be carried out thereafter</li> <li>• Mitigation measures are required to prevent any impact on the River Tweed SAC/SSSI.</li> </ul>			
RHAWI015	Land east of Community Hospital	0.2	N/A
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• 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</li> <li>• A flood risk assessment is required to inform the area of redevelopment, type of development, access/ egress, and finished floor levels. Investigation of potential lade structures beneath the site should be considered</li> <li>• Mitigation measures are required to prevent any impact on the River Tweed SAC/SSSI</li> <li>• Site investigation of any potential contamination and appropriate mitigation measures to be carried out thereafter</li> <li>• The service road will require to be upgraded, possibly to adoptable standard</li> <li>• Site connectivity to the site to the north may be desirable.</li> </ul>			

RHAWI016	Former N Peal Factory, Carnarvon Street	0.3	N/A
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• The design and layout of development proposals should ensure that there is no adverse impact on adjoining land uses</li> <li>• 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</li> <li>• Use should be compatible with adjacent residential properties to the north and east</li> <li>• Mitigation measures are required to prevent any impact on the River Tweed SAC/SSSI</li> <li>• Site investigation of any potential contamination and appropriate mitigation measures to be carried out thereafter</li> <li>• Demolition or alteration would require a Historic Building Survey to be undertaken and possibly further mitigation of impacts</li> <li>• Protected species interests may be present within the structures and further assessment on nature conservation will be required</li> <li>• 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</li> <li>• A flood risk assessment is required and design and layout of the site should mitigate flood risk.</li> </ul>			
RHAWI017	Former Peter Scott Building	0.6	N/A
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• The submission of a Flood Risk Assessment would be required</li> <li>• Any development must be sympathetic to the character and setting of this C listed building and Hawick Conservation Area</li> <li>• Protected species may be present within the structures and further assessment/mitigation on nature conservation may be required</li> <li>• Potential archaeology within the site, mitigation may be required</li> <li>• Site investigation of any potential contamination and appropriate mitigation measures to be carried out thereafter</li> <li>• The need for a Sustainable Urban Drainage System within the site to deal with surface water.</li> </ul>			
RHAWI018	Buckleuch Mill	0.1	N/A
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• A flood risk assessment is required to assess the risk from the River Teviot</li> <li>• Any development must be sympathetic to the character of the Hawick Conservation Area</li> <li>• Protected species may be present within the structures and further assessment/mitigation on nature conservation may be required</li> <li>• Potential archaeology within the site, mitigation may be required</li> <li>• Site investigation of any potential contamination and appropriate mitigation measures to be carried out thereafter</li> <li>• The need for a Sustainable Urban Drainage System within the site to deal with surface water.</li> </ul>			



## KEY GREENSPACE

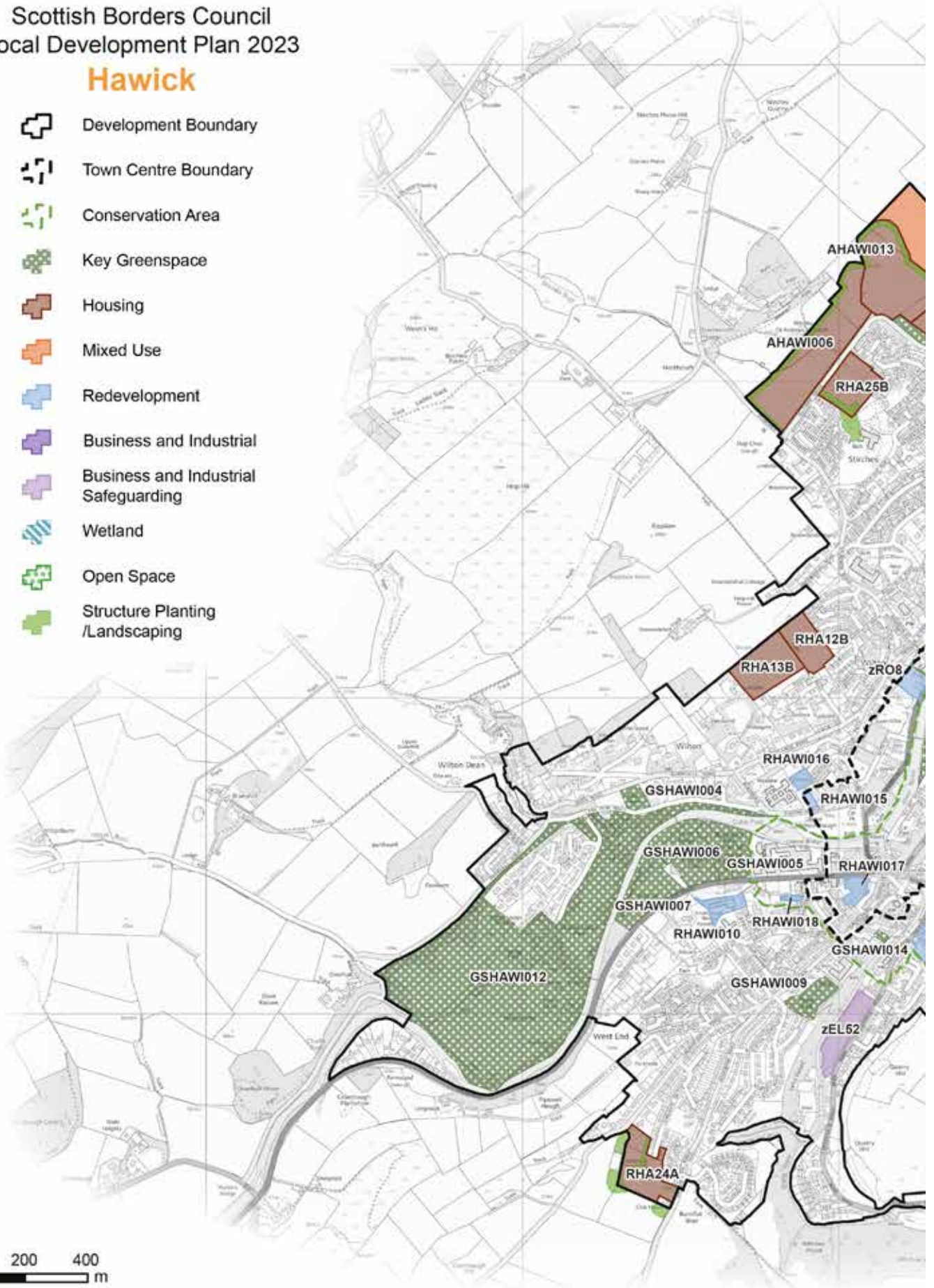
SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSHAWI001	Twirlees Terrace Allotments	0.3
GSHAWI002	Braid Road Allotment	1.1
GSHAWI003	Fisher Avenue Allotment	1.7
GSHAWI004	Dean Road Allotments	0.6
GSHAWI005	Hawick & Wilton CC	2.2
GSHAWI006	Volunteer Park	2.8
GSHAWI007	Volunteer Park ATP	2.6
GSHAWI008	Allotments 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



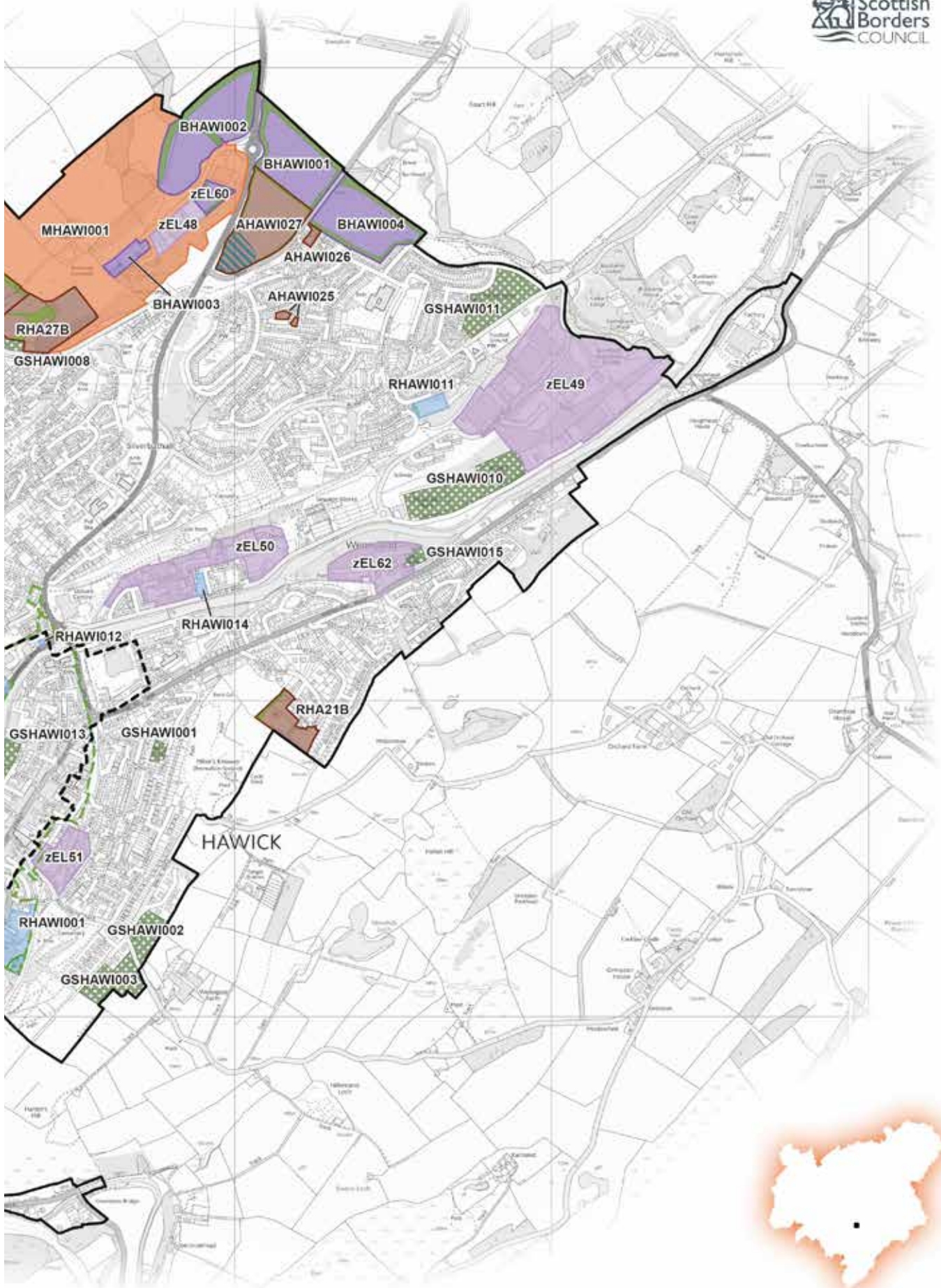
Scottish Borders Council  
Local Development Plan 2023

**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"> <li>The main vehicular access to the site will be directly from the A698 with respect for the urban form of the village</li> <li>Structure planting will be required to the eastern boundary to reinforce the settlement edge and contain the site</li> <li>The design and layout of the site should be in character with the existing linear form of the village.</li> </ul>			
RHE3B	Ladyrig	1.1	20
Site Requirements			
<ul style="list-style-type: none"> <li>The main vehicular access to the site should be from the A698 with respect for the urban form of the village</li> <li>Structure planting will be required to the southern and eastern boundaries to reinforce the settlement edge and contain the site</li> <li>The design and layout of the site should be in character with the existing linear form of the village.</li> </ul>			

#### 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

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Local Development Plan 2023  
**Heriot Station**

-  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"> <li>• Provide structure planting at southern edge to provide enclosure to the site and to define a settlement boundary</li> <li>• Retain existing hedge planting on the western edge to define a settlement boundary</li> <li>• Provide satisfactory planting to safeguard the amenity of neighbouring properties</li> <li>• Property orientation should take advantage of the southerly aspect and long views</li> <li>• 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</li> <li>• Pedestrian links through the site to Royal Terrace and to Knowes Close and the play park should be provided</li> <li>• Investigation of possible archaeological links to the north west of the site.</li> </ul>			

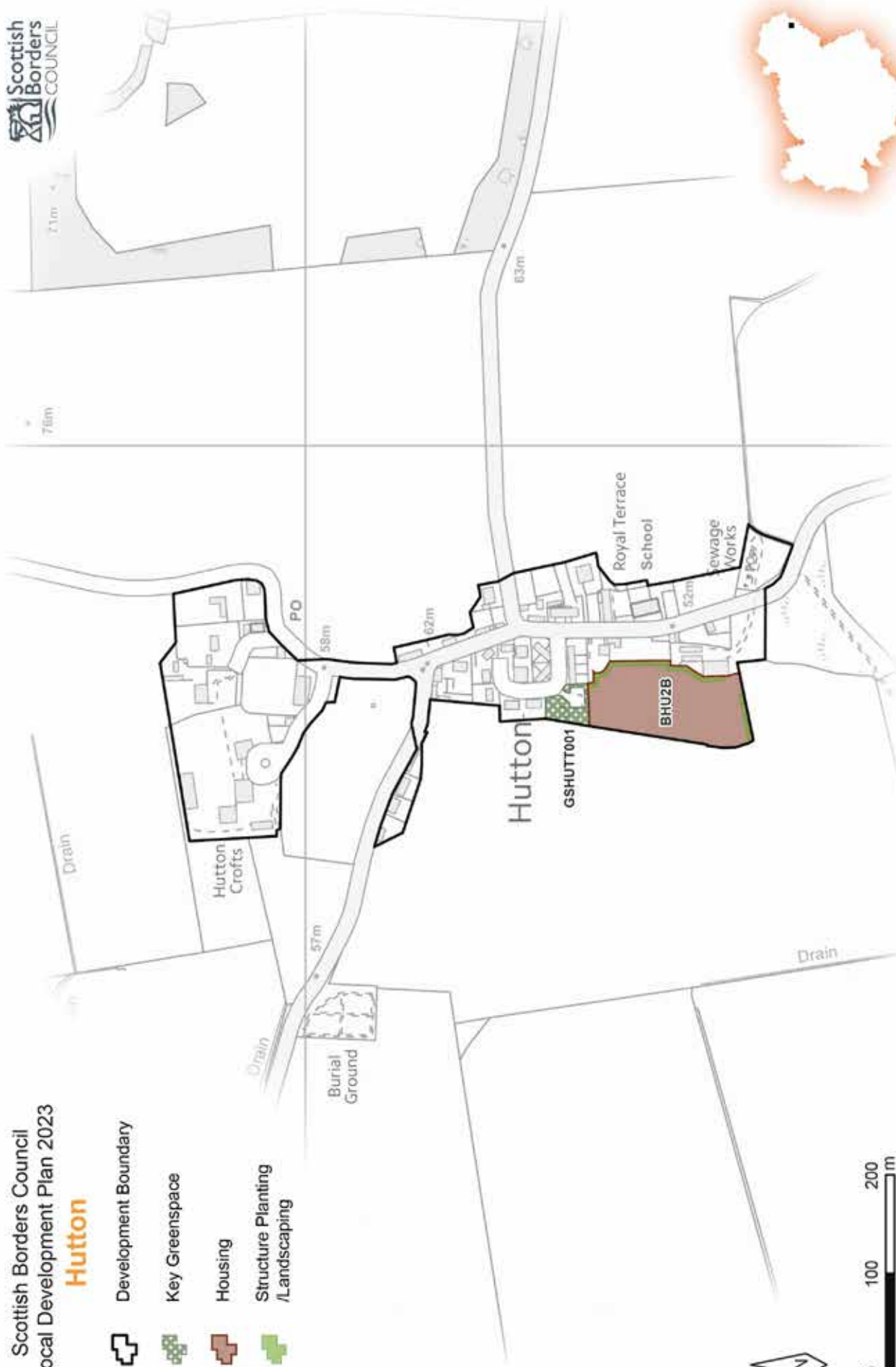
#### KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSHUTT001	Recreation and Play Area	0.1

Scottish Borders Council  
Local Development Plan 2023

**Hutton**

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



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# 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 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"> <li>Refer to the approved planning brief, which shall be updated.</li> </ul>			
TI3B	Peebles Road	0.2	5
Site Requirements			
<ul style="list-style-type: none"> <li>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</li> <li>Retention of the stone boundary wall along the Peebles Road</li> <li>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</li> <li>Further assessment on archaeology will also be required and mitigation put in place.</li> </ul>			

AINNE004	Kirklands/Willowbank II	7.8	150
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• It is intended that a Planning Brief in the form of Supplementary Planning Guidance will be produced for this site</li> <li>• The vehicular access will be via the allocated housing site TI200 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</li> <li>• 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</li> <li>• Existing stone walls to be maintained and possibly incorporated into access routes</li> <li>• 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</li> <li>• Mitigation measures are required to prevent any impact on the River Tweed Special Area of Conservation (Leithen Water)</li> <li>• Further assessment on nature conservation interest along with archaeology will also be required and mitigation put in place</li> <li>• A flood risk assessment is required to inform the site layout, design and mitigation.</li> </ul>			

#### POTENTIAL LONGER TERM HOUSING (SUBJECT TO REVIEW)

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
SINNE001	Kirklands II	7.6	TBC
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• It is intended that a Masterplan in the form of Supplementary Planning Guidance will be produced for this site</li> <li>• A vehicular link will be required through the adjacent housing site AINNE004 Kirklands/ Willowbank</li> <li>• Enhancement of existing woodland and provision of preplanned and implemented structural landscaping. The long term maintenance of landscaped areas must be addressed</li> <li>• Provision of amenity access to the wider countryside for pedestrians and cyclists</li> <li>• Mitigation measures are required to prevent any impact on the River Tweed Special Area of Conservation (Leithen Water)</li> <li>• Further assessment on nature conservation interest along with archaeology will also be required and mitigation put in place</li> <li>• A flood risk assessment is required to inform the site layout, design and mitigation.</li> </ul>			

#### BUSINESS AND INDUSTRIAL

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zEL16	Traquair Road East	0.6	N/A
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• This is a business and industrial site as defined in Policy ED1</li> <li>• 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.</li> </ul>			

## BUSINESS AND INDUSTRIAL SAFEGUARDING

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zEL200	Traquair Road	3.0	N/A
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• This is a business and industrial safeguarded site as defined in Policy ED1</li> <li>• In the event of further proposed development or redevelopment, a flood risk assessment is required to inform the site layout, design and mitigation.</li> </ul>			

## MIXED USE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
MINNE001	Caerlee Mill	1.5	35
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• A planning brief has been undertaken for the site</li> <li>• The site must provide a mix of uses including housing, employment and/or commercial</li> <li>• 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</li> <li>• A water impact assessment will be required</li> <li>• 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</li> <li>• A Transport Statement will be required</li> <li>• Provision of amenity access within the development for pedestrians and cyclists. Links to the footpath network to be created and amenity maintained and enhanced</li> <li>• Further assessment of archaeological interest will be required and mitigation put in place</li> <li>• Assessment of ecology impacts and provision of mitigation, as appropriate</li> <li>• 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</li> <li>• In advance of the development being occupied, connection of waste water (foul) drainage to the public sewer will be required</li> <li>• Potential contamination on the site should be investigated and mitigated.</li> </ul>			

MINNE003	Land West of Innerleithen	6.8	50
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• A Planning Brief in the form of Supplementary Planning Guidance to be produced for this site</li> <li>• Flood Risk Assessment required, to assess any potential flood risk from the River Tweed</li> <li>• Protect and enhance existing boundary features, where possible</li> <li>• Assessment of ecology impacts and provision of mitigation, as appropriate</li> <li>• Mitigation to ensure no significant effect on River Tweed Special Area of Conservation/Sites of Special Scientific Interest</li> <li>• Landscaping/structure planting to mitigate any visual impact. The long term maintenance of landscaped areas must be addressed</li> <li>• Pedestrian and cycle connectivity with Tweed View, Health Centre and the multi use path will be required</li> <li>• A new vehicular access off the A72 Peebles Road will be required with connection to Angle Park</li> <li>• Transport Assessment, or at least Transport Statement required</li> <li>• 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</li> <li>• Archaeology evaluation/mitigation required. Preference for in-situ protection, full investigation would be required for the area with the Roman Camp</li> <li>• 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.</li> <li>• Area of land in north east corner to be safeguarded for potential future expansion of health centre.</li> </ul>			

## 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





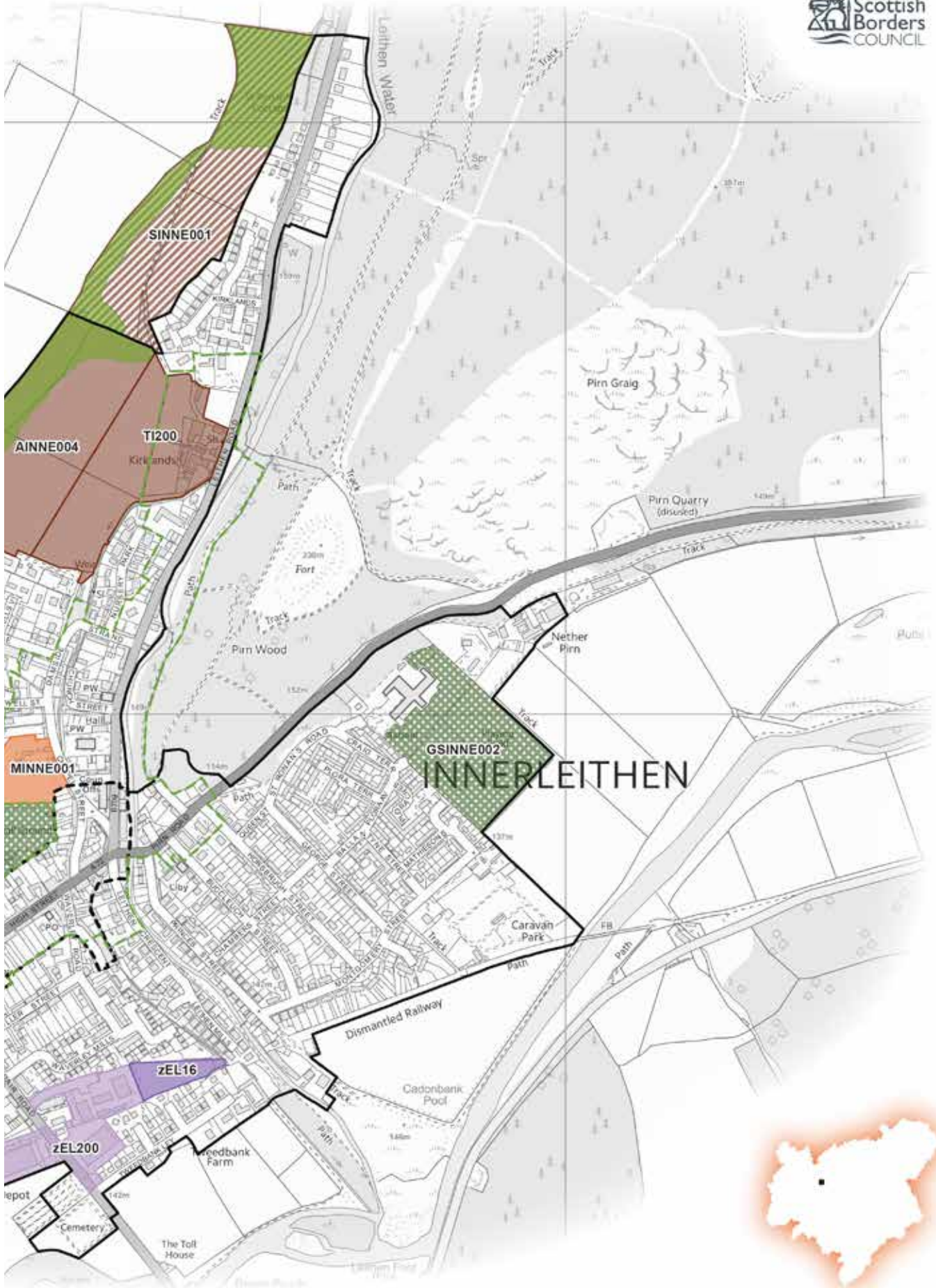
Scottish Borders Council  
Local Development Plan 2023

**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"> <li>Refer to approved Planning Brief.</li> </ul>			
RJ30B	Howden Drive	4.2	80
Site Requirements			
<ul style="list-style-type: none"> <li>Refer to approved Planning Brief.</li> </ul>			
RJ2B	Lochend	3.1	43
Site Requirements			
<ul style="list-style-type: none"> <li>Refer to approved Planning Brief.</li> </ul>			

RJ14B	Oxnam Road	8.3	67
Site Requirements			
<ul style="list-style-type: none"> <li>• Access to be taken directly from existing access off Oakieknowe Road</li> <li>• Site to include village green and play area as shown in the approved Planning Brief for Lochend and Annefield</li> <li>• Design and layout to be in character with existing on-site development.</li> </ul>			
RJ27D	Wildcat Cleuch	1.7	6
Site Requirements			
<ul style="list-style-type: none"> <li>• Site is to be accessed off Wildcat Cleuch not Lanton Road</li> <li>• Structural planting required on the northern boundary to provide a definitive settlement edge. A management scheme for planting is also required</li> <li>• Existing hedgerows and trees to be retained where possible</li> <li>• A small watercourse flows along the western site boundary and is culverted beneath Wildcatcleugh Road and should be assessed within any flood risk assessment. Consideration should be given to the potential for culvert removal and channel restoration.</li> </ul>			
AJEDB005	Wildcat Gate South	2.1	20
Site Requirements			
<ul style="list-style-type: none"> <li>• Refer to approved Planning Brief.</li> </ul>			
AJEDB010	Queen Mary Building	0.3	25
Site Requirements			
<ul style="list-style-type: none"> <li>• Refer to approved Planning Brief.</li> </ul>			
AJEDB012	Howden Drive South	0.2	5
Site Requirements			
<ul style="list-style-type: none"> <li>• Structural planting required on the southern boundary to reinforce settlement edge and protect existing woodland. A management scheme for planting is also required</li> <li>• Scale of the development must be in keeping with surrounding residential properties</li> <li>• Mitigation measures are required to prevent any impact on the River Tweed Special Area of Conservation</li> <li>• Mitigation measures should be carried out to address drainage into the nearby burn.</li> </ul>			
AJEDB018	Land East of Howdenburn Court II	1.2	20
Site Requirements			
<ul style="list-style-type: none"> <li>• Protect existing boundary features, where possible</li> <li>• Assessment of ecology impacts and provision of mitigation, as appropriate</li> <li>• Pedestrian and cycle linkage would be required with Howden Park, Howdenburn Court and Lochend (RJ2B)</li> <li>• Vehicular access would be required from both the adjacent allocations (RJ2B) to the east and (RJ30B) to the south</li> <li>• The development of this site must be thought about in conjunction with the adjacent housing allocation (RJ2B), in respect of design, layout and access</li> <li>• Potential contamination to be investigated and mitigated</li> <li>• Surface water would require to be considered.</li> </ul>			

## 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"> <li>This is a business and industrial site as defined in Policy ED1</li> <li>Existing woodland should be excluded from the developable area.</li> </ul>			

## 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"> <li>This is a business and industrial safeguarded site as defined in Policy ED1.</li> </ul>			
zEL32	Hartrigge Park	9.8	N/A
Site Requirements			
<ul style="list-style-type: none"> <li>This is a business and industrial safeguarded site as defined in Policy ED1.</li> </ul>			
zEL33	Edinburgh Road	2.3	N/A
Site Requirements			
<ul style="list-style-type: none"> <li>This is a business and industrial safeguarded site as defined in Policy ED1</li> <li>A flood risk assessment will be 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. Flood resilient and resistant materials should be used.</li> </ul>			
zEL34	Bankend South Industrial Estate	3.2	N/A
Site Requirements			
<ul style="list-style-type: none"> <li>This is a business and industrial safeguarded site as defined in Policy ED1</li> <li>A flood risk assessment will be 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. Flood resilient and resistant materials should be used.</li> </ul>			
zEL35	Bongate South	0.9	N/A
Site Requirements			
<ul style="list-style-type: none"> <li>This is a business and industrial safeguarded site as defined in Policy ED1</li> <li>A flood risk assessment will be 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. Flood resilient and resistant materials should be used.</li> </ul>			
zEL37	Bongate North	1.1	N/A
Site Requirements			
<ul style="list-style-type: none"> <li>This is a business and industrial safeguarded site as defined in Policy ED1</li> <li>A flood risk assessment will be 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. Flood resilient and resistant materials should be used.</li> </ul>			

## 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"> <li>• A flood risk assessment is required to inform the design along with possible mitigation and resilience measures</li> <li>• Commercial and retail uses will be viewed more favourably than residential and development of the ground floor for residential purposes will be unacceptable</li> <li>• 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</li> <li>• Site suitable for redevelopment for community use.</li> </ul>			
RJEDB002	Riverside Mill	0.2	N/A
Site Requirements			
<ul style="list-style-type: none"> <li>• A flood risk assessment is required to inform development of the site along with possible mitigation and resilience measures</li> <li>• Suitable access to the site would be determined by the proposed use and would require discussion with the Council's Roads Planning Team</li> <li>• 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</li> <li>• Mitigation measures would be required to ensure no significant impacts on the River Tweed Special Area of Conservation</li> <li>• Excavations in this area may require archaeological monitoring.</li> </ul>			
RJEDB003	Howdenburn Primary School	2.2	N/A
Site Requirements			
<ul style="list-style-type: none"> <li>• Consideration must be given to surface runoff, early discussions with Flood Officer are recommended</li> <li>• Protected species may be present within the site and further assessment on nature conservation will be required</li> <li>• Archaeological evaluation is required for the site and necessary mitigation measures should be implemented</li> <li>• There is an existing outdoor sports facility within this site, and any development must take this into account in line with Scottish Planning Policy</li> <li>• Existing trees within the site should be retained where possible</li> <li>• Due to the prominence of the site, consideration must be given to scale and massing to respect the residential amenity of neighbouring properties</li> <li>• Appropriate structure planting/ screening should be provided to assist with site integration, wind protection and landscape mitigation</li> <li>• The site design should include a strong street frontage onto Howdenburn Drive, good internal street connectivity will also be required</li> <li>• 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</li> <li>• A Transport Statement will be required to address accessibility and sustainable travel</li> <li>• Any potential contamination on site to be investigated and mitigated</li> <li>• A Drainage Impact Assessment may be required to establish water impact</li> <li>• A Water Impact Assessment may be required depending on the flow demand</li> <li>• Potential flood risk to be investigated.</li> </ul>			

RJEDB006	Jedburgh Grammar School	0.8	N/A
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• A flood risk assessment is required and consideration must be given to surface runoff, early discussions with Flood Officer recommended</li> <li>• Opportunities should be taken to de-culvert Meikle Cleugh as part of any development</li> <li>• Mitigation required to ensure no significant effect on River Tweed Special Area of Conservation</li> <li>• Protected species may be present within the site and further assessment on nature conservation will be required</li> <li>• The pedestrian link between High Street and Friarsgate should be retained and enhanced</li> <li>• Consideration must be given to the scale and massing of the buildings and the edge treatment of the site</li> <li>• Retention and conversion of the category 'C' Listed school building will be required</li> <li>• The layout and design of the site should be sympathetic to and integrate well with the character of the Conservation Area</li> <li>• Archaeological evaluation is required for the site and necessary mitigation measures should be implemented</li> <li>• Any potential contamination on site to be investigated and mitigated</li> <li>• A Drainage Impact Assessment may be required to establish water impact</li> <li>• A Water Impact Assessment may be required depending on the flow demand.</li> </ul>			

## KEY GREENSPACE

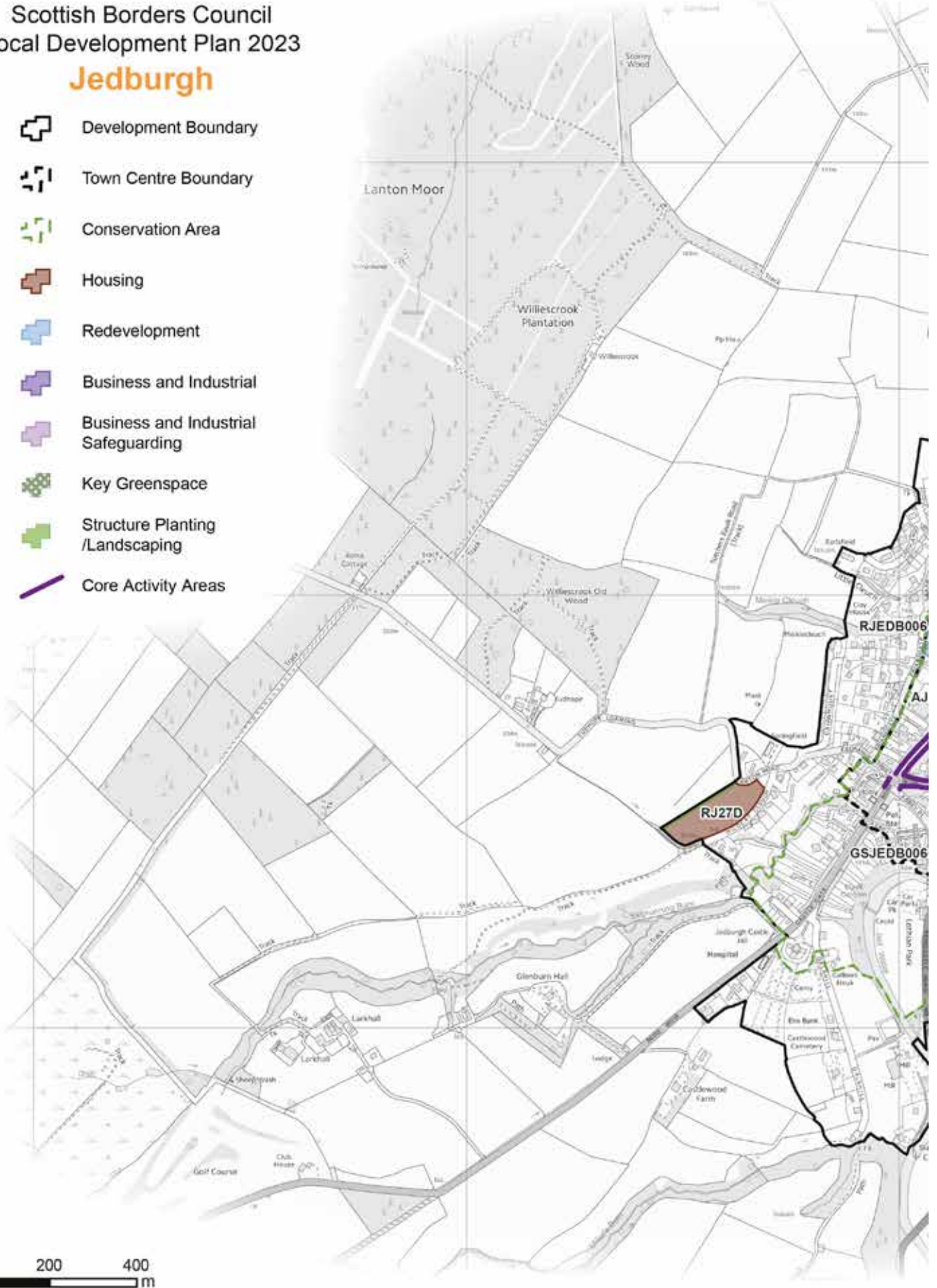
SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSJEDB001	Allerley Well Park	4.6
GSJEDB002	Jed Forest RFC	1.4
GSJEDB003	Jed Legion Club	3.0
GSJEDB004	Howden Park	2.2
GSJEDB005	Stone Hill	1.4
GSJEDB006	Jedforest Bandstand	0.7
GSJEDB007	A68/Jedwater	2.1
GSJEDB008	Jedburgh Water	1.3



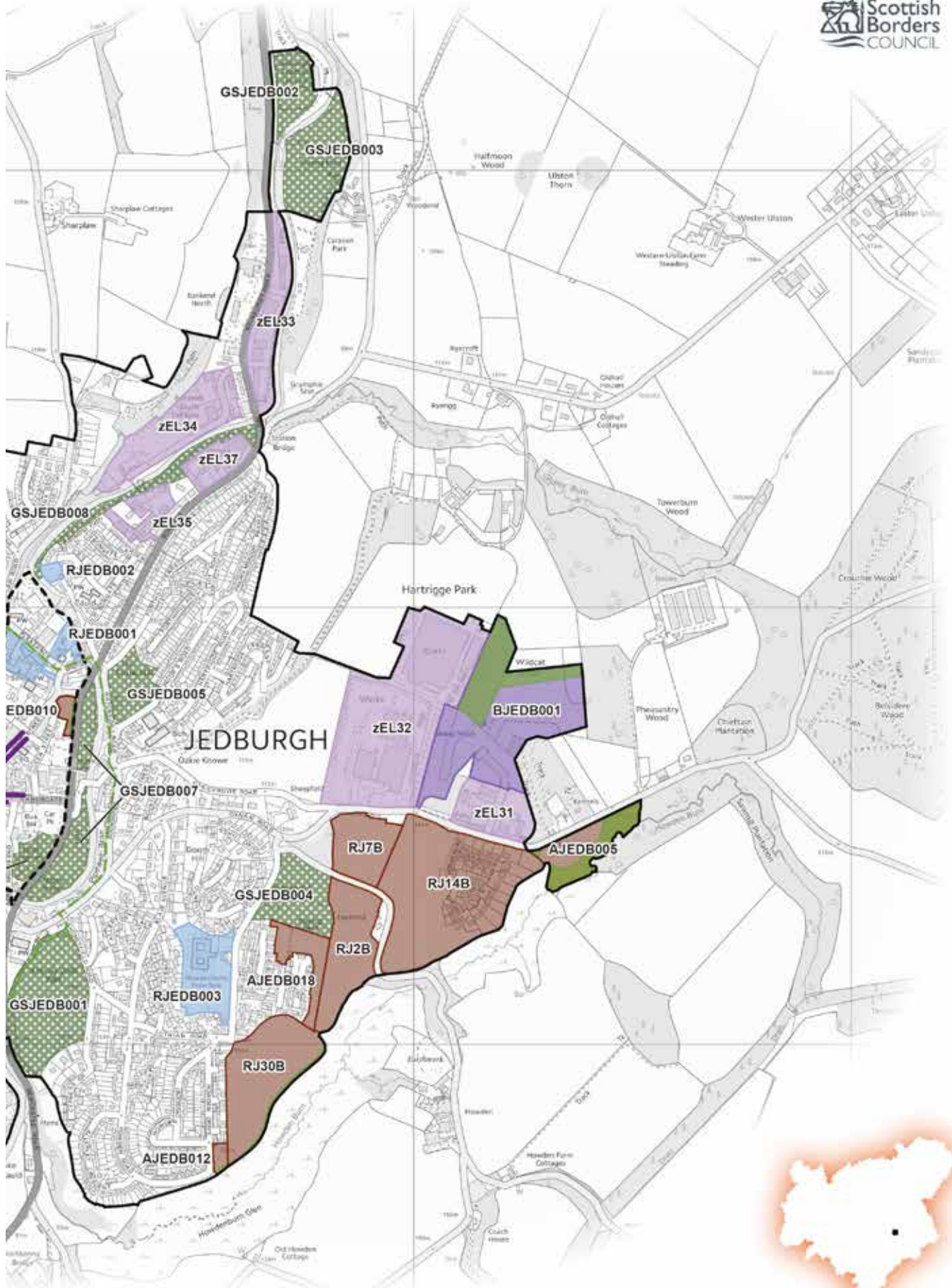
Scottish Borders Council  
Local Development Plan 2023

**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 Angrafat 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.

There is local interest in providing further parking within the town centre. This issue has been discussed previously and it was considered by the Roads Network Team that Kelso had sufficient parking within the town centre. However, it was agreed this issue would be monitored by the Roads Network Team and reviewed. The process involved would be to identify the need for more parking, finding an appropriate site and setting aside finance for implementation. This would be done outwith the LDP process.

## 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"> <li>Refer to approved Planning Brief.</li> </ul>			
AKELS009	Broomlands North	6.0	80
Site Requirements			
<ul style="list-style-type: none"> <li>Refer to approved Planning Brief.</li> </ul>			
RKE15F	Wallacenick 2	5.5	150
Site Requirements			
<ul style="list-style-type: none"> <li>Refer to approved Planning Brief.</li> </ul>			
AKELS008	Wallacenick 3	5.1	150
Site Requirements			
<ul style="list-style-type: none"> <li>Refer to approved Planning Brief.</li> </ul>			
RKE12B	Rosebank 2	1.4	20
Site Requirements			
<ul style="list-style-type: none"> <li>Vehicular access to the site should be discussed with the Council's Roads Planning Team</li> <li>Pedestrian link to the town centre would be required</li> <li>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</li> <li>The existing hedges and trees within the site should be conserved and enhanced wherever possible</li> <li>A flood risk assessment will be required to inform the development of the site</li> <li>Mitigation measures to be considered regarding the overhead power lines through part of the site and electricity sub station to the west.</li> </ul>			
AKELS021	Nethershot (Phase 1)	4.1	100
Site Requirements			
<ul style="list-style-type: none"> <li>Vehicular access to the site is to be taken from Angraflat Road</li> <li>Existing hedgerows are to be retained and enhanced where possible</li> <li>Structure planting required to provide setting for development and provide screening from the adjacent High School. A management scheme for planting is required</li> <li>Housing development should orientate habitable rooms to the south east/ south west to maximise solar gain</li> <li>Red-listed bird species on the site and further assessment of nature conservation is required</li> <li>The development should limit the height of houses to two storeys</li> <li>A Water Impact Assessment would be required</li> <li>Pedestrian links from the site to the new adjoining High School site are required.</li> </ul>			

AKELS022	Hendersyde (Phase 1)	5.4	120
Site Requirements			
<ul style="list-style-type: none"> <li>Refer to approved Planning Brief.</li> </ul>			
AKELS025	Tweed Court	0.3	15
Site Requirements			
<ul style="list-style-type: none"> <li>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</li> <li>It would be desirable to retain Abbeyfield House as part of the site layout</li> <li>If the site layout is to be significantly changed a stopping up order for the public roads within the site may be required</li> <li>Where possible the development should have a strong street frontage onto the existing streets</li> <li>Assessment of ecology impacts and provision of mitigation, as appropriate</li> <li>A Water Impact Assessment will be required to be undertaken</li> <li>An off-site contribution for play may be required</li> <li>Residential amenity of neighbouring residential areas must also be considered.</li> </ul>			
AKELS026	Nethershot (Phase 2)	6.3	100
Site Requirements			
<ul style="list-style-type: none"> <li>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</li> <li>Assessment of ecology impacts and provision of mitigation, as appropriate</li> <li>Archaeology investigation/mitigation is required</li> <li>Landscaping along the north east and north west boundaries</li> <li>Boundary hedges to be retained where possible</li> <li>Housing development should orientate habitable rooms to the south east/south west to maximise solar gain</li> <li>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</li> <li>Transport Assessment is required</li> <li>A Water Impact Assessment may be required along with associated mitigation</li> <li>Investigation and mitigation measures may be required in relation to surface water run-off within the site</li> <li>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.</li> </ul>			

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
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• 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</li> <li>• Existing and new woodland needs to be retained and enhanced and included in a management scheme</li> <li>• Structure planting required to provide setting for development and to reinforce settlement edge. A management scheme for planting is also required</li> <li>• 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</li> <li>• A buffer area is required for additional woodland on southern and western boundary after archaeological valuation is carried out</li> <li>• 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</li> <li>• Red-listed bird species on the site and further assessment of nature conservation is required</li> <li>• Housing development should orientate habitable rooms to the south east/ south west to maximise solar gain</li> <li>• The development should limit the height of houses to two storeys</li> <li>• Access to the site is to be taken through the adjoining site AKELS021</li> <li>• A Water Impact Assessment would be required</li> <li>• Pedestrian links from the site to the new adjoining High School site are required.</li> </ul>			
SKELS005	Hendersyde (Longer Term)	9.5	TBC
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• It is intended a Planning Brief in the form of Supplementary Planning Guidance be produced for this site</li> <li>• Access to the site is to be taken through the adjoining site AKELS022</li> <li>• The effect of pipelines through the site must be considered, including consultation with the Health and Safety Executive and Scottish Gas Networks</li> <li>• Strategic improvements to the foul drainage system will be required</li> <li>• Archaeological evaluation/mitigation required</li> <li>• Ecological assessment required</li> <li>• Assessment of the impact on the River Tweed Special Area of Conservation and any consequent mitigation measures</li> <li>• Links required to the settlement including the Eildon housing site and Broomlands Primary School</li> <li>• Structure planting is required to provide setting for development and reinforce the settlement edge</li> <li>• Structure planting is to integrate with existing woodland and walled area, a management scheme for planting is required</li> <li>• A Transport Assessment will be required</li> <li>• A Water Impact Assessment would be required</li> <li>• Any negative impact on the Garden and Designed Landscape at Hendersyde Park should be avoided.</li> </ul>			

## BUSINESS AND INDUSTRIAL

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zEL206	Extension to Pinnaclehill Industrial Estate	5.9	N/A
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• This is a business and industrial site as defined in Policy ED1</li> <li>• Access to be taken directly from internal road within Industrial Estate</li> <li>• Consider the potential for culvert removal and channel restoration</li> <li>• Appropriate structure planning/landscaping is required to create a setting for employment uses and provide shelter to the site</li> <li>• A flood risk assessment is required as a small watercourse flows along the southern site boundary and the low lying part of the site may be subject to surface water flooding.</li> </ul>			
BKELS003	Wooden Linn	3.2	N/A
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• This is a business and industrial site as defined in Policy ED1</li> <li>• Sustainable Urban Drainage System is required for the development along with consideration of the potential for culvert removal and channel restoration</li> <li>• A flood risk assessment will be required to inform site layout and mitigation</li> <li>• Existing hedges and woodlands to the east should be reinforced and included in a management scheme</li> <li>• Pedestrian link is required to the existing employment development</li> <li>• Road links available from the existing industrial estate.</li> </ul>			
BKELS006	Wooden Linn II	17.0	N/A
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• 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</li> <li>• A flood risk assessment will be required to inform site layout and any necessary mitigation</li> <li>• Consideration must be given to surface run-off and any culverts/ bridges which may exacerbate flood risk</li> <li>• Foul water must be suitably planned before any proposal is approved</li> <li>• 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</li> <li>• A Transport Assessment will be required which will address suitable transport matters including public transport provision</li> <li>• Archaeological evaluation/mitigation required</li> <li>• 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</li> <li>• Existing hedges and woodlands should be reinforced and included in a management scheme</li> <li>• There are two water mains along the road on the western boundary and caution must be exercised.</li> </ul>			



## 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"> <li>This is a business and industrial safeguarded site as defined in Policy ED1</li> <li>A small watercourse/drain is located within the site and is culverted partially through the development site. A flood risk assessment is required to assess the risk of flooding.</li> </ul>			
zEL205	Spylaw Road/ Station Road	8.5	N/A
Site Requirements			
<ul style="list-style-type: none"> <li>This is a business and industrial safeguarded site as defined in Policy ED1.</li> </ul>			

## 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"> <li>Access to the site is to be taken from Station Road</li> <li>Existing trees along the northern site boundary are to be retained to protect the amenity of nearby residential properties</li> <li>Potential contamination on the site to be investigated and mitigated</li> <li>Archaeological evaluation and mitigation may be required.</li> </ul>			
RKELS002	Former Kelso High School	2.5	50
Site Requirements			
<ul style="list-style-type: none"> <li>A Transport Statement is required to address sustainable travel and street connectivity</li> <li>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</li> <li>The design and layout of the site must respect the significance of the existing structures and their setting</li> <li>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</li> <li>The gates to the north-west and southwest site boundaries should be restored and conserved where possible</li> <li>Archaeological evaluation/mitigation is required</li> <li>Assessment of ecology impacts and provision of mitigation, as appropriate</li> <li>Investigation and mitigation of potential contamination on site</li> <li>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</li> <li>Structure planting may be required to enhance the setting of the development and protect the residential amenity of neighbouring properties</li> <li>Investigation and mitigation measures may be required in relation to surface water run-off within the site.</li> </ul>			

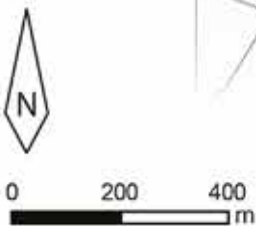
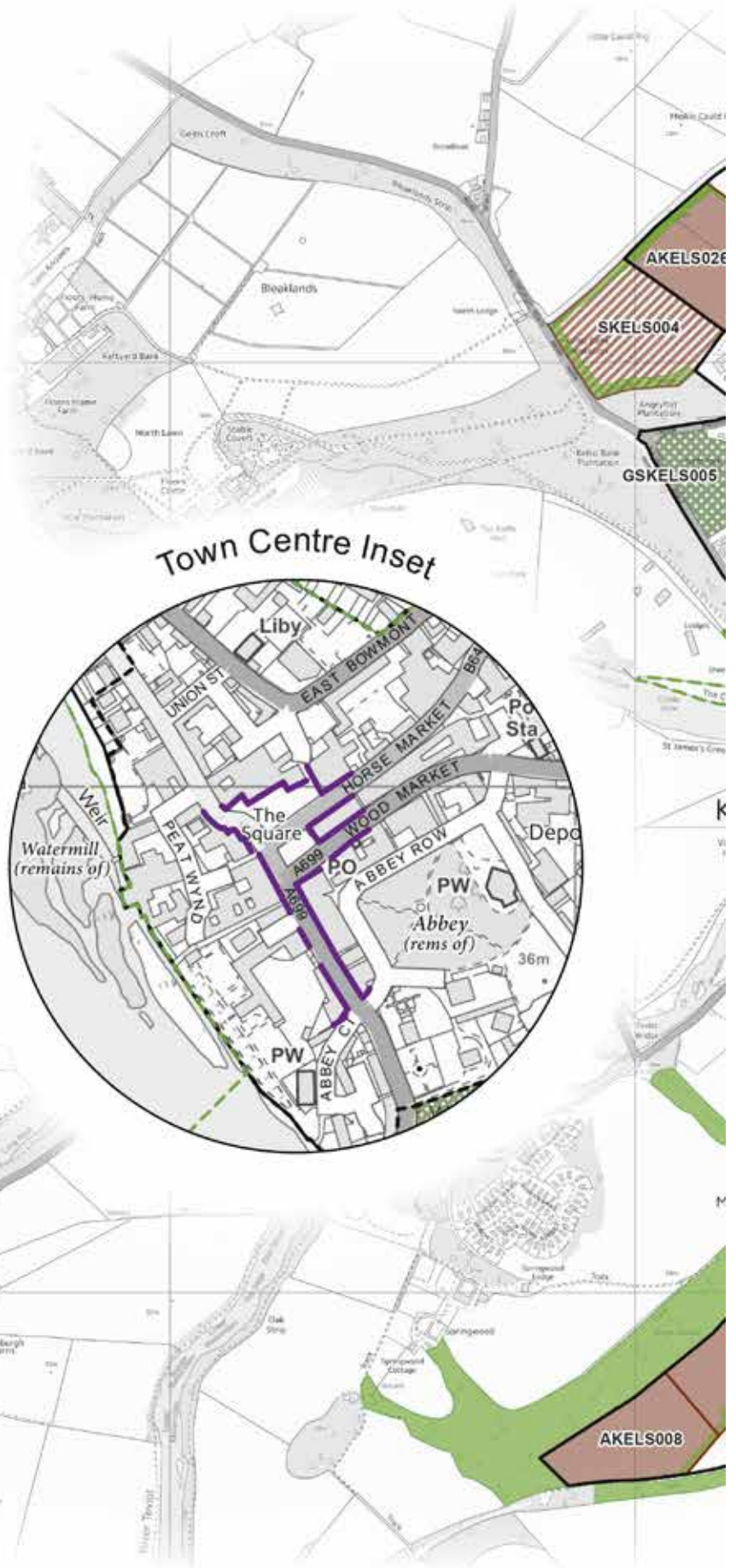
## KEY GREENSPACE

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

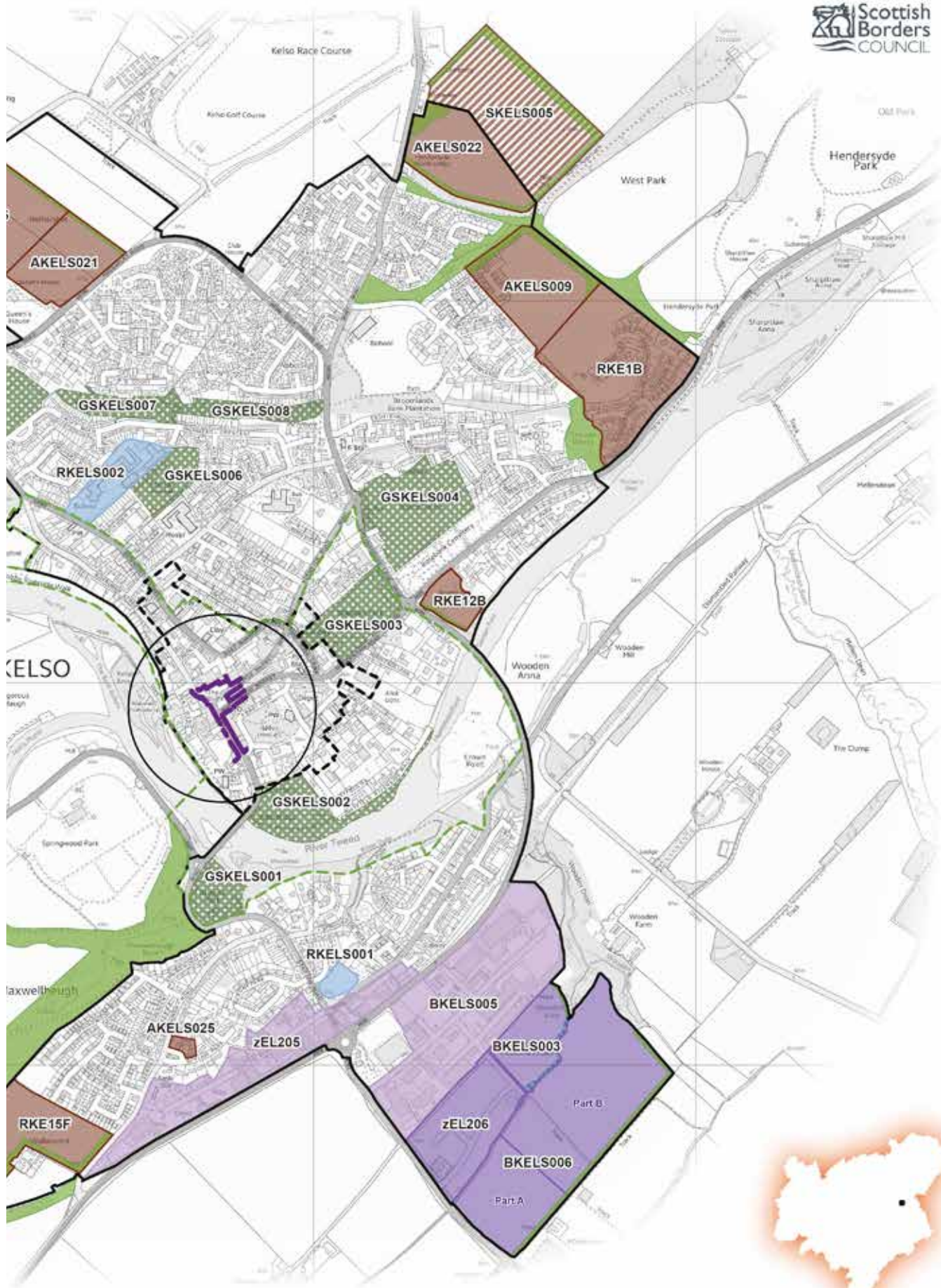
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**Kelso**

-  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

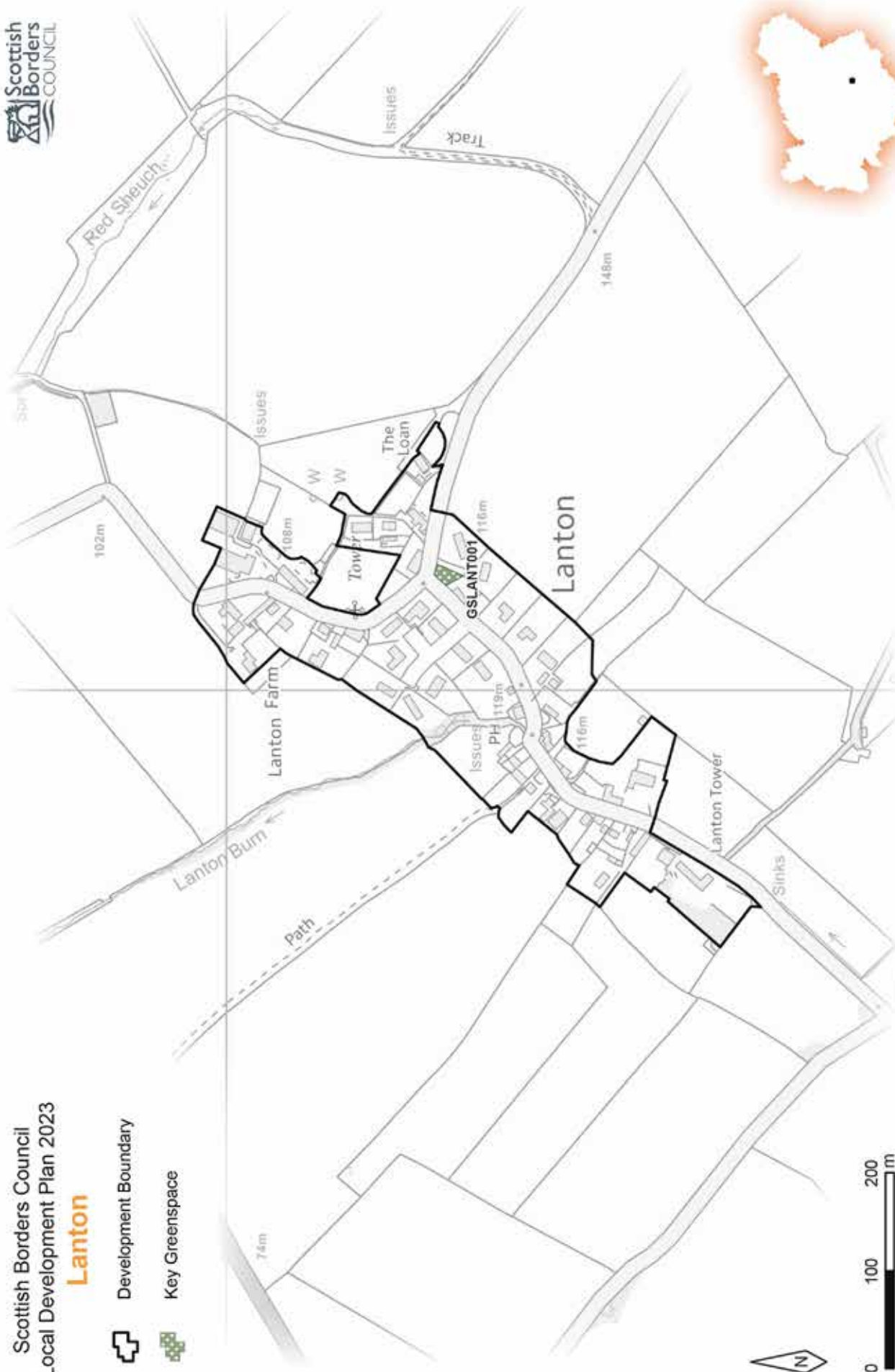
#### KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSLANT001	Lanton Community Garden	0.04

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**Lanton**

-  Development Boundary
-  Key Greenspace



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# 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
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• 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</li> <li>• 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</li> <li>• Landscape enhancement particularly along the western, north-eastern and south-eastern boundaries will be required and their long term maintenance to be addressed</li> <li>• Mitigation measures are required to prevent any impact on the River Tweed Special Area of Conservation (Lauder Burn)</li> <li>• Further assessment on nature conservation interest along with archaeology will also be required and mitigation put in place.</li> </ul>			
ALAUD001	West Allanbank	8.7	100
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• 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</li> <li>• Evaluation and mitigation of moderate biodiversity interest. Enhancement of existing tree planting along the north of the site, retention of parkland trees</li> <li>• 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</li> <li>• Long term maintenance of landscaped areas to be addressed</li> <li>• Protect existing paths and creation of new footpath linkages along the north and western edge of the site, linking into existing countryside access routes</li> <li>• 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</li> <li>• Hazard pipeline exclusion zones in the west of the site to be evaluated and mitigated</li> <li>• Flood risk from a watercourse on the west end of the site should be evaluated and mitigated</li> <li>• The development layout and design should take into account the potential risk of nuisance from the adjacent poultry unit.</li> </ul>			



## 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"> <li>This is a business and industrial site as defined in Policy ED1</li> <li>Refer to approved Planning Brief</li> <li>A flood risk assessment is required to assess the risk from all sources and ensure that development has a neutral impact on flood risk and does not affect the flood protection scheme.</li> </ul>			

## 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"> <li>This is a safeguarded business and industrial site as defined in Policy ED1</li> <li>A flood risk assessment is required. There are two sources of flood risk. One from the flood protection scheme and the associated culvert and also the small unnamed watercourse which flows along the southern boundary of the site and is also culverted beneath the development site. SEPA is unsure whether the two culverts join beneath the site.</li> </ul>			

## REDEVELOPMENT









SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
RLAUD002	Burnmill	0.8	5
Site Requirements			
<ul style="list-style-type: none"> <li>Vehicular access to the site from Mill Wynd, the junctions into the site and with Thirlestane Drive should be assessed further</li> <li>Provide for future road links to land to the west</li> <li>A flood risk assessment of the northern part of the site which is in a flood risk area</li> <li>Evaluation and mitigation of potentially contaminated land from the former gasworks and mill</li> <li>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</li> <li>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</li> <li>Evaluation and mitigation of archaeological interest</li> <li>Site design should respect its position at an arrival point to the settlement</li> <li>Include landscaping to enhance the character of the glen and burn corridor</li> <li>Long term maintenance of landscaped areas to be addressed</li> <li>Protection of the route of the Right of Way/ Core Paths</li> <li>A flood risk assessment is required to assess flood risk of the northern part of the site and to assess the risk of blockage of the culvert running below the road.</li> </ul>			

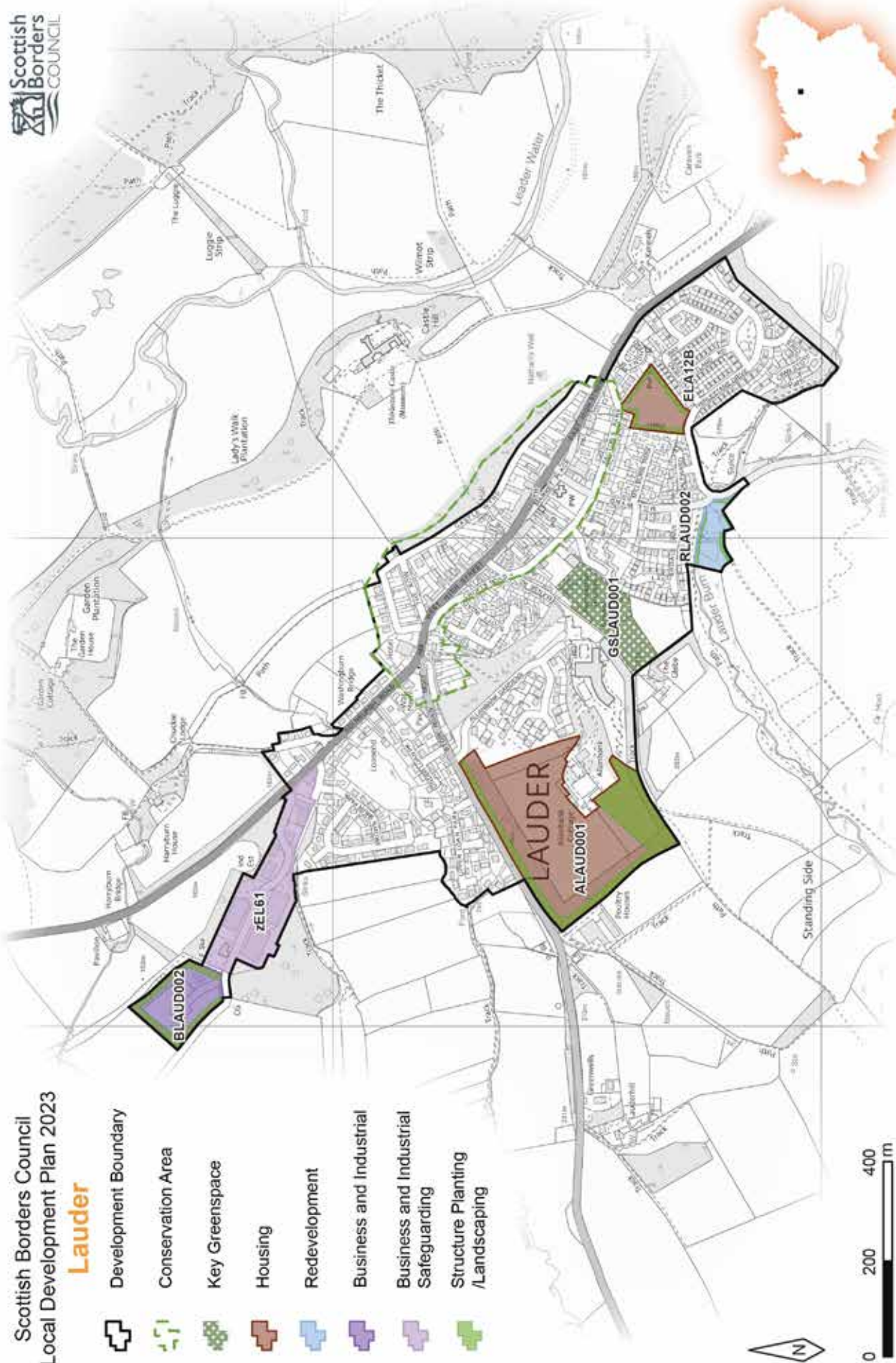
## KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSLAUD001	Old Castleriggs Recreation Ground	1.8

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**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

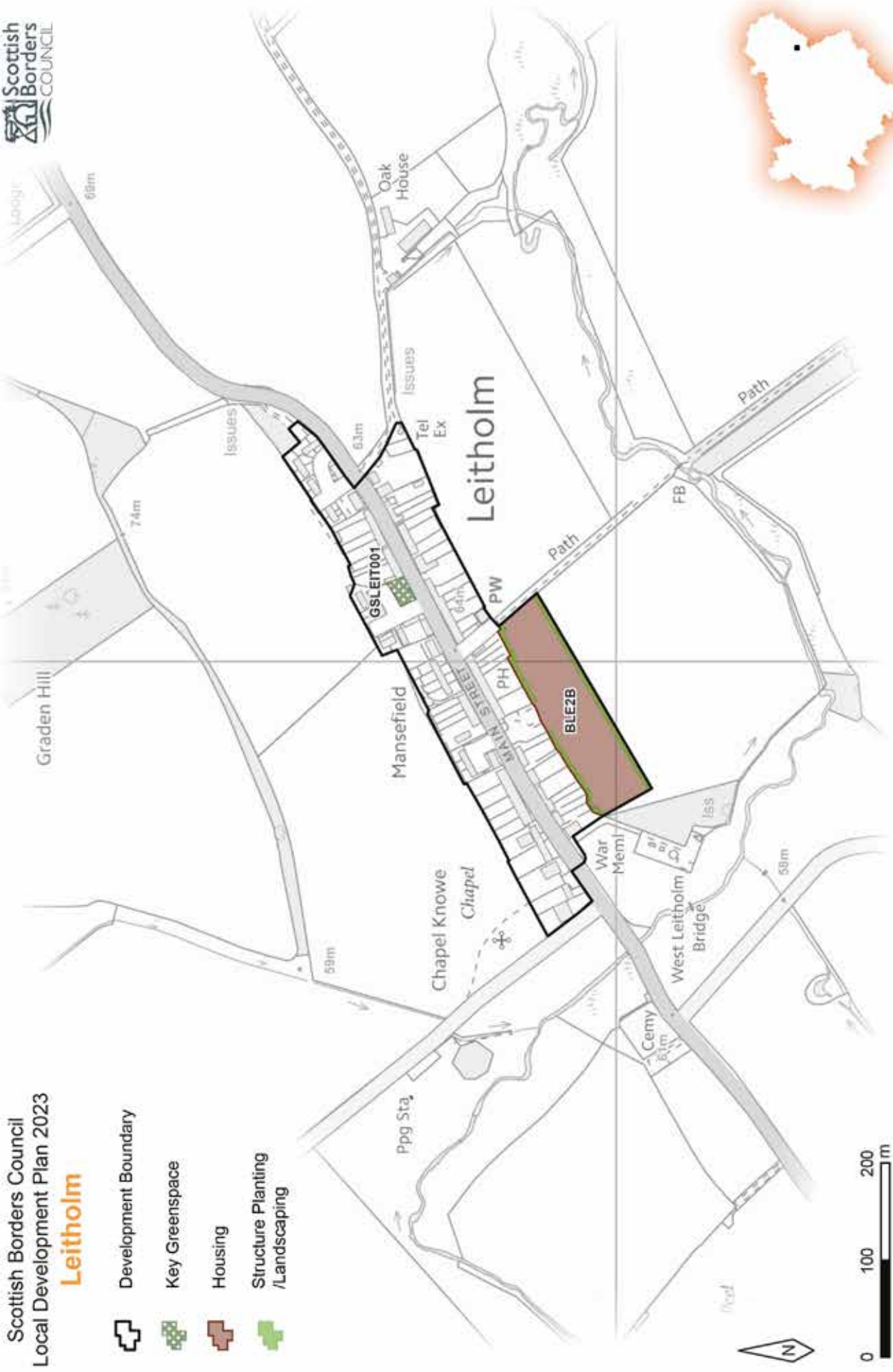
SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
BLE2B	Main Street	1.4	25
Site Requirements			
<ul style="list-style-type: none"> <li>• Provide appropriate structure planting along the southern boundary to provide enclosure to the site and on the northern boundary to protect the existing residential amenity</li> <li>• Ensure vehicular and pedestrian access off the B6461</li> <li>• Maintain potential for further vehicular access to the south east of the site</li> <li>• Ensure pedestrian/cycle links through the development to the Right of Way</li> <li>• Take advantage of the southerly aspect in terms of property orientation and long views.</li> </ul>			

#### KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSLEIT001	Playground	0.1

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**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

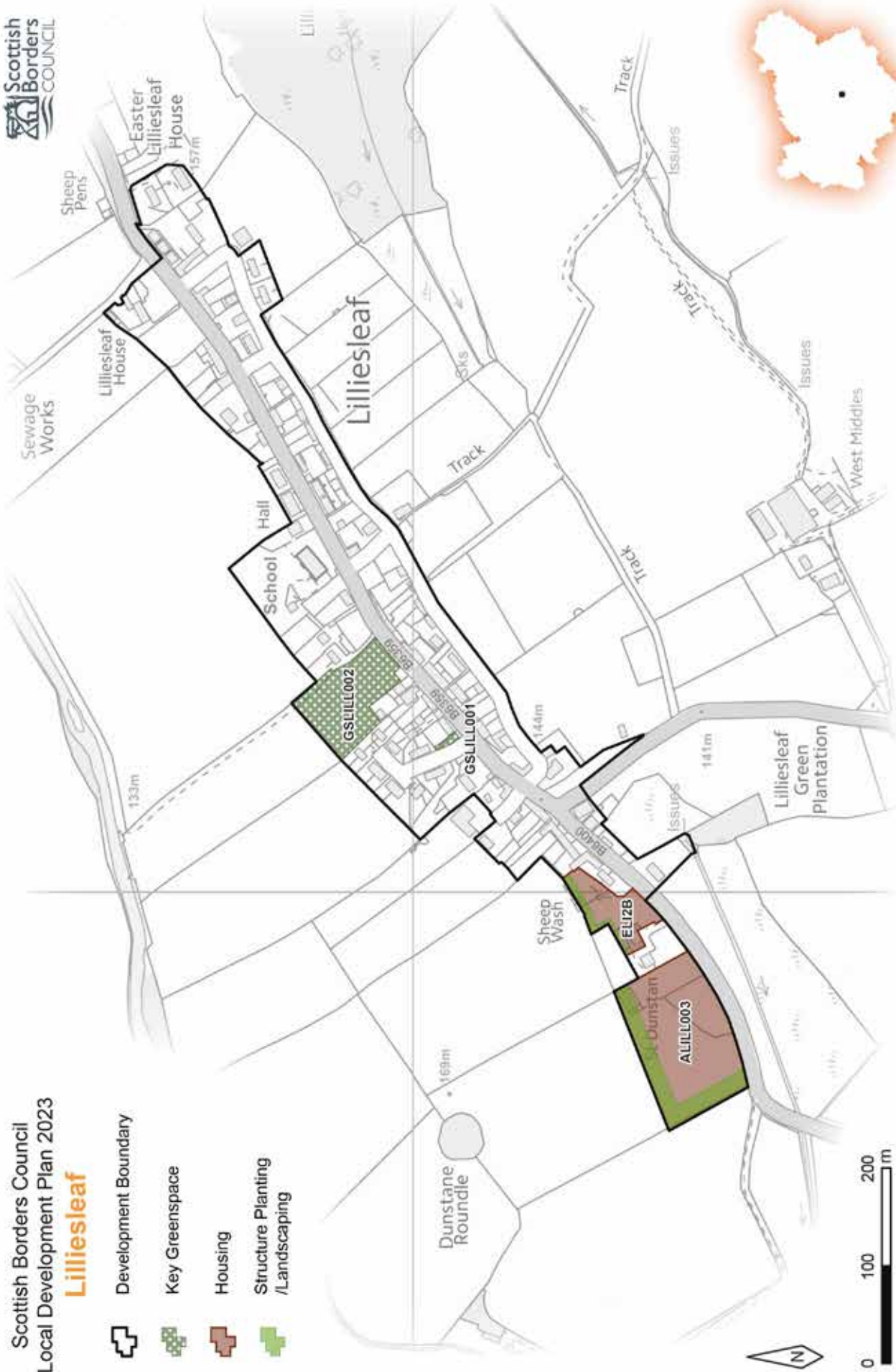
SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
ELI2B	St Dunstan	0.4	8
Site Requirements			
<ul style="list-style-type: none"> <li>• Pedestrian footway to be provided from the site into the village</li> <li>• An appropriate landscape buffer should be provided to enhance the northern 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</li> <li>• 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</li> <li>• Safeguard amenity of existing neighbouring residential properties.</li> </ul>			
ALILL003	West of St Dunstan	1.5	15
Site Requirements			
<ul style="list-style-type: none"> <li>• Refer to approved Planning Brief.</li> </ul>			

### KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSLILL001	Main Street	0.03
GSLILL002	Muselie Drive	0.7

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Local Development Plan 2023  
**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"> <li>• Refer to approved Planning Brief</li> <li>• Scale and style of development needs to be carefully considered paying heed to the existing settlement</li> <li>• 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</li> <li>• Archaeology interests have been recorded in the surrounding area and archaeological assessment including archaeological evaluation along with associated mitigation measures is required</li> <li>• Mitigation measures are required to prevent any impact on the River Tweed Special Area of Conservation</li> <li>• 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</li> <li>• Part of C67 carriageway requires widening and provision of a footway.</li> </ul>			
AMAXT002	Meadowbank	0.5	5
Site Requirements			
<ul style="list-style-type: none"> <li>• Scale and style of development needs to be carefully considered paying heed to the existing settlement</li> <li>• 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</li> <li>• Planting on the eastern boundary is needed to prevent a conflict of uses</li> <li>• Archaeology interests have been recorded in the surrounding area and archaeological assessment including archaeological evaluation along with associated mitigation measures is required</li> <li>• Mitigation measures are required to prevent any impact on the River Tweed Special Area of Conservation</li> <li>• Access to be via the A699.</li> </ul>			

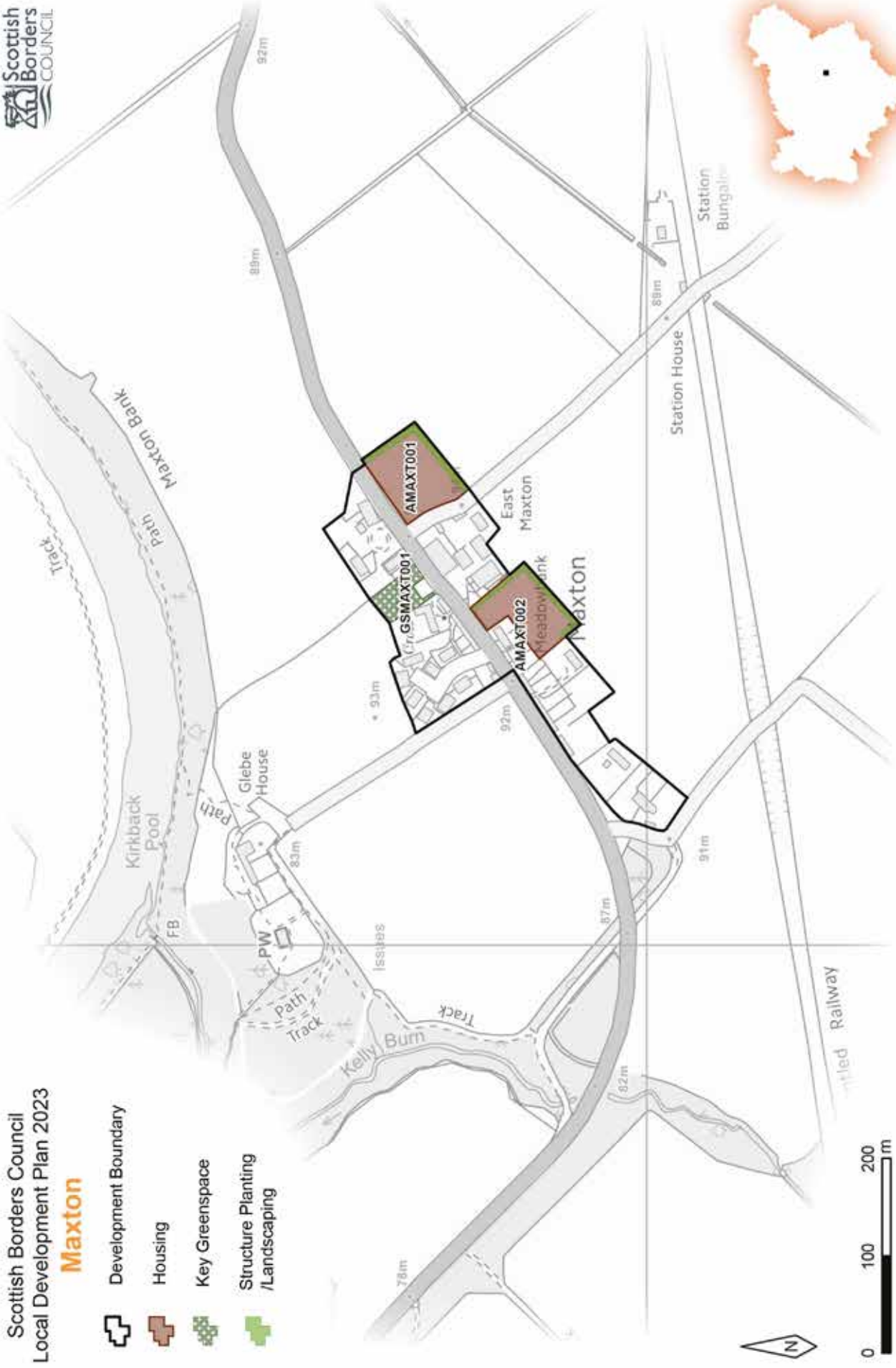
### KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSMAXT001	Village Green	0.2

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Local Development Plan 2023

**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
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• 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</li> <li>• The existing boundary stone wall and trees/hedges within and on the boundaries of the site to be retained and protected, where possible. No trees are to be removed without the prior agreement of the planning authority</li> <li>• Assessment of ecology impacts and provision of mitigation, as appropriate</li> <li>• Mitigation required to ensure no significant adverse effects upon integrity of River Tweed Special Area of Conservation</li> <li>• Archaeological assessment (including archaeological evaluation) is required, with any associated mitigation as identified</li> <li>• 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</li> <li>• 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</li> <li>• A single access to the site should be provided which results in the least disruption to the existing stone wall along the southern boundary of the site. A Transport Statement would be required</li> <li>• In order to safeguard the character of the Conservation Area and adjacent listed buildings, dwellinghouses should be restricted to single storey</li> <li>• The site has water environment considerations.</li> </ul>			
EM4B	The Croft	2.4	25
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• Refer to approved Planning Brief</li> <li>• Consider the potential for culvert removal and channel restoration.</li> </ul>			
EM32B	Dingleton Hospital	23.6	230
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• Consideration must be given to the landscape form of the site</li> <li>• Vehicular access from Dingleton Road with the possibility of a link to the wider development in the Dingleton area via Chiefswood Road</li> <li>• Disposal of surface water to comply with SUDS</li> <li>• Existing trees, many of which are protected by a Tree Preservation Order, should be retained and protected</li> <li>• Footpath links to wider area to be provided</li> <li>• Archaeological evaluation will be required along with associated mitigation</li> <li>• 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.</li> </ul>			

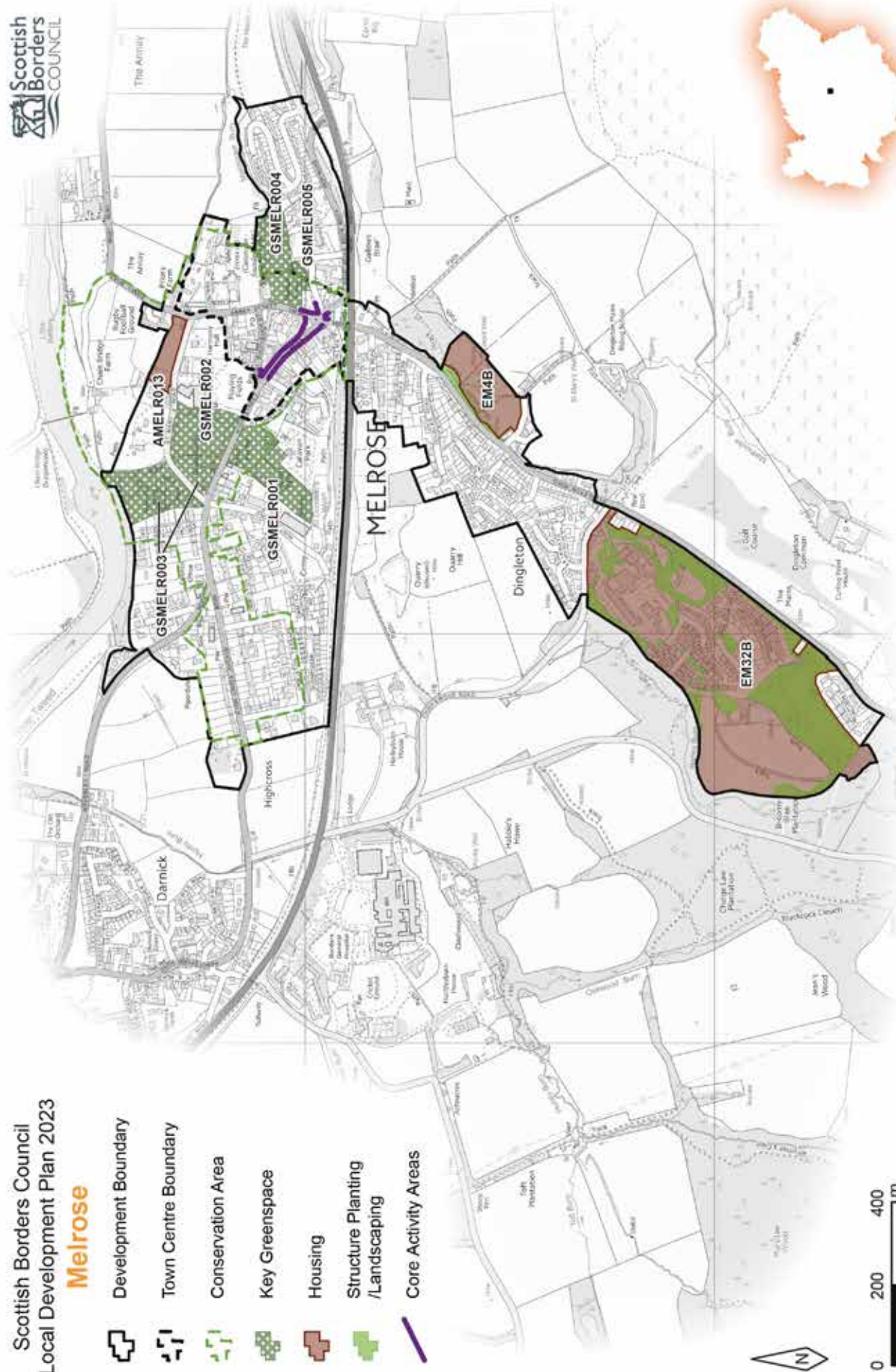
## KEY GREENSPACE

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

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Local Development Plan 2023

**Melrose**

-  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.

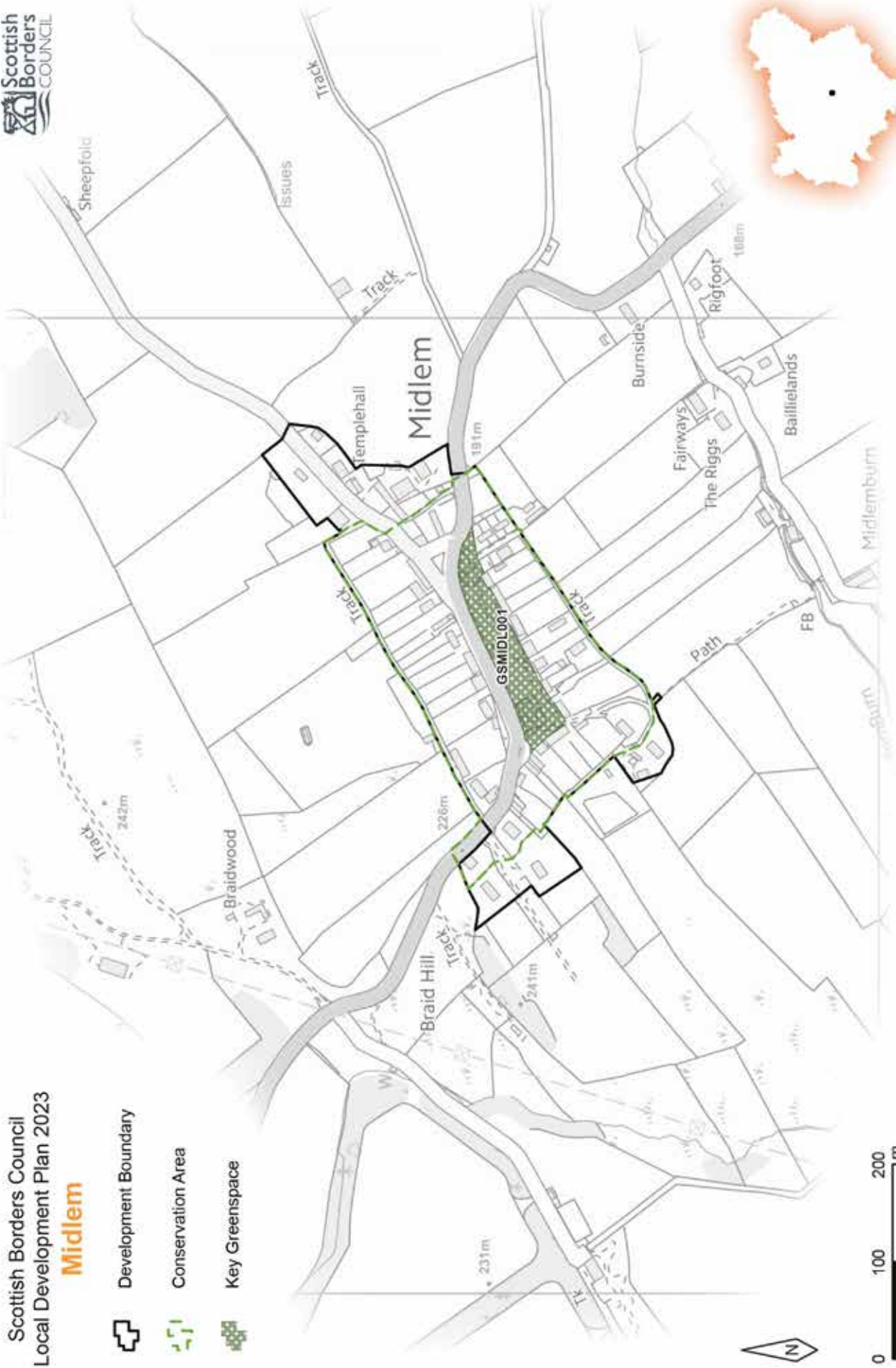
### DEVELOPMENT AND SAFEGUARDING PROPOSALS

#### 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.

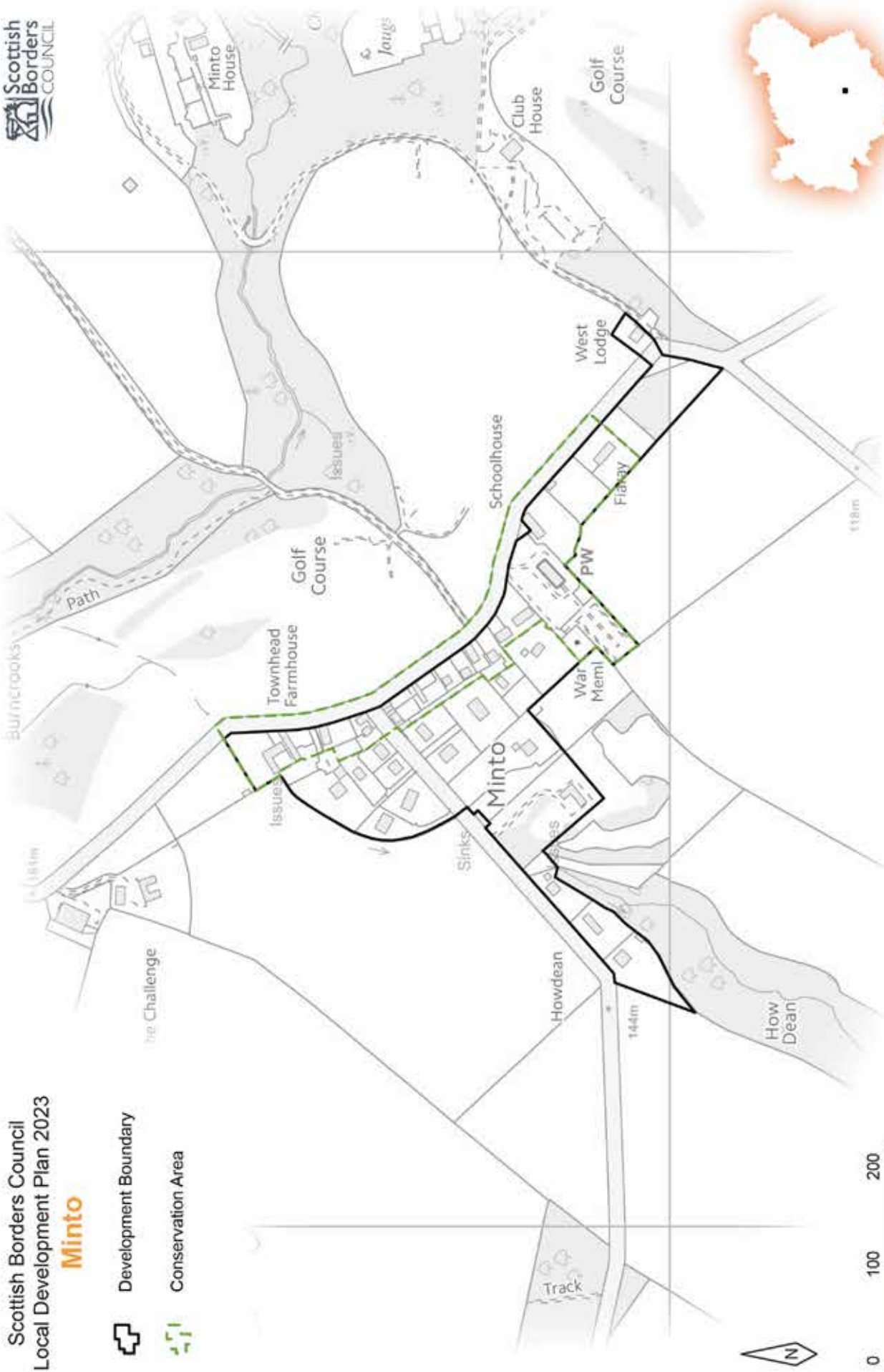
Traditional building materials prevail (slate, sandstone and harling) together with a range of architectural details, which contribute to the character of the Conservation Area. There are two Listed Buildings within the Conservation Area.

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.

Scottish Borders Council  
Local Development Plan 2023

**Minto**

-  Development Boundary
-  Conservation Area



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# 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"> <li>Refer to approved Planning Brief.</li> </ul>			
AMORE001	West Renwick Gardens	1.3	20
Site Requirements			
<ul style="list-style-type: none"> <li>Refer to approved Planning Brief.</li> </ul>			

### 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"> <li>This is a business and industrial site as defined in Policy ED1</li> <li>Structure planting required on the northern and eastern boundaries to provide setting for development. A management scheme for planting is also required</li> <li>Existing hedgerow to the west should be retained</li> <li>Retain separation between employment sites and settlement by not developing in the slope towards the Primary School</li> <li>Access is possible from/to the existing employment land site to the west and direct access is possible from/to the B6401</li> <li>Mitigation measures are required to prevent any impact on the River Tweed Special Area of Conservation.</li> </ul>			








### 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"> <li>This is a business and industrial safeguarded site as defined in Policy ED1.</li> </ul>			

### KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSMORE001	Morebattle School Playing Field	0.4

Scottish Borders Council  
Local Development Plan 2023  
**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.

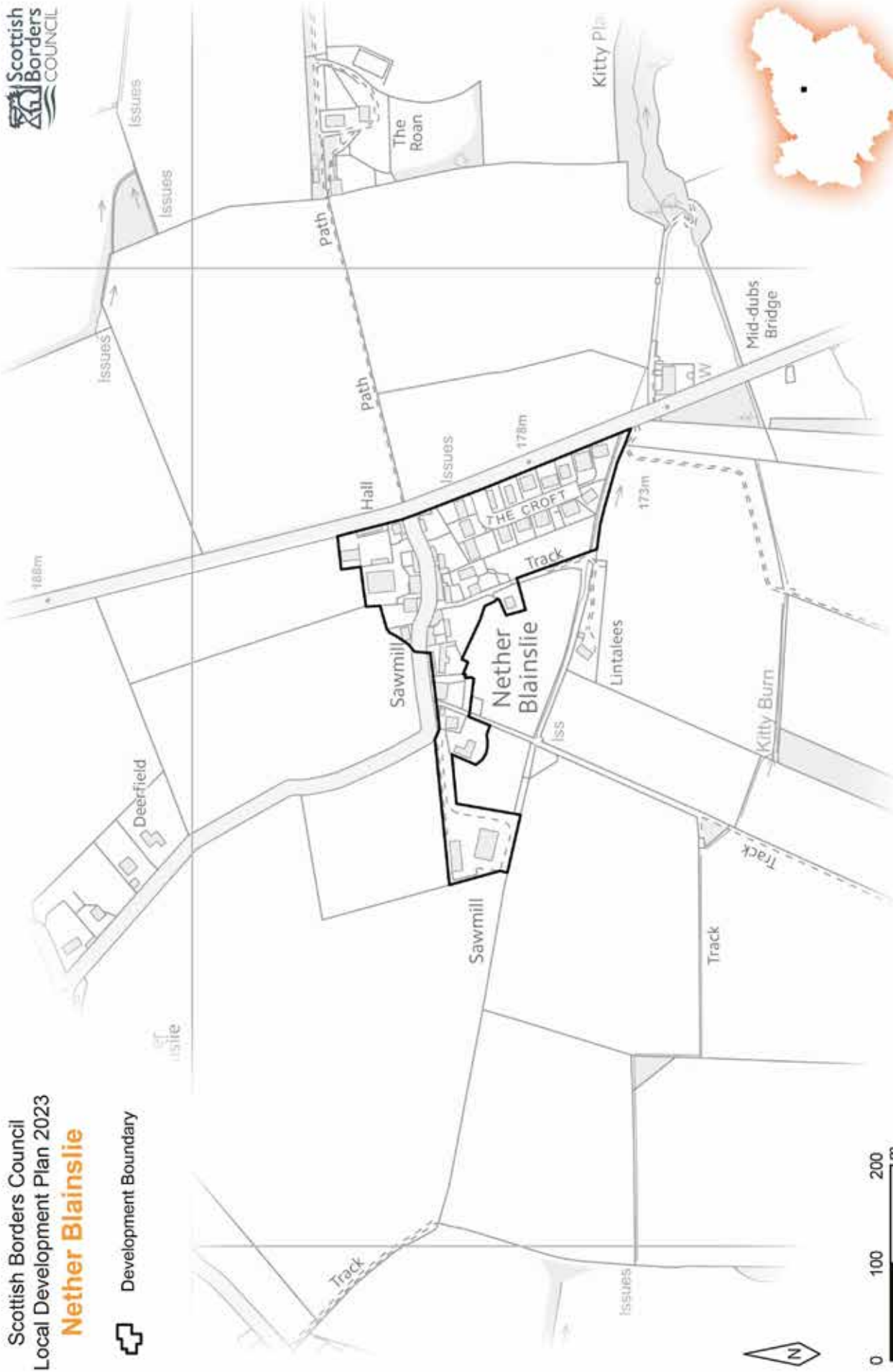
To the south of the village recent housing development has taken place at The Croft. Here the housing is in the form of single to a storey and a half detached properties.

### 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"> <li>• Vehicular access via Moss Road</li> <li>• 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</li> <li>• 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</li> <li>• 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</li> <li>• Flood risk assessment will be required.</li> </ul>			

### 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"> <li>• This is a safeguarded business and industrial site as defined in Policy ED1.</li> </ul>			

## MIXED USE

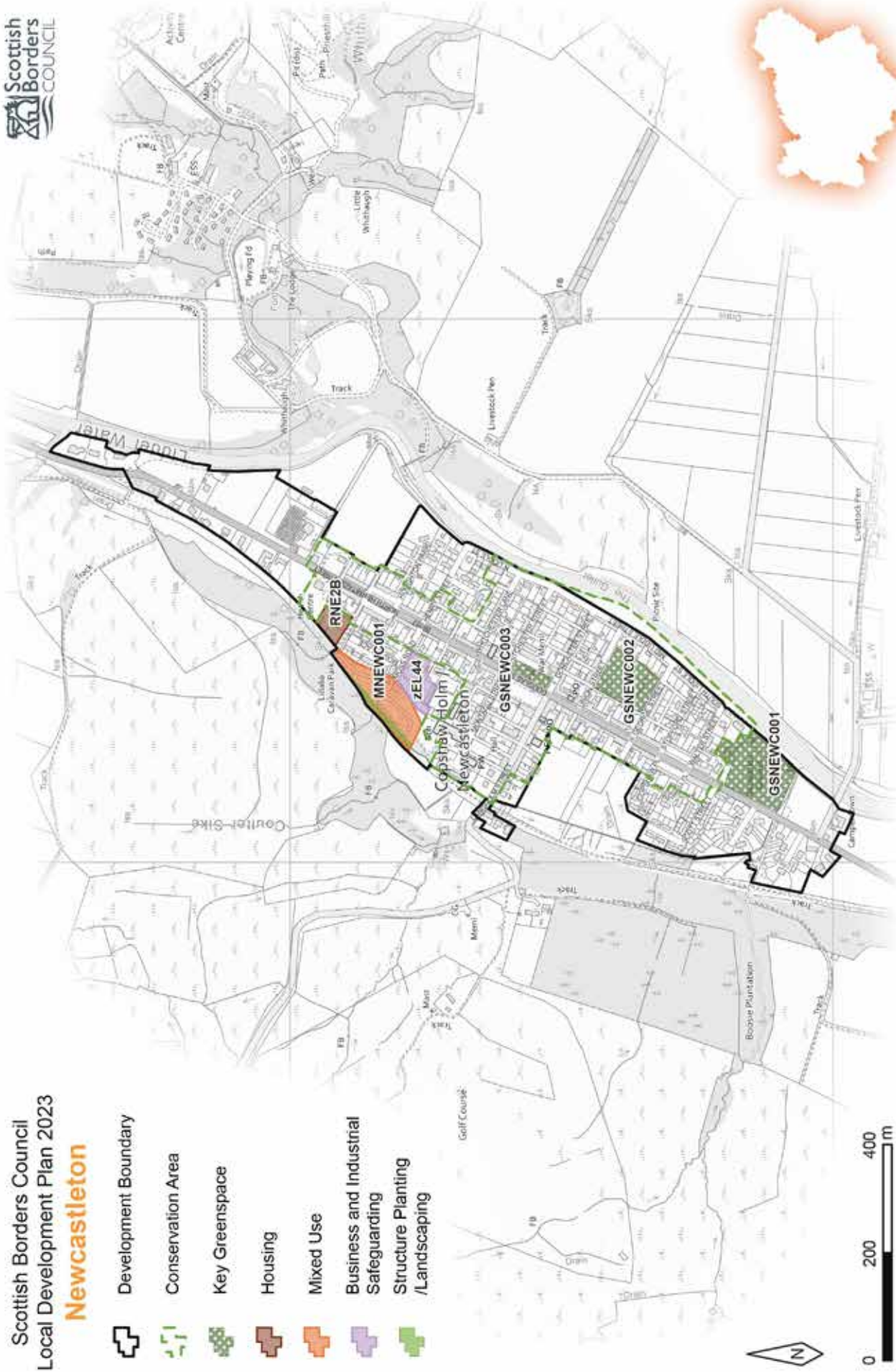
SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
MNEWC001	Caravan site	1.1	20
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• No development should take place on the line of the proposed extension to the Borders railway. This is expected to follow the former track 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</li> <li>• Links to existing paths are required. A Right of Way runs through the site and needs to be considered at development stage</li> <li>• Newcastleton ponds are located within the site and should preferably be used as features within the site</li> <li>• 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</li> <li>• Protected species interests have been recorded in the area and further assessment on nature conservation will be required</li> <li>• Access via Moss Road</li> <li>• Appropriate SUDS are required</li> <li>• Flood risk assessment is recommended to inform site design and mitigation.</li> </ul>			

## 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  
Local Development Plan 2023  
**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 settlement's, 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"> <li>• A flood risk assessment is required and should assess the risk from the small watercourse which is partially culverted through the site</li> <li>• Explore the potential for culvert removal and channel restoration</li> <li>• The historic wall to north and west of the site should be retained</li> <li>• Archaeological assessment (including archaeological evaluation) is required, with any associated mitigation as identified</li> <li>• Assessment of ecology impacts and provision of mitigation, as appropriate</li> <li>• 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</li> <li>• The design and layout of the site should take account of the Conservation Area, the setting of the nearby Scheduled Monument and trees onsite</li> <li>• No on-site trees to be removed without the prior agreement of the planning authority.</li> </ul>			

### KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSNEWS001	Community Playing Field	1.0

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Local Development Plan 2023  
**Newstead**

-  Development Boundary
-  Conservation Area
-  Key Greenspace
-  Housing



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# 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. Account must be taken of the former railway line running through the settlement and the need to safeguard this under Policy IS4: Transport Development and Infrastructure.

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"> <li>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</li> <li>Requirement for pedestrian link, with a footbridge over Sprouston Burn, to the south of the site providing a connection to Sprouston Road</li> <li>Appropriate landscape scheme with maintenance programme</li> <li>Archaeology interests have been recorded in the surrounding area, archaeological assessment including archaeological evaluation along with any associated mitigation measures is required</li> <li>Existing trees and hedgerows to be retained and protected where possible</li> <li>A flood risk assessment is required to assess the flood risks from the Sprouston Burn and the parts of the site within the flood risk envelope.</li> </ul>			
ENT15B	Sergeants Park II	2.0	30
Site Requirements			
<ul style="list-style-type: none"> <li>Refer to approved Planning Brief.</li> </ul>			

ANEWT005	Newtown Expansion Area	58	900
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• 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. Masterplan should include consideration of the following (the list is not exhaustive):</li> <li>• Access from A68 (including considering new roundabout) and road/transport network within the settlement</li> <li>• Provision of cycle paths and footpaths</li> <li>• Full integration with existing street network in the village</li> <li>• Provision of areas for SUDS, public park, greenspace, open space and play equipment</li> <li>• Sustainable approach to construction and use of renewable energy for running of buildings</li> <li>• Provision of school and nursery to serve the local catchment area</li> <li>• Scale and design of the development needs to consider the sensitive landscape and settings</li> <li>• Use of landscaping and buffers to create strong boundary to the settlement</li> <li>• Management scheme for any planting is required</li> <li>• Incorporate outcome from community consultations in development and regeneration of the village centre</li> <li>• Provision of sports facilities</li> <li>• Design of development needs to conserve and enhance the landscape value of the National Scenic Area</li> <li>• A flood risk assessment may be required. Further investigation of culverts within the site and surface water run-off is required.</li> </ul>			

## BUSINESS AND INDUSTRIAL

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
BNEWT001	Tweed Horizons Expansion	13.9	N/A
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• It is intended that a Planning Brief in the form of Supplementary Planning Guidance will be produced for this site</li> <li>• This is a strategic high amenity business and industrial site as defined in Policy ED1</li> <li>• Woodland and hedges are required to screen from the A68 and to minimise visual impact from surrounding areas</li> <li>• Hedges and tree line required to reinforce and improve existing hedgerow along the southern part of the site to screen the site</li> <li>• 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</li> <li>• Management scheme for any planting is required</li> <li>• 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</li> <li>• 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</li> <li>• Woodland screening to be maintained and enhanced to minimise impact on Dryburgh Abbey and the area to the east</li> <li>• Flood risk assessment recommended to inform site layout. The assessment should include consideration of the potential for culvert removal and channel restoration</li> <li>• Provide a masterplan to identify and respond to the landscape sensitivities of the site and the wider National Scenic Area</li> <li>• It should be noted that this site extends into the Dryburgh Conservation Area, refer to Dryburgh Settlement Map.</li> </ul>			

## 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"> <li>This is a safeguarded business and industrial site as defined in Policy ED1.</li> </ul>			

## 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"> <li>Refer to approved Planning Brief.</li> </ul>			










## REDEVELOPMENT

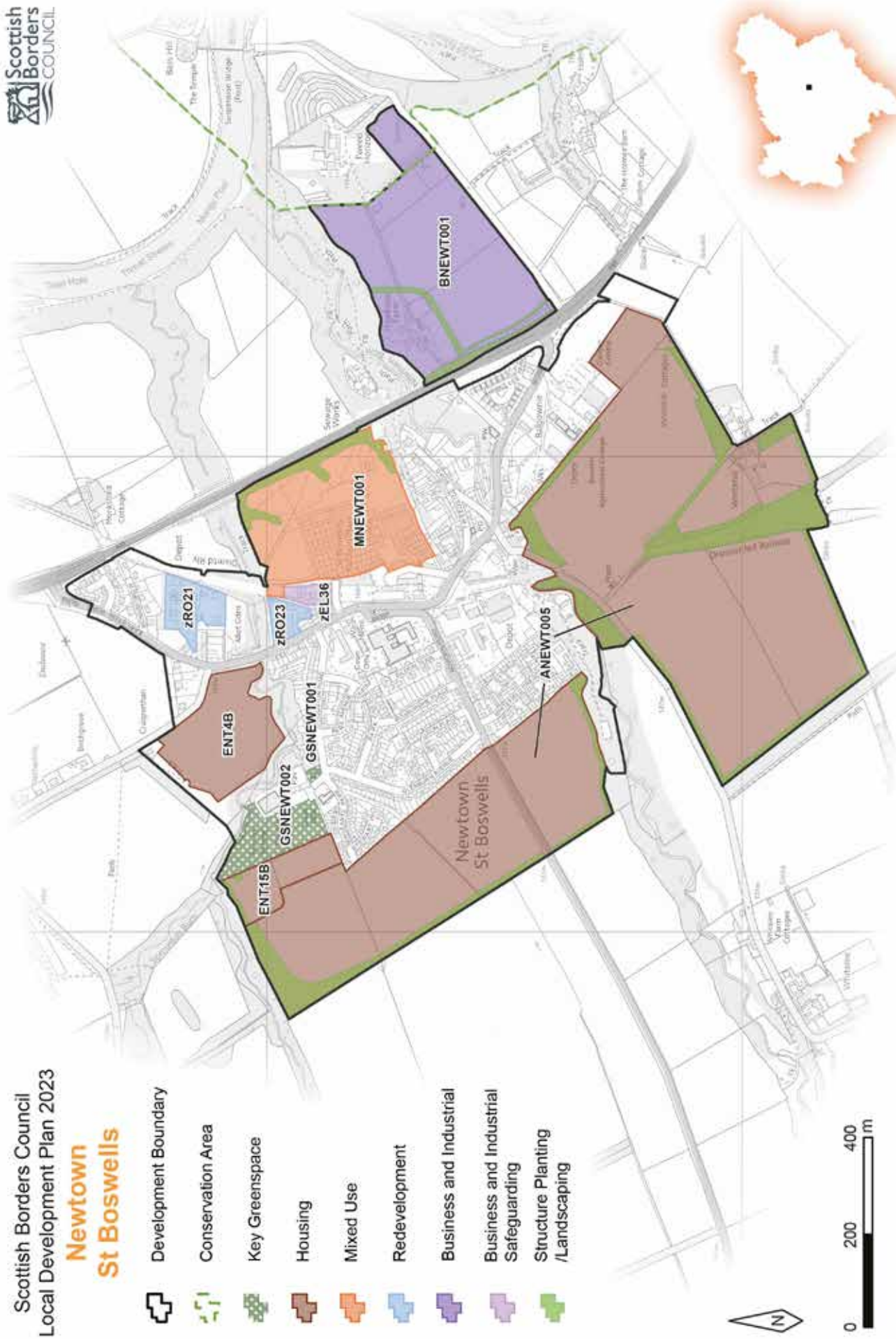
SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zR023	Mills	0.6	N/A
Site Requirements			
<ul style="list-style-type: none"> <li>Refer to approved Development Framework.</li> </ul>			
zR021	Depot	1.2	N/A
Site Requirements			
<ul style="list-style-type: none"> <li>Contamination assessment would be required and appropriate mitigation measures thereafter.</li> </ul>			

## KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSNEWT001	Sergeants Park	0.1
GSNEWT002	King George V Playing Field	1.9

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**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

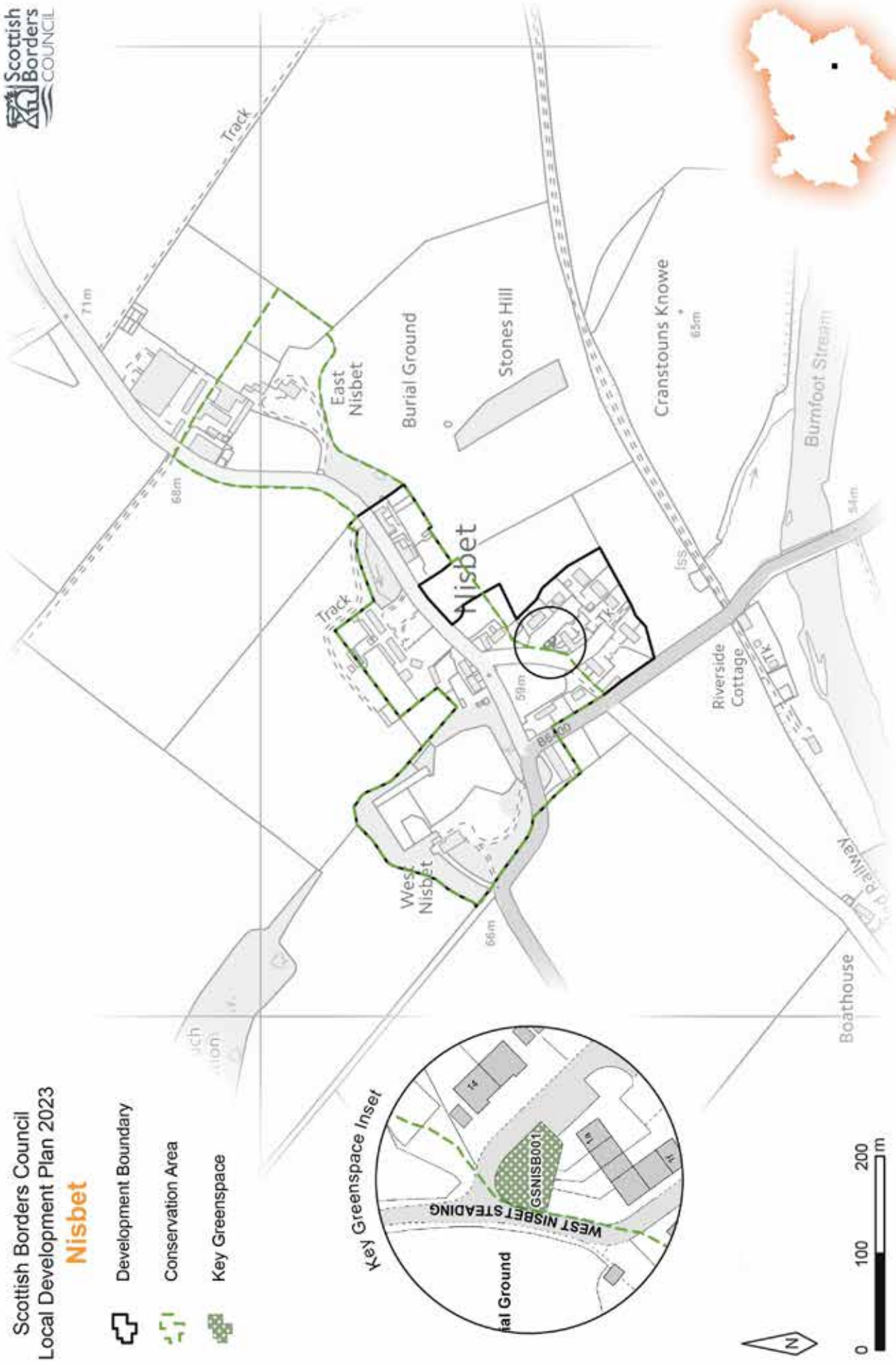
#### KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSNISB001	Nisbet Play Area	0.03

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**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

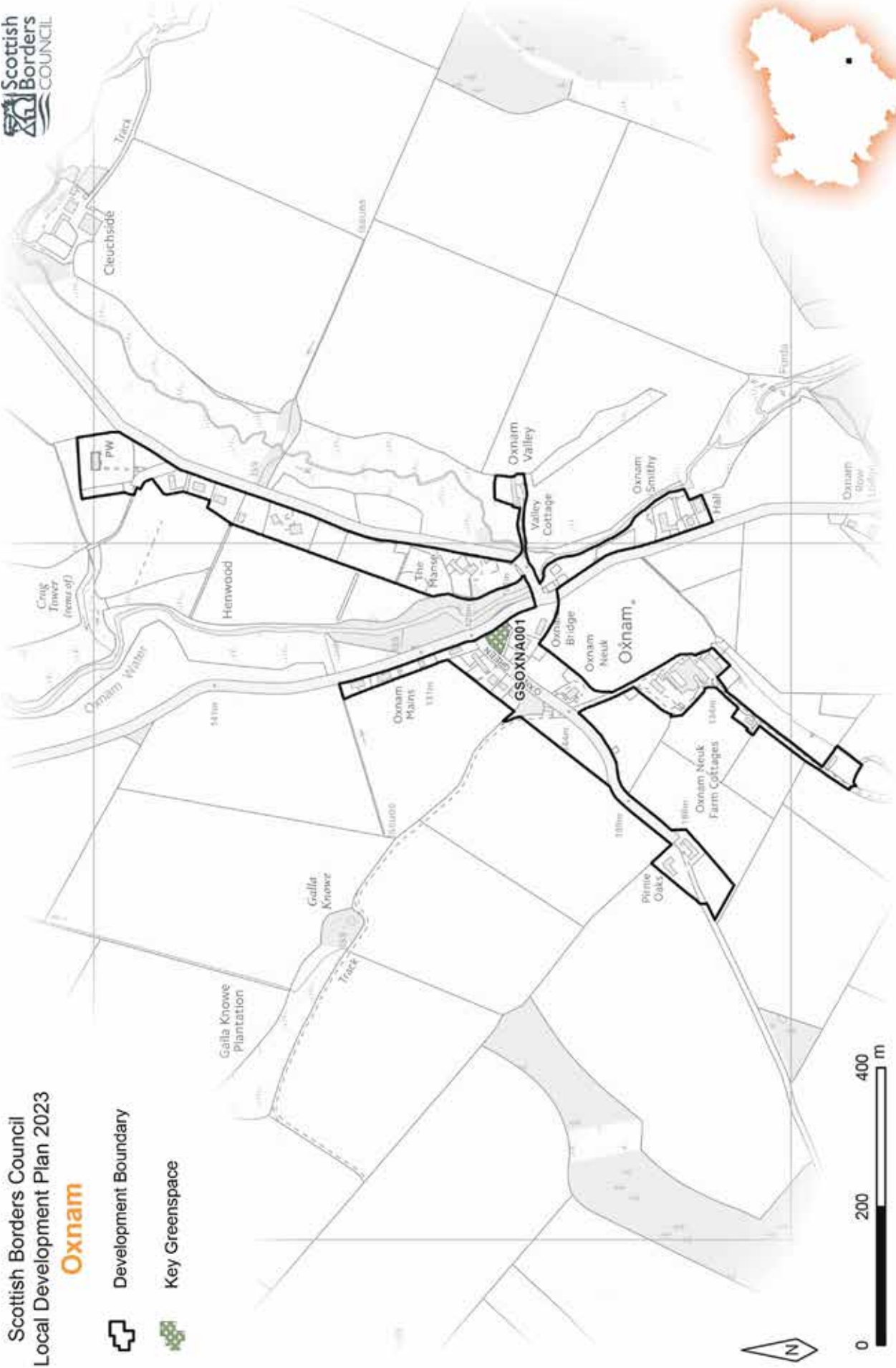
### KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSOXNA001	Oxnam Green	0.1



**Oxnam**

-  Development Boundary
-  Key Greenspace



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# 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.

### 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. There is a desire within the community for a new primary school and it is considered that the new local place plan process will offer the opportunity for the community to get involved in considering, for example, a possible site for a new school as well as other village opportunities and enhancements, and their input would be welcomed.

## DEVELOPMENT AND SAFEGUARDING PROPOSALS

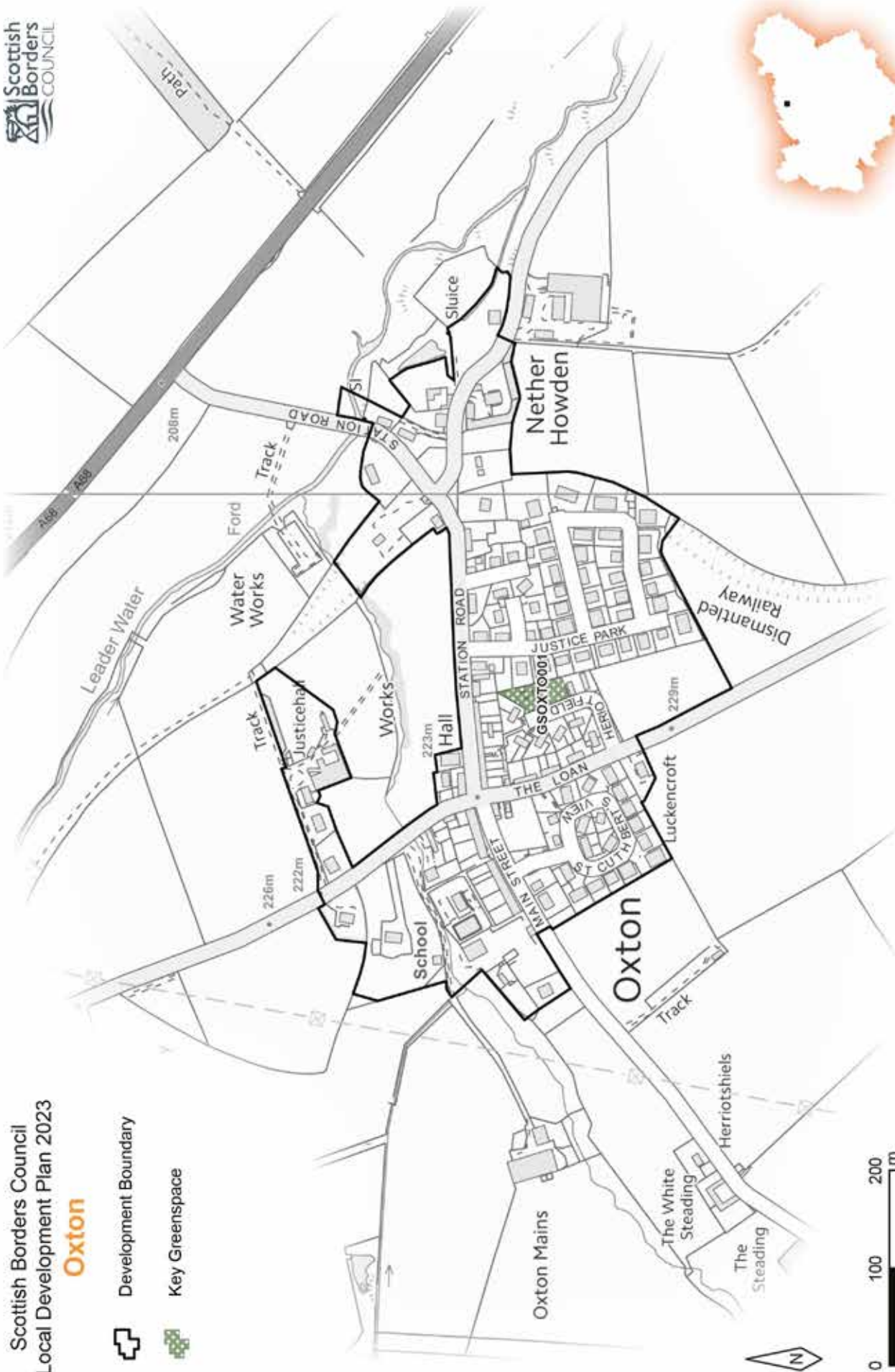
### KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSOXT0001	Heriot Field Play Park	0.2

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**Oxton**

-  Development Boundary
-  Key Greenspace



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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 former 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, Ninian's Haugh, Hay Lodge Park, Victoria Park and Whitestone Park are significant green spaces bordering The Tweed.

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"> <li>The main vehicular access to the site will be via George Place with a vehicular connection through to the site to the south – RPEEB002</li> <li>Parking provision should be accommodated onsite</li> <li>Provision of Sustainable Urban Drainage feature onsite</li> <li>A flood risk assessment will be required to inform the development of the site</li> <li>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</li> <li>Mitigation measures are required to prevent any impact on the River Tweed Special Area of Conservation via the Eddleston Water</li> <li>Potential contamination on site to be investigated and mitigated</li> <li>Provision of amenity access within the development for pedestrians and cyclists. Links to the footpath network to be created and amenity maintained and enhanced.</li> </ul>			
APEEB021	Housing south of South Park	2.4	50
Site Requirements			
<ul style="list-style-type: none"> <li>A flood risk assessment is required to inform the site layout, design and potential mitigation</li> <li>A watercourse buffer strip will be required</li> <li>No built development should take place on the functional flood plain or over existing culverts</li> <li>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</li> <li>Provision of structure planting will be required</li> <li>Evaluation and associated mitigation of archaeology and impact on River Tweed will be required</li> <li>In advance of the development being occupied, connection of waste water (foul) drainage to the public sewer will be required.</li> </ul>			
APEEB044	Rosetta Road	5.7	100
Site Requirements			
<ul style="list-style-type: none"> <li>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</li> <li>A flood risk assessment is required to assess the risk from the Gill Burn and other 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. The 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.</li> </ul>			

APEEB056	Land South of Chapelhill Farm	7.0	150
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• It is intended that a Planning Brief in the form of Supplementary Planning Guidance will be produced for this site</li> <li>• 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</li> <li>• Provision of Sustainable Urban Drainage feature onsite</li> <li>• 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</li> <li>• Assessment of ecology impacts and provision of mitigation, as appropriate</li> <li>• Mitigation to ensure no significant effect on River Tweed Special Area of Conservation/Sites of Special Scientific Interest</li> <li>• Archaeology evaluation/mitigation required</li> <li>• 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</li> <li>• Would require improved vehicular linkage over the Eddleston Water between Rosetta Road and the A703 (preferred route is between Kingsland Road and Dalatho Street)</li> <li>• 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</li> <li>• Transport Assessment is required for any development</li> <li>• 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.</li> </ul>			

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
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• It is intended that a Masterplan in the form of Supplementary Planning Guidance will be produced for this site.</li> <li>• Provision of a new bridge linking north and south of the River Tweed</li> <li>• 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</li> <li>• Consideration should be given to the design of the overall site to take account of the Special Landscape Area</li> <li>• 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</li> <li>• Assessment of the archaeological site on the Sites and Monuments Record should be undertaken and appropriate mitigation measures carried out</li> <li>• Careful consideration of the design and scale within the development to mitigate the potential impact on the nearby monument</li> <li>• Development should not take place within the setting of the nearby Scheduled Monument but rather that area should be left as open space</li> <li>• Provision of amenity access within the development for pedestrians and cyclists. Links to the footpath network to be created and amenity maintained and enhanced</li> <li>• Mitigation measures are required to prevent any impact on the River Tweed Special Area of Conservation/Sites of Special Scientific Interest</li> <li>• Further assessment on nature conservation interest will also be required and mitigation put in place</li> <li>• A flood risk assessment is required to assess the flood risk from the Haystoun Burn.</li> </ul>			
SPEEB004	North West of Hogbridge	2.9	TBC
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• It is intended that a Masterplan in the form of Supplementary Planning Guidance will be produced for the site</li> <li>• Provision of a new bridge linking north and south of the River Tweed</li> <li>• 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</li> <li>• Consideration should be given to the design of the overall site to take account of the Special Landscape Area</li> <li>• 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</li> <li>• Assessment of the archaeological site on the Sites and Monuments Record should be undertaken and appropriate mitigation measures carried out</li> <li>• Careful consideration of the design and scale within the development to mitigate the potential impact on the nearby monument</li> <li>• Provision of amenity access within the development for pedestrians and cyclists. Links to the footpath network to be created and amenity maintained and enhanced</li> <li>• Development should not take place within the setting of the nearby Scheduled Monument but rather that area should be left as open space</li> <li>• Mitigation measures are required to prevent any impact on the River Tweed Special Area of Conservation/Sites of Special Scientific Interest</li> <li>• Further assessment on nature conservation interest will also be required and mitigation put in place</li> <li>• A flood risk assessment will be required to inform the development of the site.</li> </ul>			

## 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"> <li>• This is a business and industrial site as defined in Policy ED1</li> <li>• Access to be taken from the South Parks road</li> <li>• Retention of existing paths around the site</li> <li>• 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</li> <li>• Mitigation measures are required to prevent any impact on the River Tweed.</li> </ul>			

## 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"> <li>• This is a safeguarded high amenity business site as defined in Policy ED1.</li> </ul>			
zEL46	South Park	1.9	N/A
Site Requirements			
<ul style="list-style-type: none"> <li>• This is a safeguarded business and industrial site as defined in Policy ED1.</li> </ul>			

## MIXED USE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
MPEEB006	Rosetta Road	6.4	30
<p><b>Site Requirements</b></p> <ul style="list-style-type: none"> <li>• 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</li> <li>• A Water Impact Assessment may be required</li> <li>• The site must provide a mix of uses including housing and an enhanced tourism offering</li> <li>• 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</li> <li>• A Transport Assessment will be required</li> <li>• 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</li> <li>• Further assessment of archaeology will be required and mitigation put in place</li> <li>• Mitigation measures are required to prevent any impact on the River Tweed Special Area of Conservation via the Eddleston Water</li> <li>• 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</li> <li>• Investigation and mitigation of potential contamination on site</li> <li>• In advance of the development being occupied, connection of waste water (foul) drainage to the public sewer will be required</li> <li>• Assessment of ecology impacts and provision of mitigation, as appropriate.</li> </ul>			

MPEEB007	March Street Mill	2.3	70
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• 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</li> <li>• A Water Impact Assessment may be required</li> <li>• Vehicular access will be from March Street and from Dovecot Road with two further optional vehicular links to Ballantyne Place to be explored</li> <li>• 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</li> <li>• A Transport Statement will be required</li> <li>• Landscape enhancement alongside associated buffers will be required. Open views towards the east of the site should also be retained</li> <li>• Further assessment of archaeological interest will be required and mitigation put in place</li> <li>• Assessment of ecology impacts and provision of mitigation, as appropriate</li> <li>• Potential contamination on site to be investigated and mitigated</li> <li>• In advance of the development being occupied, connection of waste water (foul) drainage to the public sewer will be required</li> <li>• 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</li> <li>• 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</li> <li>• 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.</li> </ul>			

## 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
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• It is intended that a Masterplan in the form of Supplementary Planning Guidance be produced for this site</li> <li>• Provision of land for housing, employment, potential new school site and recreation ground. The site should also allow for the potential for tourism facilities</li> <li>• 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</li> <li>• Provision of a new bridge linking north and south of the River Tweed</li> <li>• A vehicular link and pedestrian links will be required to the adjacent Kittlegairy development. The upgrading of B7062 Kingsmeadows Road will be required</li> <li>• Enhancement of existing woodland and provision of additional landscaping. The long term maintenance of landscaped and open space areas must be addressed</li> <li>• Consideration should be given to the design of the overall site to take account of the Special Landscape Area</li> <li>• Provision of amenity access in the development for pedestrians and cyclists. Links to the footpath network to be created and amenity maintained and enhanced</li> <li>• Mitigation measures are required to prevent any impact on the River Tweed Special Area of Conservation/Sites of Special Scientific Interest</li> <li>• A watercourse buffer strip of six metres will be required</li> <li>• Further assessment on nature conservation will be required</li> <li>• As this site is at high risk of flooding, a flood risk assessment is required to inform site layout, design and mitigation</li> <li>• 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</li> <li>• In advance of the development being occupied, connection of waste water (foul) drainage to the public sewer will be required.</li> </ul>			

## REDEVELOPMENT

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
RPEEB001	Dovecot Road	0.4	TBC
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• Design and layout should conserve and enhance the character and amenity of the Peebles Conservation Area</li> <li>• Vehicular access will be from Dovecot Road</li> <li>• Street frontage to Dovecot Road</li> <li>• 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</li> <li>• A flood risk assessment will be required to inform the development of the site</li> <li>• Mitigation measures are required to prevent any impact on the River Tweed Special Area of Conservation via the Eddleston Water</li> <li>• Potential contamination on site to be investigated and mitigated</li> <li>• Provision of amenity access within the development for pedestrians and cyclists. Links to the footpath network to be created and amenity maintained and enhanced</li> <li>• Further assessment on nature conservation interest will also be required and mitigation put in place.</li> </ul>			

RPEEB002	George Street	0.1	TBC
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• 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</li> <li>• Potential contamination on site to be investigated and mitigated</li> <li>• The main vehicular access to the site should be via George Street with a vehicular connection through to the site to the north – APEEB031</li> <li>• Parking provision should be accommodated onsite</li> <li>• Provision of Sustainable Urban Drainage feature on site</li> <li>• Mitigation measures are required to prevent any impact on the River Tweed Special Area of Conservation via the Eddleston Water</li> <li>• Further assessment on nature conservation interest will also be required and mitigation put in place</li> <li>• A flood risk assessment will be required to inform the development of the site</li> <li>• Provision of amenity access within the development for pedestrians and cyclists. Links to the footpath network to be created and amenity maintained and enhanced.</li> </ul>			
RPEEB003	Tweedbridge Court	0.5	50
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• Residential redevelopment will be required</li> <li>• 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</li> <li>• The main vehicular access to the site will be via Dukehaugh</li> <li>• Parking provision should be accommodated onsite</li> <li>• Mitigation measures are required to prevent any impact on the River Tweed Special Area of Conservation/Sites of Special Scientific Interest</li> <li>• Further assessment on nature conservation interest will also be required and mitigation put in place</li> <li>• Provision of amenity access within the development for pedestrians and cyclists. Links to the footpath network to be created and amenity maintained and enhanced</li> <li>• A flood risk assessment will be required to inform the development of the site.</li> </ul>			

## KEY GREENSPACE

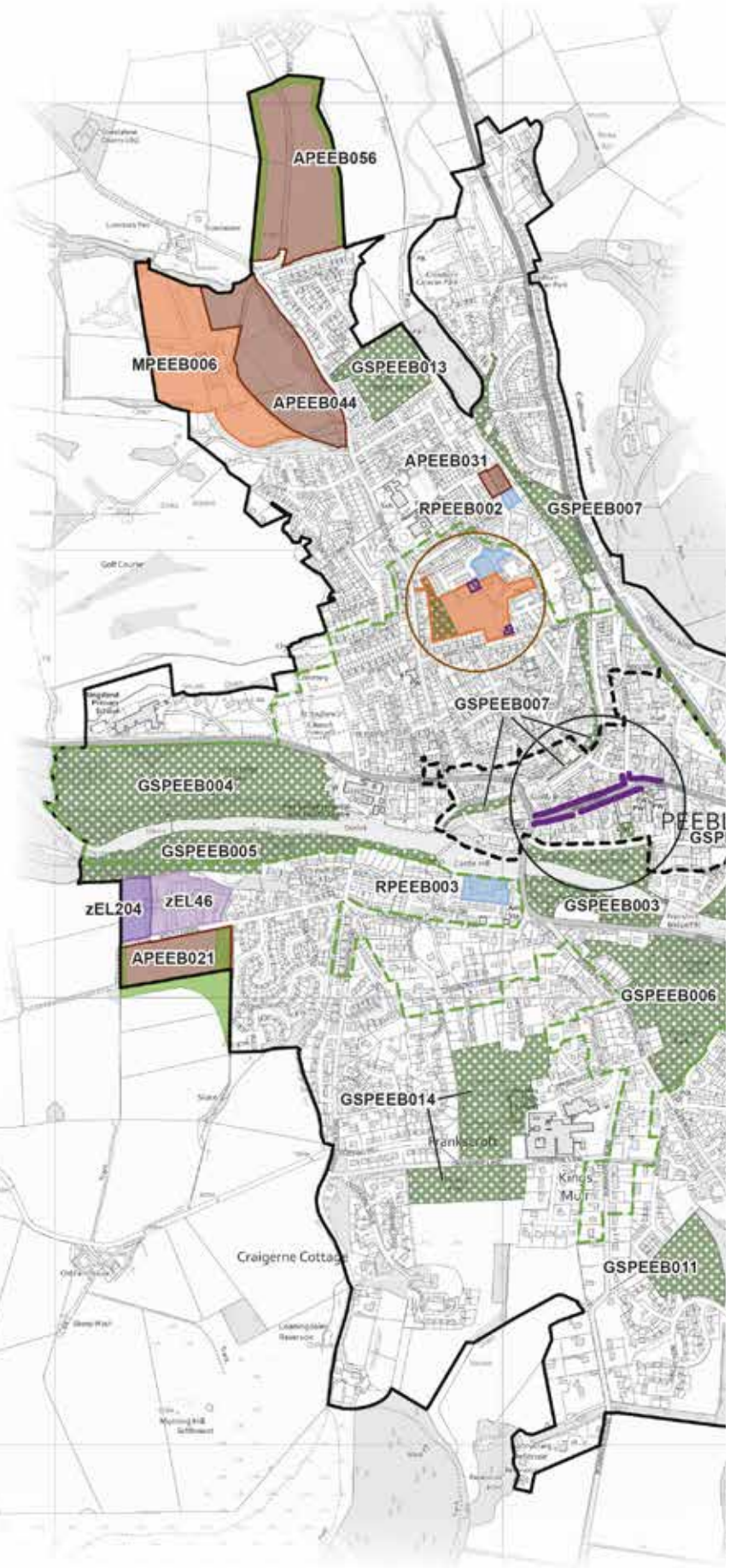
SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSPEEB001	Whitestone Park	6.2
GSPEEB002	Tweed Green (North)	1.6
GSPEEB003	Tweed Green (South)	1.6
GSPEEB004	Hay Lodge Park	10.6
GSPEEB005	Area adjacent to River Tweed	4.5
GSPEEB006	Victoria Park	6.7
GSPEEB007	Eddleston Water	2.6
GSPEEB008	Rosetta Road Allotments	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



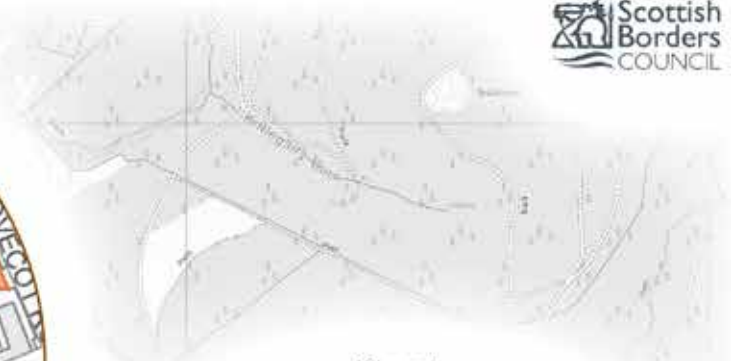
Scottish Borders Council  
Local Development Plan 2023

**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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Town Centre Inset



10. Email: [localplan@scotborders.gov.uk](mailto:localplan@scotborders.gov.uk)  
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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.

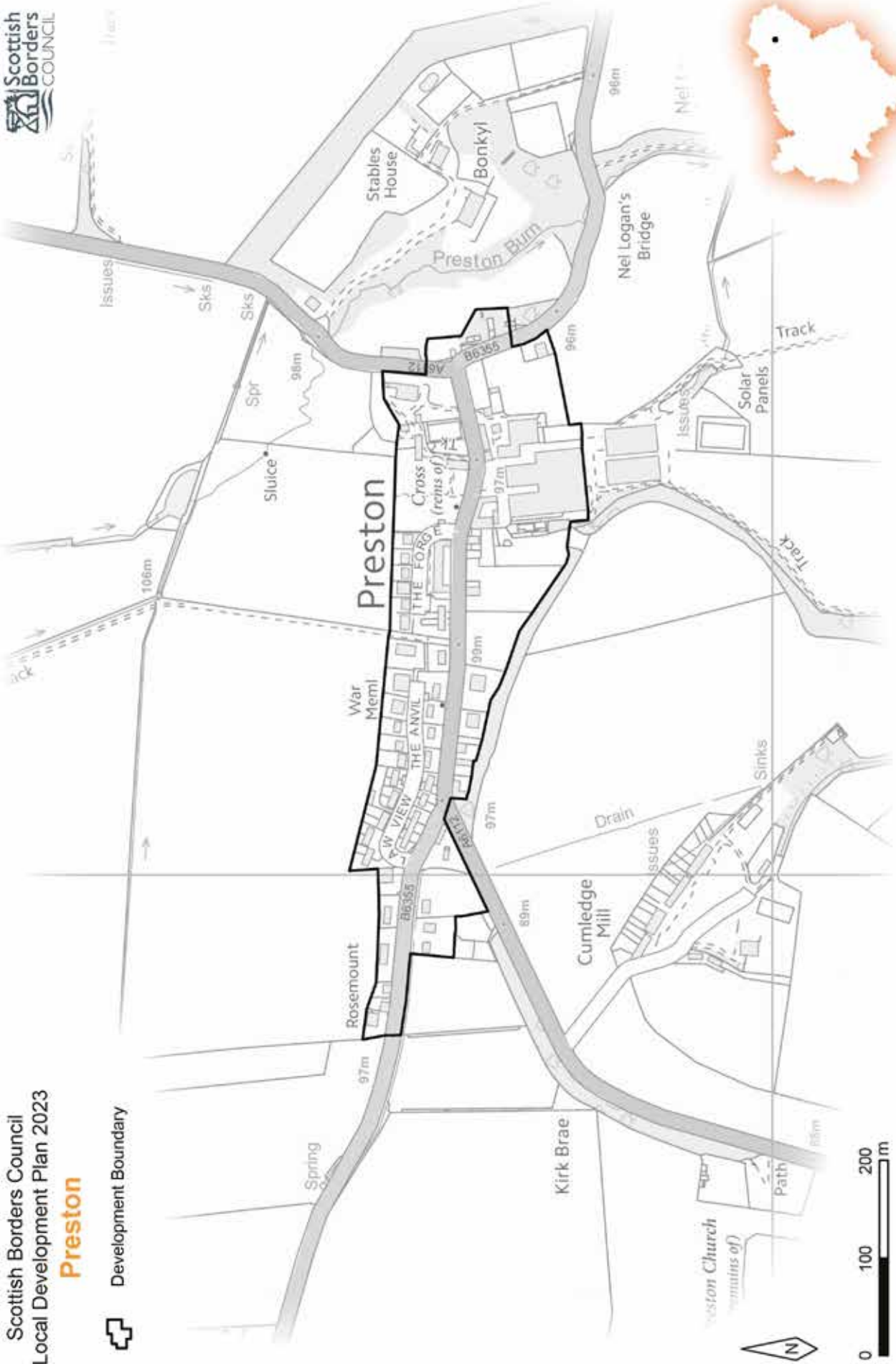
Due to a lack of development interest a longstanding redevelopment site (zR016) at Preston Farm has been removed from the Plan, as it is not considered that the site contributes to the effective housing land supply. However, the site remains within the development boundary and could therefore be developed 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



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# SETTLEMENT PROFILE

## REDPATH

HOUSING MARKET AREA  
Central



LOCALITY  
Eildon



POPULATION  
87



### PLACEMAKING CONSIDERATIONS

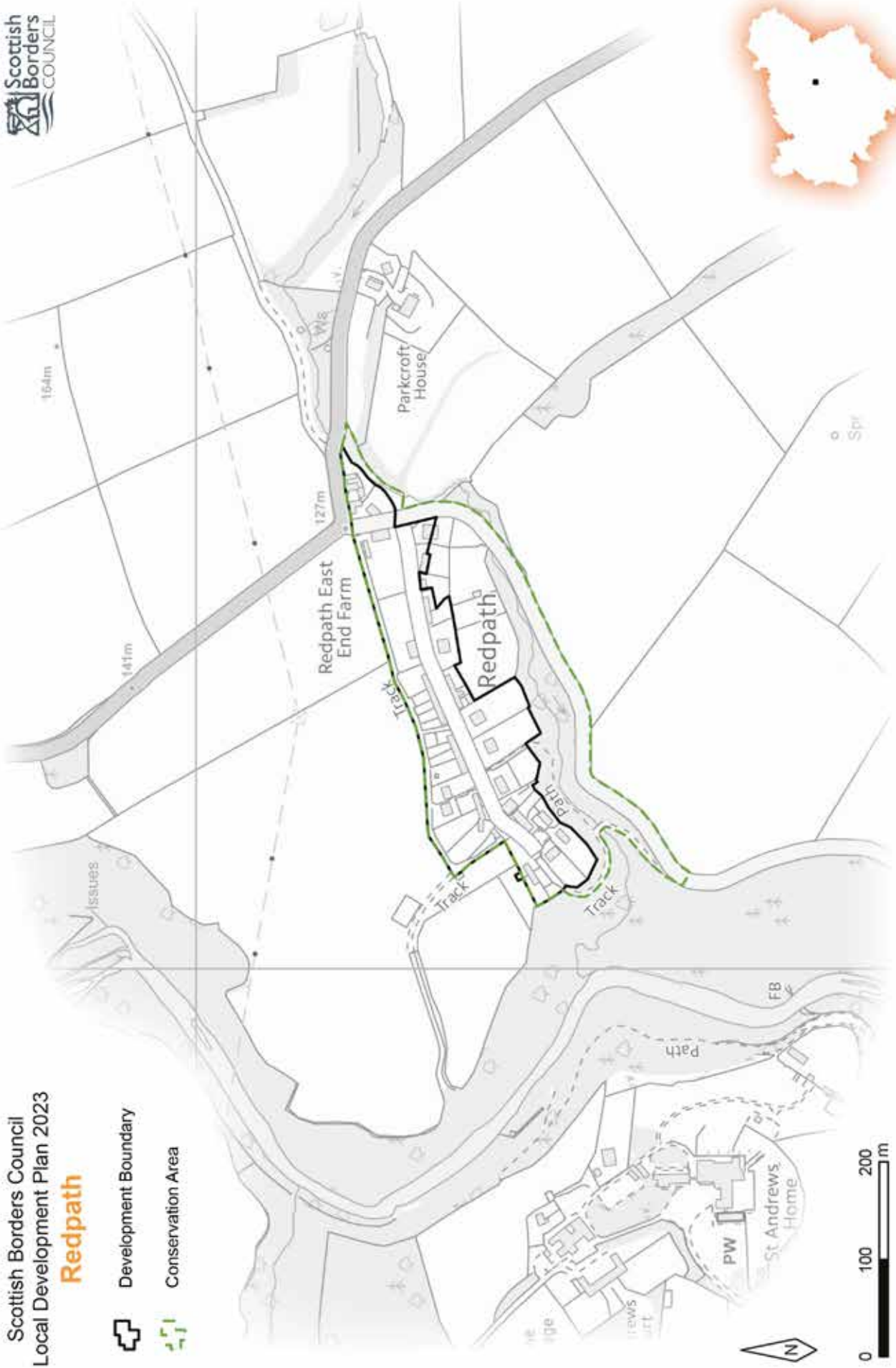
The character of Redpath is established by its linear layout and its countryside setting. It is located on the edge of lowland hills around Black Hill, the pastoral upland fringe valley of the Lower Leader and the upland fringe valley with settlements of the River Tweed. The quality of this countryside 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



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# 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 Railway Station on the East Coast Main Line opened in May 2022, replacing an earlier station which closed in 1964. 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. 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. However, with the completion of the railway station development, it should be noted that parts of the brief are now out-of-date.

As a result of the recent opening of the 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.

## PREFERRED AREAS FOR FUTURE EXPANSION

There is likely to be longer term demand for housing in Reston, particularly now that the railway station has been re-instated. An area for potential longer term housing is allocated (SREST001) to the south of the Auction Mart site. The development brief for Reston Auction Mart provides guidance on the mixed-use allocation, as well as on the housing to the south of Reston. 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	0.8	20
Site Requirements			
<ul style="list-style-type: none"> <li>Planting on the south west edge to protect amenity of neighbouring property</li> <li>Retain the hedge planting on the north west edge where appropriate</li> <li>Vehicular access off the B6438 in line with advice from the Council's Roads Planning team</li> <li>Pedestrian access from the B6438</li> <li>Investigation of possible archaeological links on the south east boundary of the site</li> <li>Ensure connectivity to allocation AREST005.</li> </ul>			
BR6	Rear of Primary School	1.6	16
Site Requirements			
<ul style="list-style-type: none"> <li>Planting on the western boundary to help provide a settlement edge and enclosure to the site</li> <li>Retain hedges on northern and southern edges where appropriate</li> <li>Cognisance of the amenity of the existing residential property on the site</li> <li>Provision for vehicular access from the B6438 in agreement with the advice of the Council's Roads Planning team</li> <li>Pedestrian access through the site from the B6438 and on to the unclassified road to the north</li> <li>Take advantage of the southerly aspect and views from the site</li> <li>A flood risk assessment is required to assess the flood risk from the small watercourse. Consideration should be given to the downstream culvert or structure which may exacerbate flood levels.</li> </ul>			



AREST004	Reston Long Term 2	2.1	38
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• Refer to approved Planning Brief (Reston Auction Mart)</li> <li>• 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 deculverting should also be undertaken. Recommend that contact is made with the council's Flood Officer</li> <li>• Existing trees along the boundary should be retained where possible</li> <li>• 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</li> <li>• Enhancement of the local path network, access to the potential railway station and links to the village should be provided</li> <li>• A Transport Assessment will be required</li> <li>• Parking provision for the potential railway station</li> <li>• Protection should be given to the existing boundary features</li> <li>• Assessment of ecology impacts and provision of mitigation, as appropriate</li> <li>• Long term maintenance of landscaped areas to be addressed</li> <li>• Archaeology evaluation/mitigation is required</li> <li>• Potential contamination on the site to be investigated and mitigation, where required</li> <li>• Consideration should be given to open space provision within the site</li> </ul>			
AREST005	Land East of West Reston	0.4	5
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• Archaeology evaluation/mitigation may be required</li> <li>• Planting on the south eastern boundary to provide enclosure to the site and define a settlement edge</li> <li>• Planting on the south western boundary to provide separation from the neighbouring properties and buildings</li> <li>• 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</li> <li>• Consider the overall development of this site along with the adjacent site (BR5) together</li> <li>• Protect existing boundary features, where possible</li> <li>• Assessment of ecology impacts and provision of mitigation, as appropriate</li> <li>• Consideration of any flood risk within the site and mitigation where necessary.</li> </ul>			

#### POTENTIAL LONGER TERM HOUSING (SUBJECT TO REVIEW)

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
SREST001	Reston Long Term 1	3.0	N/A
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• Refer to the approved Reston Auction Mart Planning Brief, subject to the comment under Placemaking Considerations above</li> <li>• Refer to approved planning brief, which shall be updated to require a flood risk assessment to assess the flood risk from the small watercourse which is located within the site and another small watercourse may be culverted through the site. There should be no built development over an active culvert.</li> </ul>			

## MIXED USE







SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
MREST001	Auction Mart	3.9	100
Site Requirements			
<ul style="list-style-type: none"> <li>Refer to the approved Reston Auction Mart Planning Brief, subject to the comment under Placemaking Considerations above.</li> </ul>			

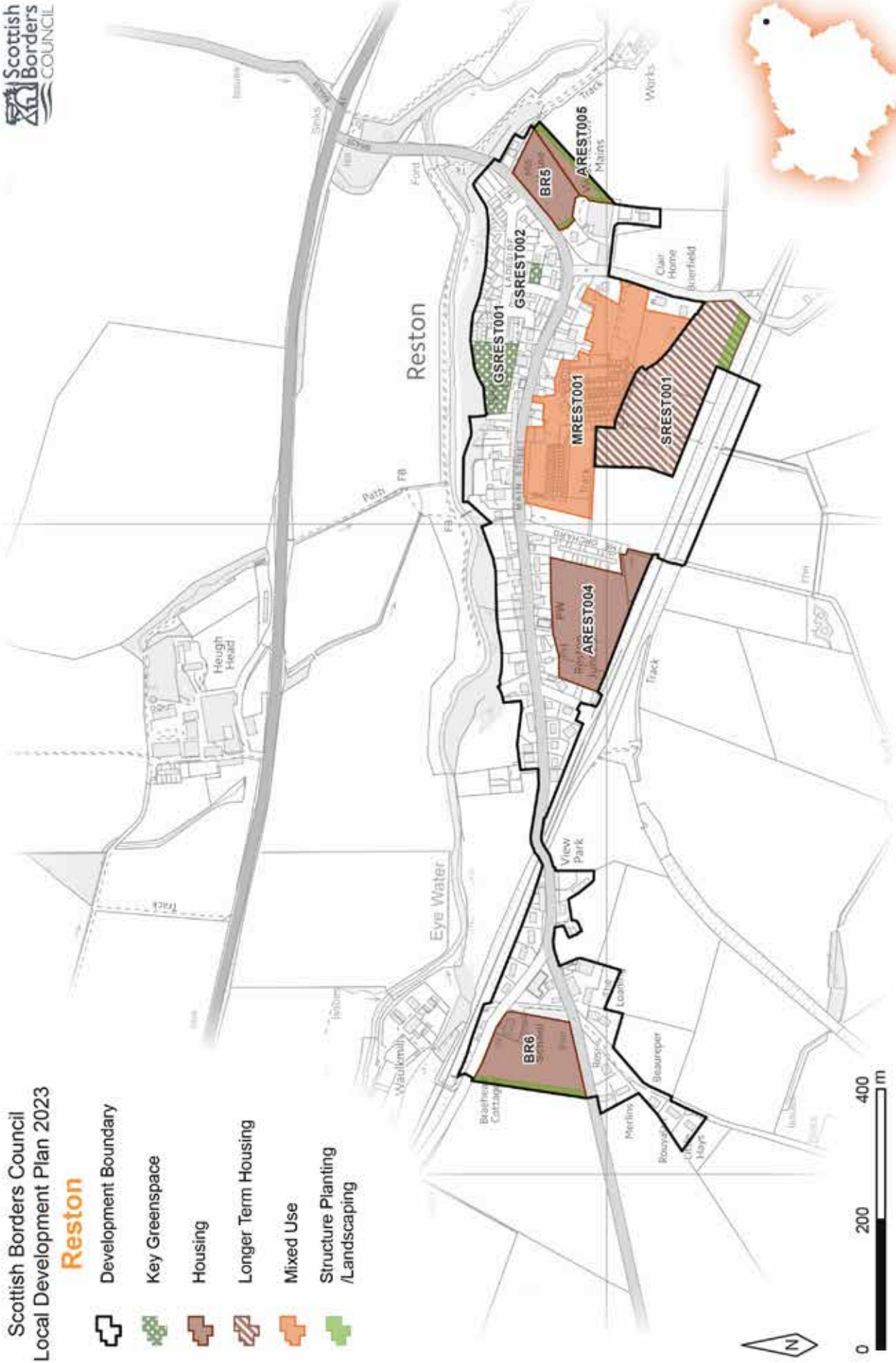
## KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSREST001	Sports Field	0.6
GSREST002	Play Area	0.1

Scottish Borders Council  
Local Development Plan 2023

**Reston**

-  Development Boundary
-  Key Greenspace
-  Housing
-  Longer Term Housing
-  Mixed Use
-  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
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• The site is only acceptable for a small development</li> <li>• 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</li> <li>• Scale and design of development needs to have regard to the character of the existing settlement</li> <li>• Mitigation measures should be carried out to address drainage into the nearby burn</li> <li>• Mitigation measures are required to prevent any impact on the River Tweed Special Area of Conservation.</li> </ul>			

AROB003	Site adjacent to Kirk'oer	0.8	5
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• The site is only acceptable for a small development</li> <li>• 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</li> <li>• Scale and design of development needs to have regard to the character of the existing settlement</li> <li>• Archaeology interests have been recorded in the surrounding area and archaeological assessment including archaeological evaluation along with associated mitigation measures are required</li> <li>• A flood risk assessment is required given that a watercourse may be culverted through the site. This should be investigated as part of any development proposal. Buildings must not be constructed over an existing drain (including a field drain) that is to remain active. Surface water runoff issues would require to be investigated, and mitigation measures may be required during design stage</li> <li>• Mitigation measures are required to prevent any impact on the River Tweed River Tweed Special Area of Conservation.</li> </ul>			

Scottish Borders Council  
Local Development Plan 2023  
**Roberton**

-  Development Boundary
-  Housing
-  Structure Planting /Landscaping



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# SETTLEMENT PROFILE

## ROMANNOBRIDGE

HOUSING MARKET AREA  
Northern



LOCALITY  
Tweeddale



POPULATION  
220




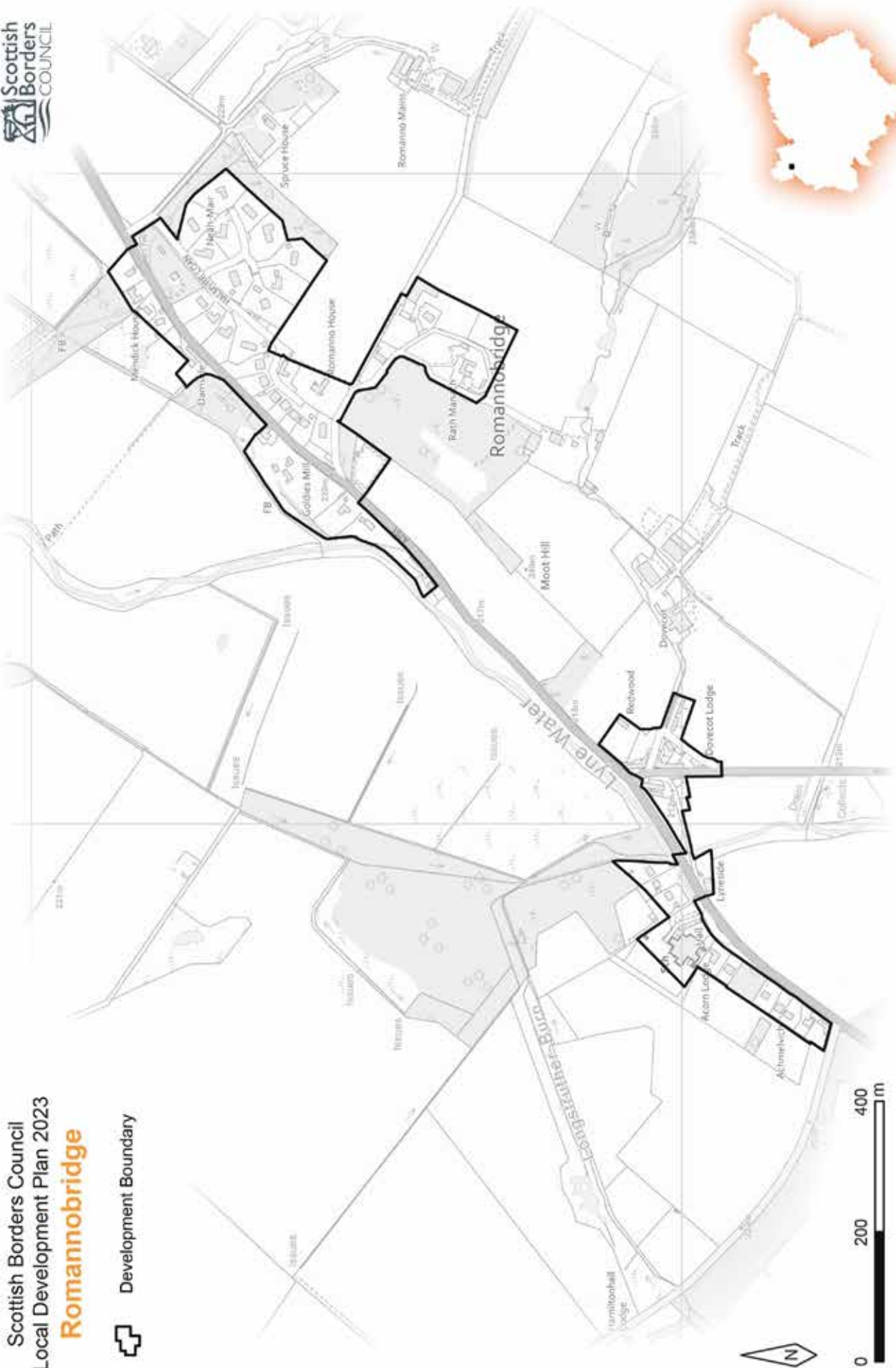
### PLACEMAKING CONSIDERATIONS

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



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# SETTLEMENT PROFILE

## ROXBURGH

HOUSING MARKET AREA  
Central



LOCALITY  
Cheviot




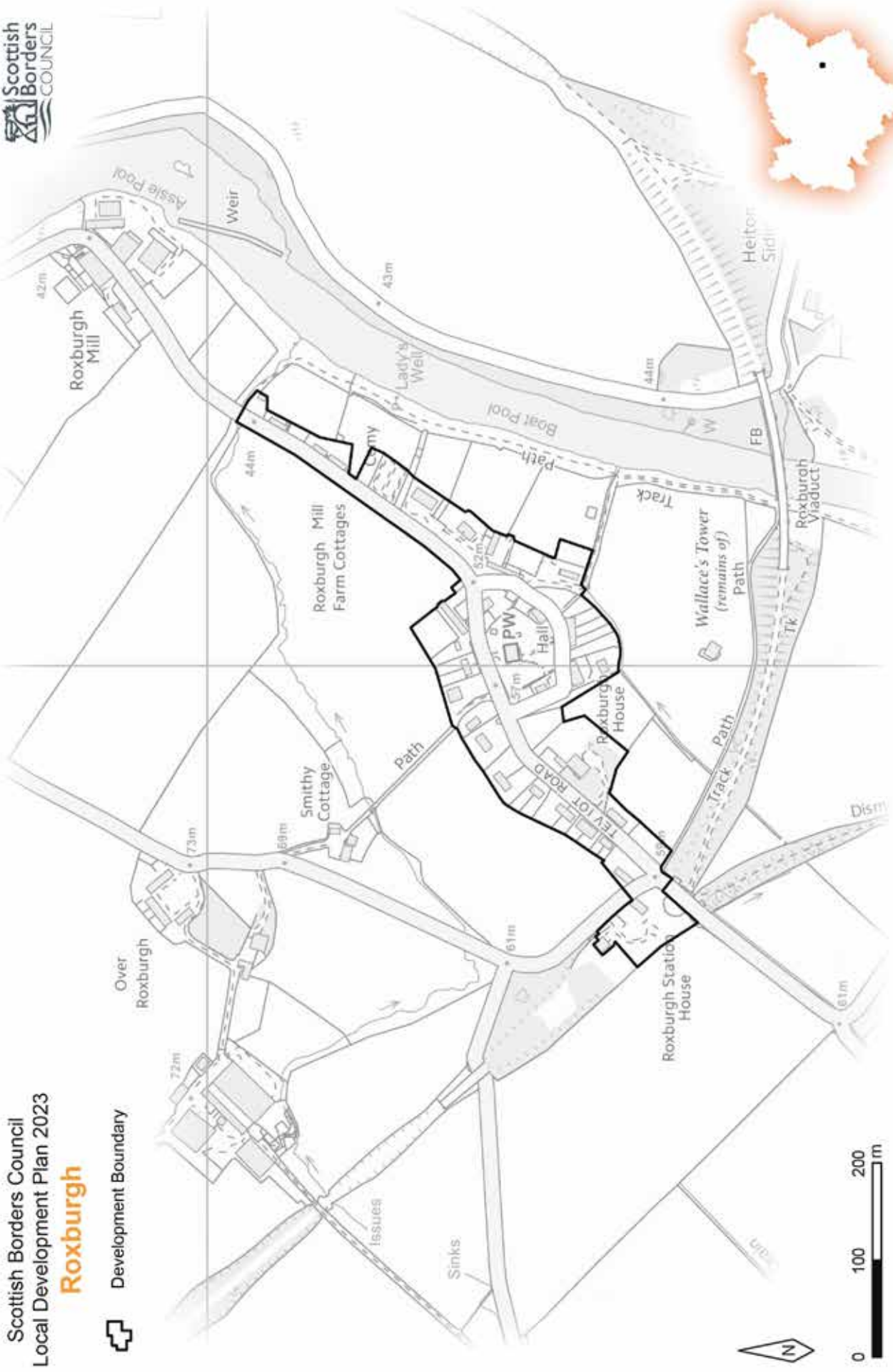
POPULATION  
142



### 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.

 Development Boundary



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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
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• 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</li> <li>• Evaluation and mitigation of potential archaeological interest</li> <li>• Existing boundary wall to be retained where possible</li> <li>• Existing boundary trees and hedgerows to be retained and protected where possible.</li> </ul>			
ESE10B	Linglie Road	2.3	30
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• 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</li> <li>• Remainder of the site is to be used for prevention of flood risk and a holistic consideration of site landscape</li> <li>• Consider the potential for culvert removal and channel restoration</li> <li>• Archaeological interests require to be investigated and mitigation measures may thereafter be required</li> <li>• Amenity of neighbouring residential properties must be safeguarded</li> <li>• Existing trees to be retained and protected</li> <li>• Robust belt of woodland planting along the south and east boundaries in order to provide containment</li> <li>• Vehicular access to be from Linglie Road and integration with the street network to the south west to be addressed.</li> </ul>			
ASELK021	Philiphaugh North	1.2	20
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• New vehicular and pedestrian/cycle access to the site from site ASELK042 to the south</li> <li>• Creation of woodland structural planting along the northern boundary of the site to contain it. A management scheme for planting is required</li> <li>• 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</li> <li>• The design and layout of the development should recognise the sensitivity of the Special Landscape Area</li> <li>• Consider the potential for culvert removal and channel restoration.</li> </ul>			

ASELK033	Angles Field	2.0	30
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• 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</li> <li>• 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</li> <li>• Vehicular access will be via the two roads immediately adjacent to the site</li> <li>• Pedestrian/cycle links to be improved between the site and Selkirk and the existing path network within the vicinity</li> <li>• The submission of a Transport Statement will be required</li> <li>• Assessment of ecology impacts and provision of mitigation, as appropriate</li> <li>• Retain existing trees along the southern and eastern boundaries of the site</li> <li>• 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</li> <li>• Development to face outwards over the adjacent roads where possible in order to create an attractive place.</li> </ul>			
ASELK040	Philiphaugh Mill	1.7	19
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• Appropriate structure planting to be agreed</li> <li>• Potential contamination to be investigated and mitigated</li> <li>• Existing mill lade adjacent to site requires to be protected to maintain flow and protect water quality</li> <li>• Mitigation required to ensure no significant adverse effects on integrity of River Tweed Special Area of Conservation</li> <li>• Assessment of ecology impacts and provision of mitigation, as appropriate</li> <li>• Development must not have a negative impact upon the setting, key landscape characteristic and special qualities of the historic battlefield (Battle of Philiphaugh)</li> <li>• Some archaeological investigation may be necessary before or during development</li> <li>• Some widening of Ettrickhaugh Road will be required to mitigate the increase in traffic movements</li> <li>• Access to the site will require a new bridge over the Ettrickhaugh Burn</li> <li>• 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</li> <li>• Pedestrian/cycle links will be required to take advantage of new riverside path constructed as part of Selkirk Flood Protection Scheme</li> <li>• Contact with Scottish Water in respect of water treatment works local network issues.</li> </ul>			
ASELK042	Philiphaugh Steading	1.2	32
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• 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</li> <li>• 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</li> <li>• A management scheme for planting is required</li> <li>• The design and layout of the development should recognise the sensitivity of the Special Landscape Area</li> <li>• A flood risk assessment will be required to assess risk from the Long Philip Burn. The earthworks which have been undertaken on site should be taken into account. Consideration will need to be given to bridges and culverts in this area. The site may be constrained due to flood risk. Surface runoff issues must be considered to ensure adequate mitigation is implemented</li> <li>• No built development should take place on the functional flood plain; this area should be safeguarded as open space.</li> </ul>			

## 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"> <li>This is a business and industrial site as defined in Policy ED1</li> <li>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.</li> </ul>			
zEL15	Riverside 6	0.8	N/A
Site Requirements			
<ul style="list-style-type: none"> <li>This is a high amenity business site as defined in Policy ED1</li> <li>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</li> <li>Archaeological interests require to be investigated and mitigation measures may thereafter be required</li> <li>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.</li> </ul>			
BSELK002	Riverside 5	0.5	N/A
Site Requirements			
<ul style="list-style-type: none"> <li>This is a business and industrial site as defined in Policy ED1</li> <li>Surface water ponding should be discussed with the Flood Prevention Officer.</li> </ul>			

## 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"> <li>This is a safeguarded business and industrial site as defined in Policy ED1</li> <li>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.</li> </ul>			
BSELK003	Riverside 8	5.3	N/A
Site Requirements			
<ul style="list-style-type: none"> <li>This is a safeguarded high amenity business site as defined in Policy ED1</li> <li>Archaeological interests require to be investigated and mitigation measures may thereafter be required</li> <li>Surface water ponding should be discussed with the Flood Prevention Officer.</li> </ul>			

## MIXED USE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
MSELK002	Heather Mill	1.4	75
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• Potential contamination on the site should be investigated and mitigated</li> <li>• A Transport Assessment will be required</li> <li>• Assessment of ecology impacts and provision of mitigation, as appropriate</li> <li>• Pedestrian/cycle access through the site between Whinfield Road and Riverside Road should be provided</li> <li>• Potential for establishing roads access through the site between Whinfield Road and Riverside Road should be explored</li> <li>• Potential impact on SAC/SSSI Ettrick Water should be assessed and mitigated</li> <li>• A design vision is required which reflects the context of the site</li> <li>• Archaeological interests require to be investigated and mitigation measures may thereafter be required</li> <li>• Development should have attractive frontage to Ettrick Water</li> <li>• The design and layout should ensure no adverse impacts upon the adjacent Special Landscape Area</li> <li>• There will be a clear requirement to provide an element of employment land on part of the site to reflect its mixed use allocation</li> <li>• 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</li> <li>• 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.</li> </ul>			

## REDEVELOPMENT

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
RSELK001	Forest Mill	0.5	30
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• Vehicular access to the site from the road to the west and the B7014 to the east</li> <li>• 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</li> <li>• The industrial archaeology of the site should be investigated and mitigated where possible</li> <li>• The site falls within a flood risk area so a flood risk assessment will be required.</li> <li>• A mix of residential, Class 4 business and community uses could be appropriate on this site.</li> </ul>			
RSELK002	St Marys Church	0.1	21
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• The site has been granted consent for a mix of flats and offices</li> <li>• 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.</li> </ul>			
RSELK003	Land at Kilncroft/Mill Street	0.1	N/A
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• Amenity of existing residential properties must be safeguarded.</li> </ul>			



RSELK004	Souter Court	0.1	N/A
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• Amenity of existing residential properties must be safeguarded</li> <li>• Layout and design should conserve and enhance the character of the conservation area.</li> </ul>			

## KEY GREENSPACE

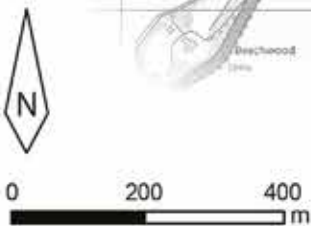
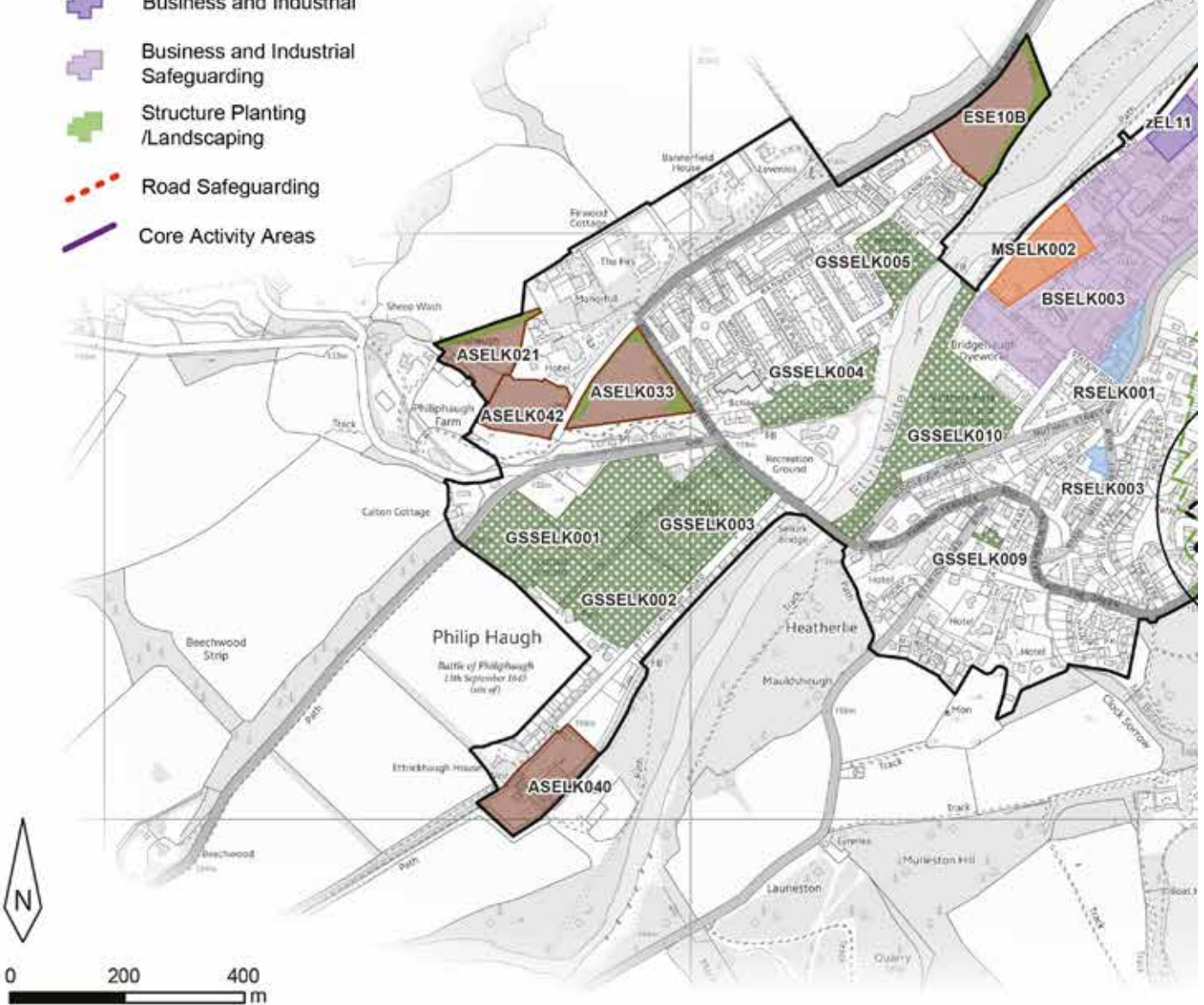
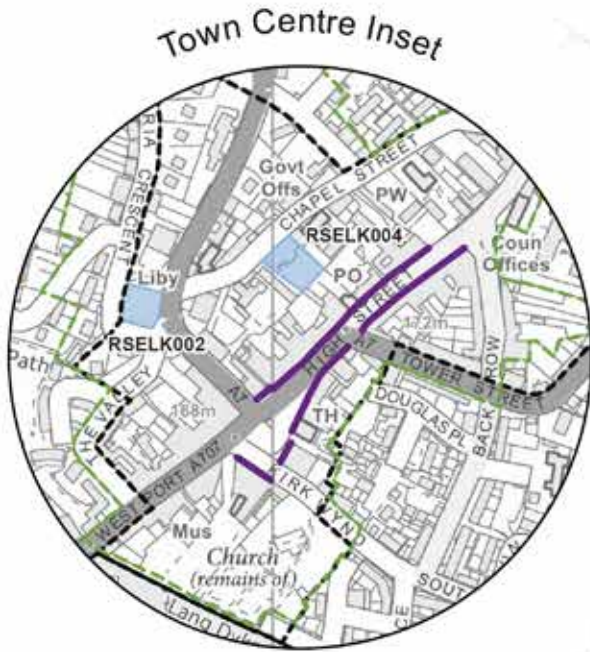
SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSSELK001	Selkirk Football Club	4.5
GSSELK002	Selkirk Cricket Club	2.2
GSSELK003	Selkirk Rugby FC	2.9
GSSELK004	Recreation Ground/Allotments	1.3
GSSELK005	Bannerfield Drive Open Space	1.2
GSSELK006	The Pringle Park/Scott Crescent Recreation Ground	5.0
GSSELK007	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



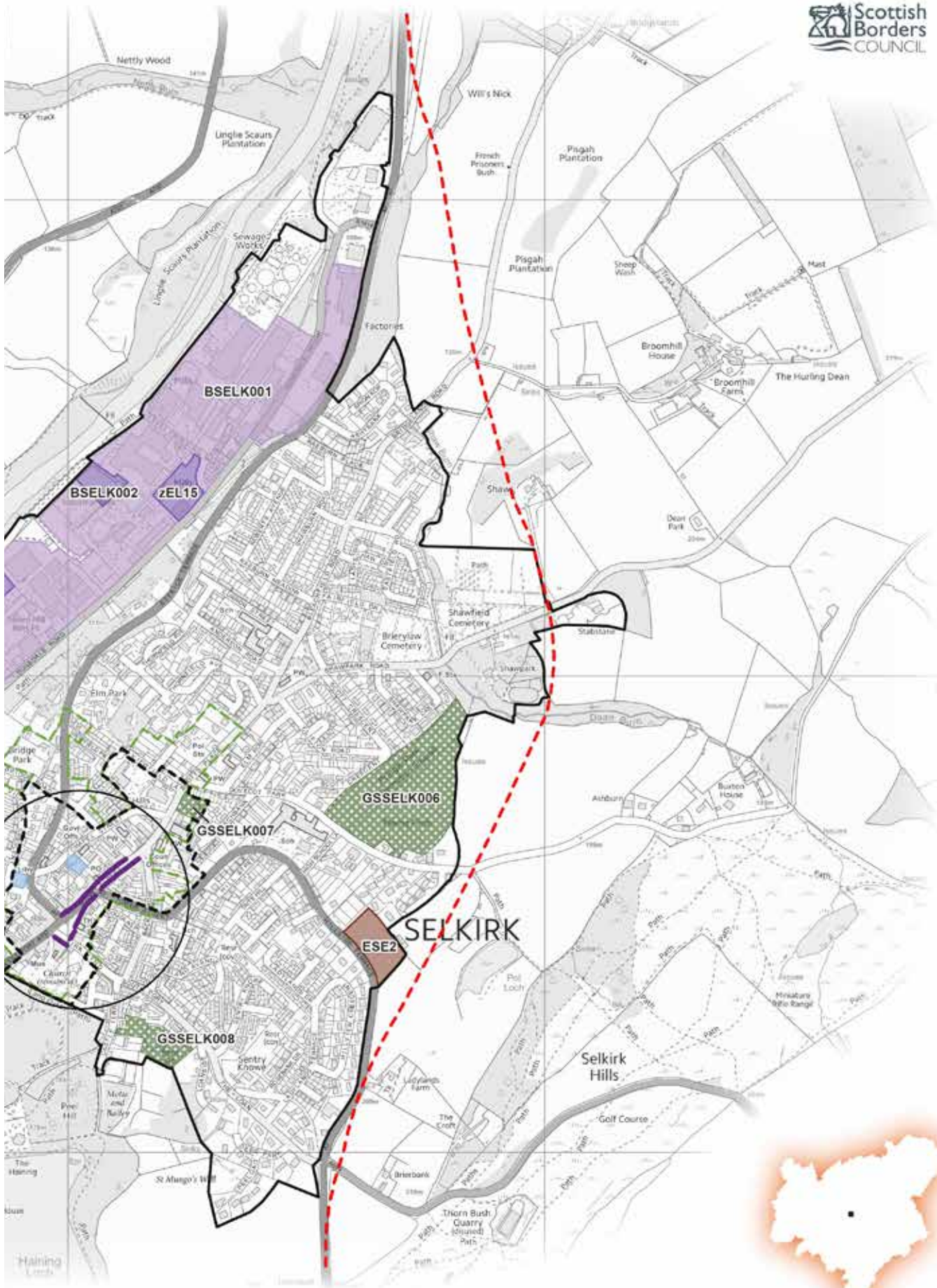
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**Selkirk**

-  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



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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.

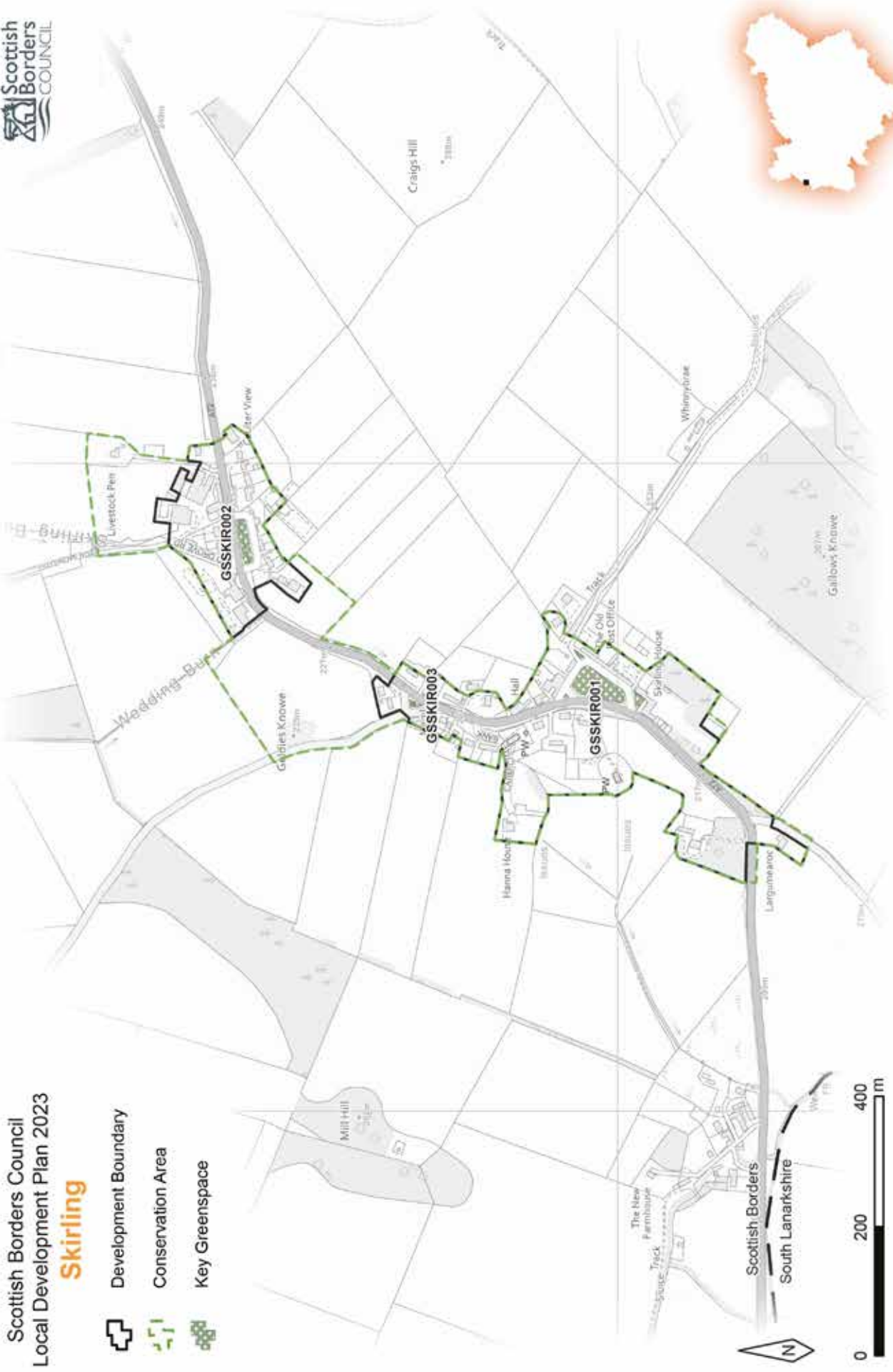
### DEVELOPMENT AND SAFEGUARDING PROPOSALS

#### KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSSKIR001	Skirling Green	0.4
GSSKIR002	Skirling Verges	0.2
GSSKIR003	Skirling Verges	0.1

Scottish Borders Council  
Local Development Plan 2023  
**Skirling**

-  Development Boundary
-  Conservation Area
-  Key Greenspace



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# 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 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
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• Vehicular access could be taken from the B6350 and/or the minor road to the south of the site</li> <li>• The existing hedges and trees within the site should be retained and enhanced wherever possible</li> <li>• Structure planting is required to the eastern boundary to reinforce the settlement edge. A management scheme for planting is also required</li> <li>• Archaeological interests have been recorded in the surrounding area and assessment including archaeological evaluation along with associated mitigation measures will be required.</li> </ul>			
RSP3B	Teasel Bank	1.7	18
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• Vehicular access should be taken from the minor Sprouston to Hadden road</li> <li>• The existing hedges and trees within the site should be retained and enhanced wherever possible</li> <li>• 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</li> <li>• Pedestrian links to the Primary School and village centre are required</li> <li>• Archaeological interests have been recorded in the surrounding area and assessment including archaeological evaluation along with associated mitigation measures will be required</li> <li>• A flood risk assessment will be required to assess the flood risk from the small watercourse in order to inform the design and finished floor levels. Any flooding issues should be investigated further and discussed with the Flood Prevention Officer.</li> </ul>			

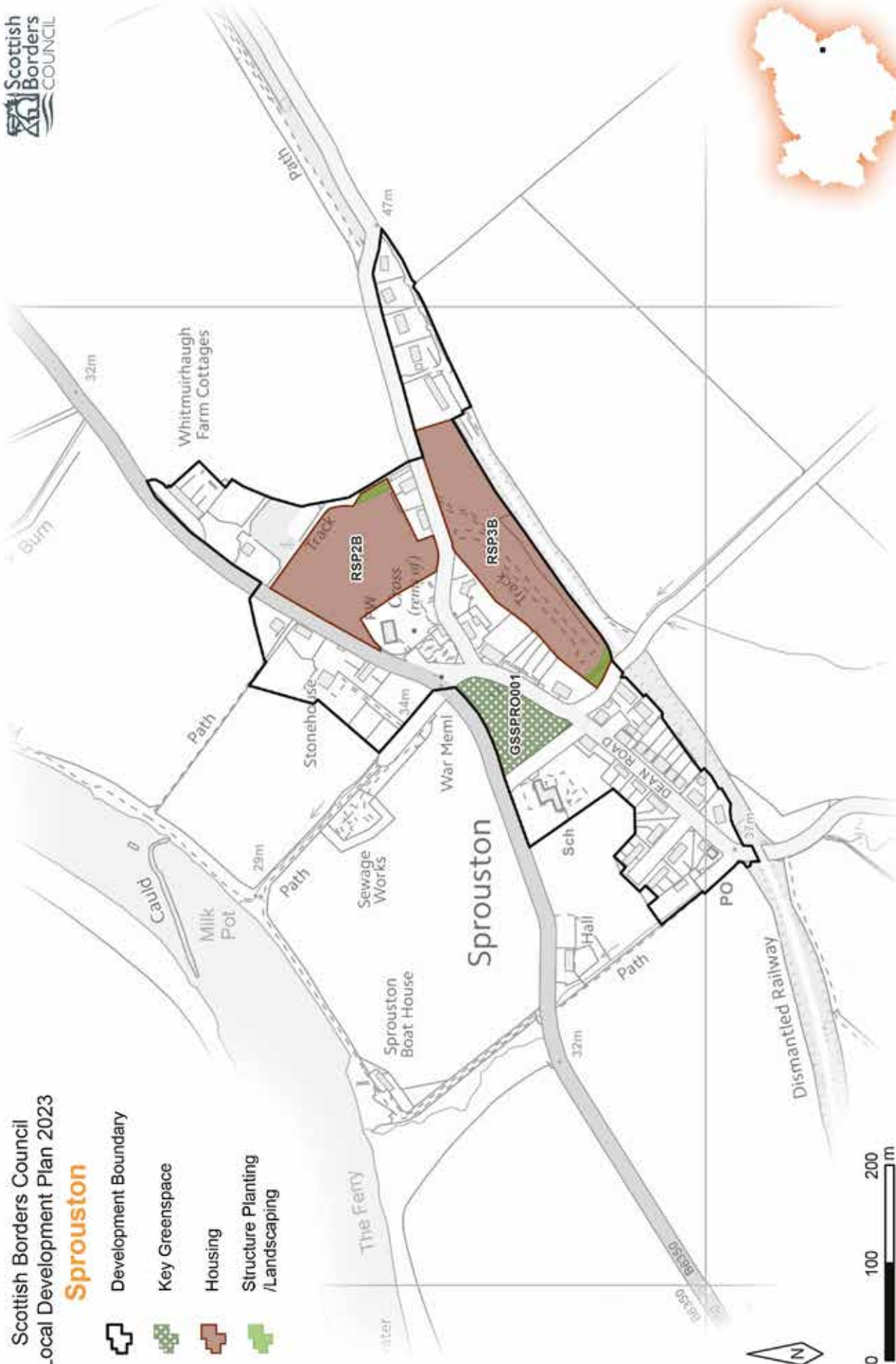
### KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSSPR0001	Village Green	0.7

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Local Development Plan 2023

**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.

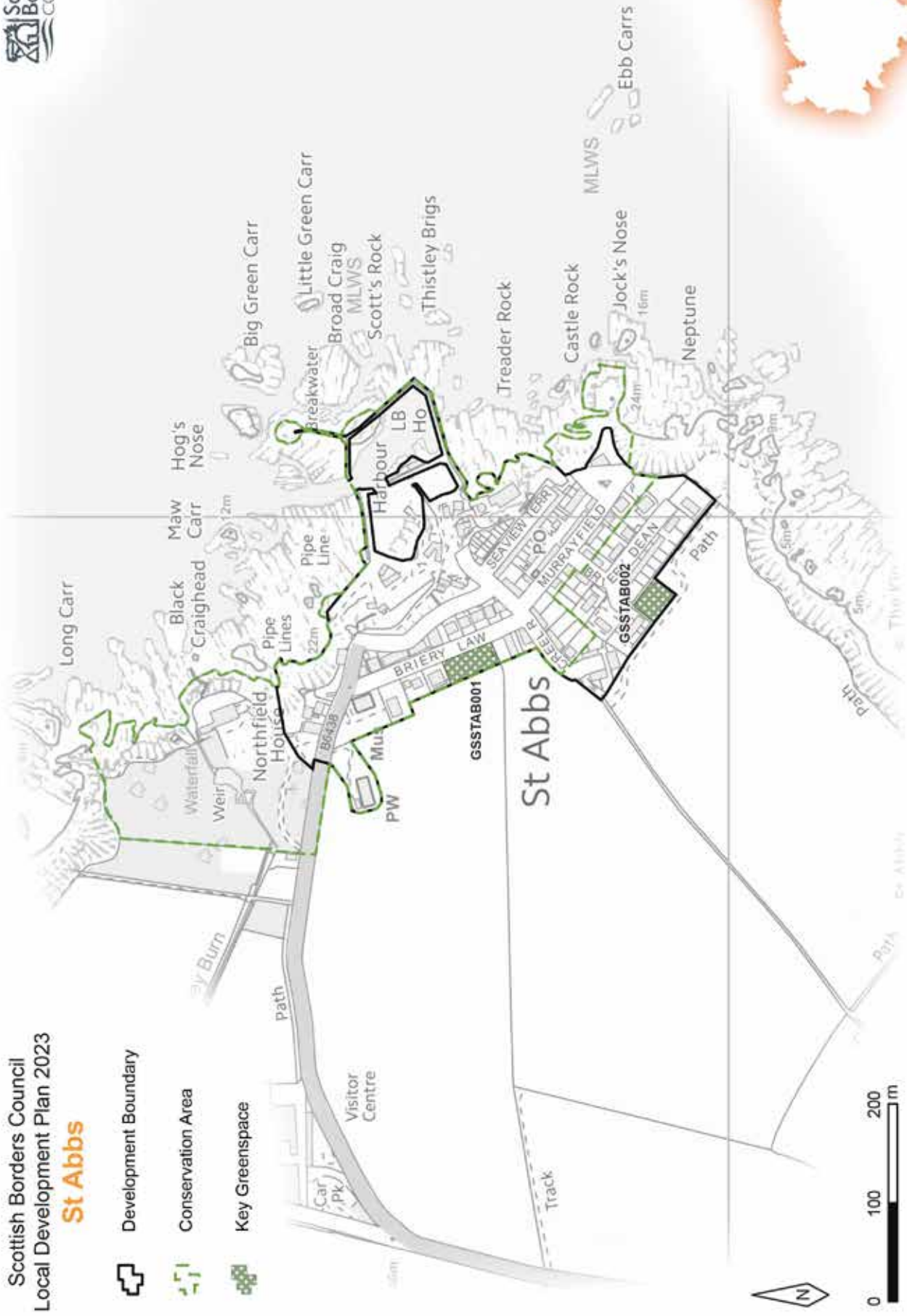
### DEVELOPMENT AND SAFEGUARDING PROPOSALS

#### KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSSTAB001	Briery	0.1
GSSTAB002	Play Area Briery Dean	0.1

Scottish Borders Council  
Local Development Plan 2023  
**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"> <li>• This is a business and industrial site as defined in Policy ED1</li> <li>• 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</li> <li>• Structure planting will be required on the southern, western and eastern boundaries to provide setting for development and screening from the A68. A management scheme for planting is also required</li> <li>• Existing boundary trees and hedgerows to be retained where possible.</li> </ul>			







### BUSINESS AND INDUSTRIAL SAFEGUARDING

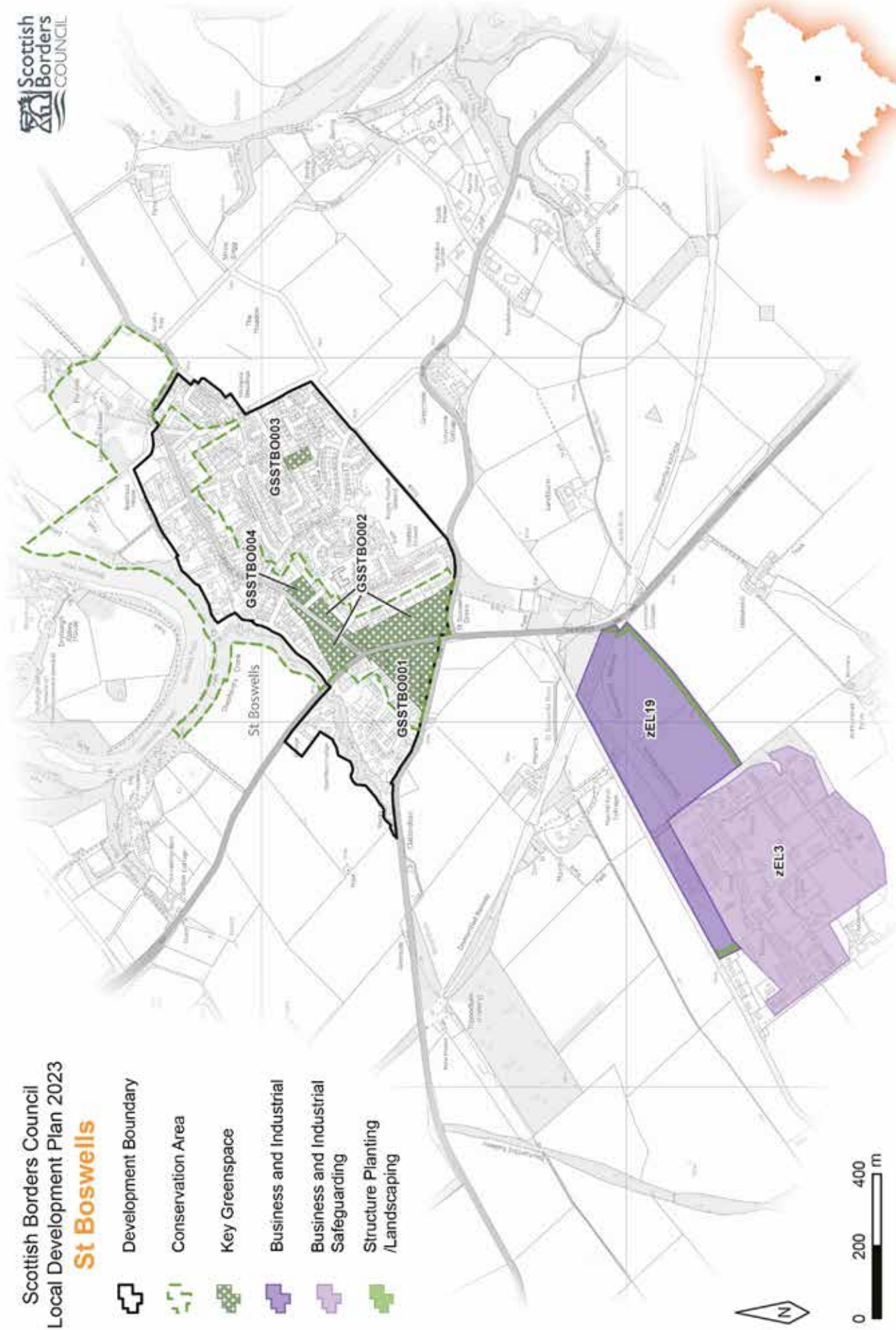
SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zEL3	Charlesfield	23.8	N/A
Site Requirements			
<ul style="list-style-type: none"> <li>• This is a business and industrial safeguarded site as defined in Policy ED1.</li> </ul>			

### 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

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Local Development Plan 2023  
**St Boswells**

-  Development Boundary
-  Conservation Area
-  Key Greenspace
-  Business and Industrial
-  Business and Industrial Safeguarding
-  Structure Planting /Landscaping



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# 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.

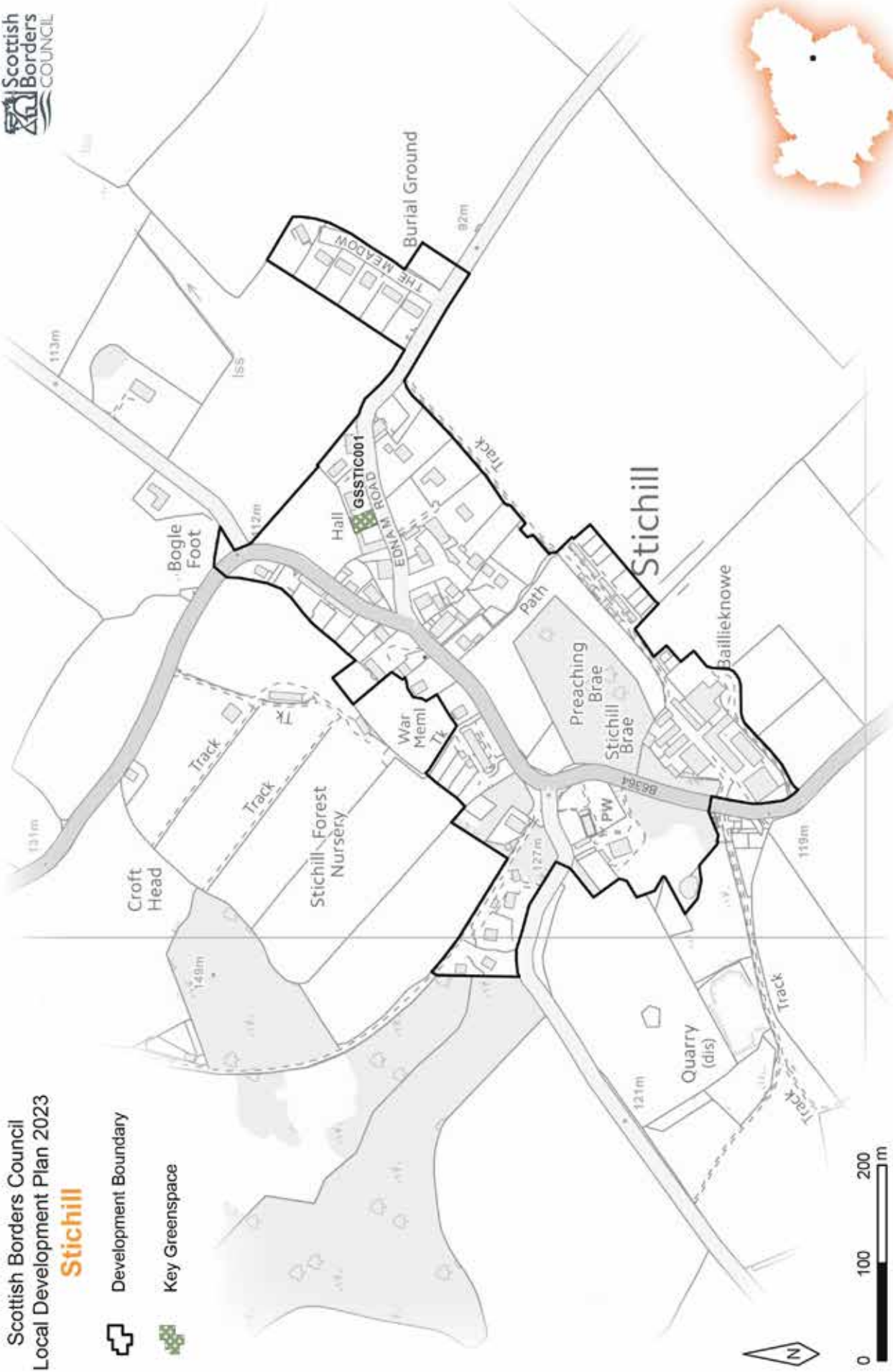
### DEVELOPMENT AND SAFEGUARDING PROPOSALS

#### 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
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• Vehicular and pedestrian access from Craigend Road. Traffic and pedestrian access issues to be assessed and mitigated include pinch points in the road, on street parking, carriageway width and footway provision</li> <li>• A flood risk assessment is required to assess the risk from the from the small watercourse which is located within the eastern part of the site, south of the Craigend Road. Consideration should be given to any upstream or downstream culverts or structures. Surface water runoff from the nearby hills may be an issue. Mitigation measures may be required during design stage</li> <li>• 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</li> <li>• 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</li> <li>• Long term maintenance of landscaped areas needs to be addressed</li> <li>• Utilise the south facing aspect of the site for energy efficiency</li> <li>• The route of the core path on Craigend Road should be retained.</li> </ul>			

ASTOW027	Stagehall II	1.2	12
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>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</li> <li>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</li> <li>Surface water run off from the surrounding area will be required to be considered during the design stage and mitigation put in place</li> <li>Consideration to be given to the need for a flood risk assessment</li> <li>The stone boundary wall on site to be retained and incorporated into the overall design for the site</li> <li>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</li> <li>Provision of amenity access in the development for pedestrians and cyclists. Links to the footpath network to be created and amenity maintained and enhanced.</li> </ul>			

## MIXED USE







SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
MSTOW001	Royal Hotel	0.2	11
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>Refer to approved planning brief</li> <li>A flood risk assessment is required to assess the risk of flooding from the Crunzie Burn. Consideration should be given to any upstream and downstream bridges and structures which may exacerbate flood levels. Surface water runoff from the nearby hills may be an issue. Mitigation measures may be required during design stage.</li> </ul>			

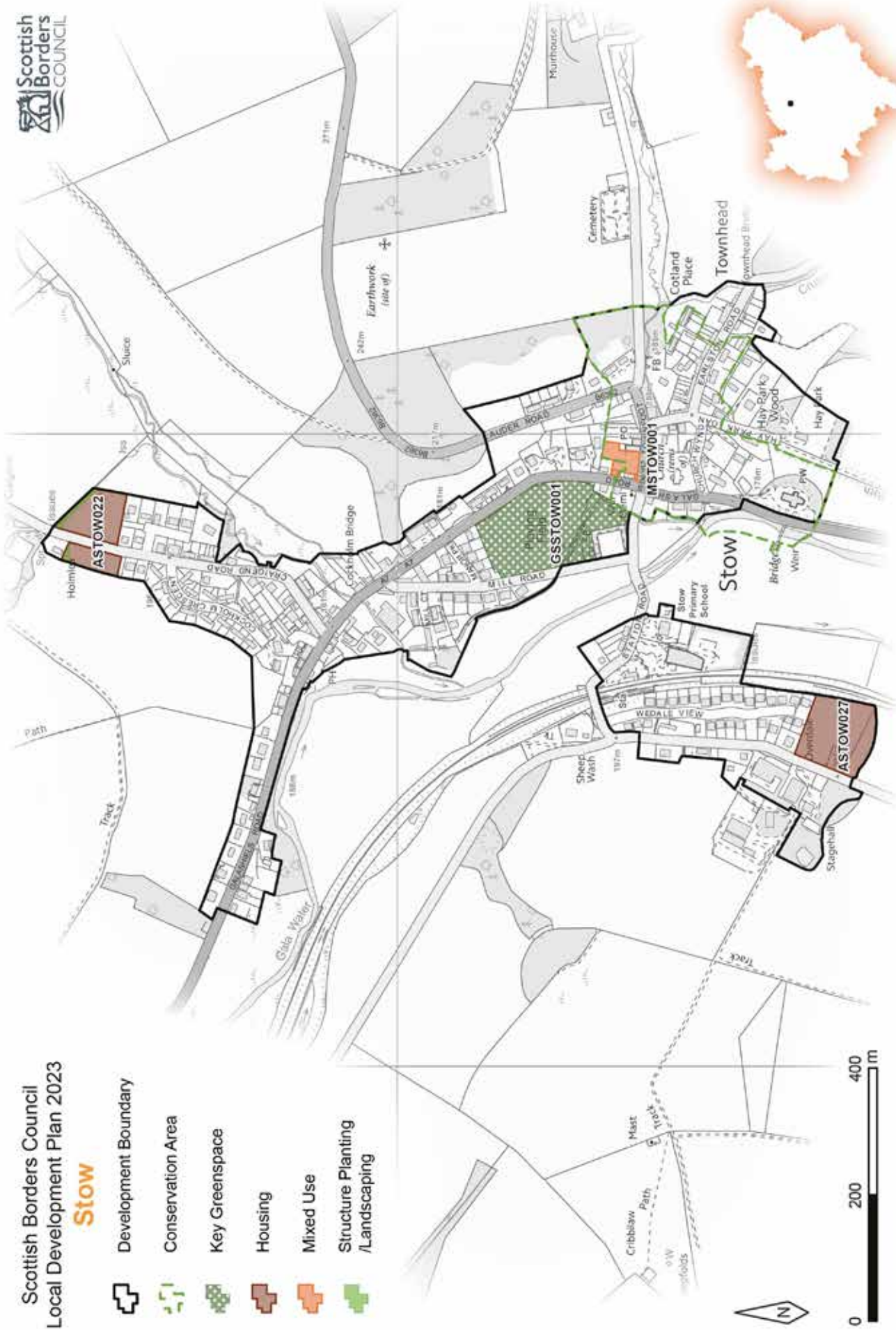
## KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSSTOW001	Playing Field	2.5

Scottish Borders Council  
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**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"> <li>Property orientation should take advantage of the southerly aspect and potential of long views from the site</li> <li>Vehicular and pedestrian access should be taken from Main Street (the A6112) in line with advice from the Roads Planning team</li> <li>Vehicular and pedestrian access should link through the site to the mixed use allocation to the south</li> <li>The amenity of neighbouring properties should be respected</li> <li>Planting at the edges of the site should be retained where appropriate.</li> </ul>			

## 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"> <li>This is a business and industrial safeguarded site as defined in Policy ED1.</li> </ul>			

## 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"> <li>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</li> <li>Ensure vehicular and pedestrian access from the A6112 (Coldstream Road) in line with advice from the Council's Roads Planning team</li> <li>Ensure vehicular and pedestrian access through the site from the A6112 (Main Street) and the allocated housing site to the north</li> <li>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</li> <li>Orientate buildings to take advantage of the southerly aspect and views out of the site.</li> </ul>			

## KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSSWIN001	Village Green	0.6



Scottish Borders Council  
Local Development Plan 2023  
**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.

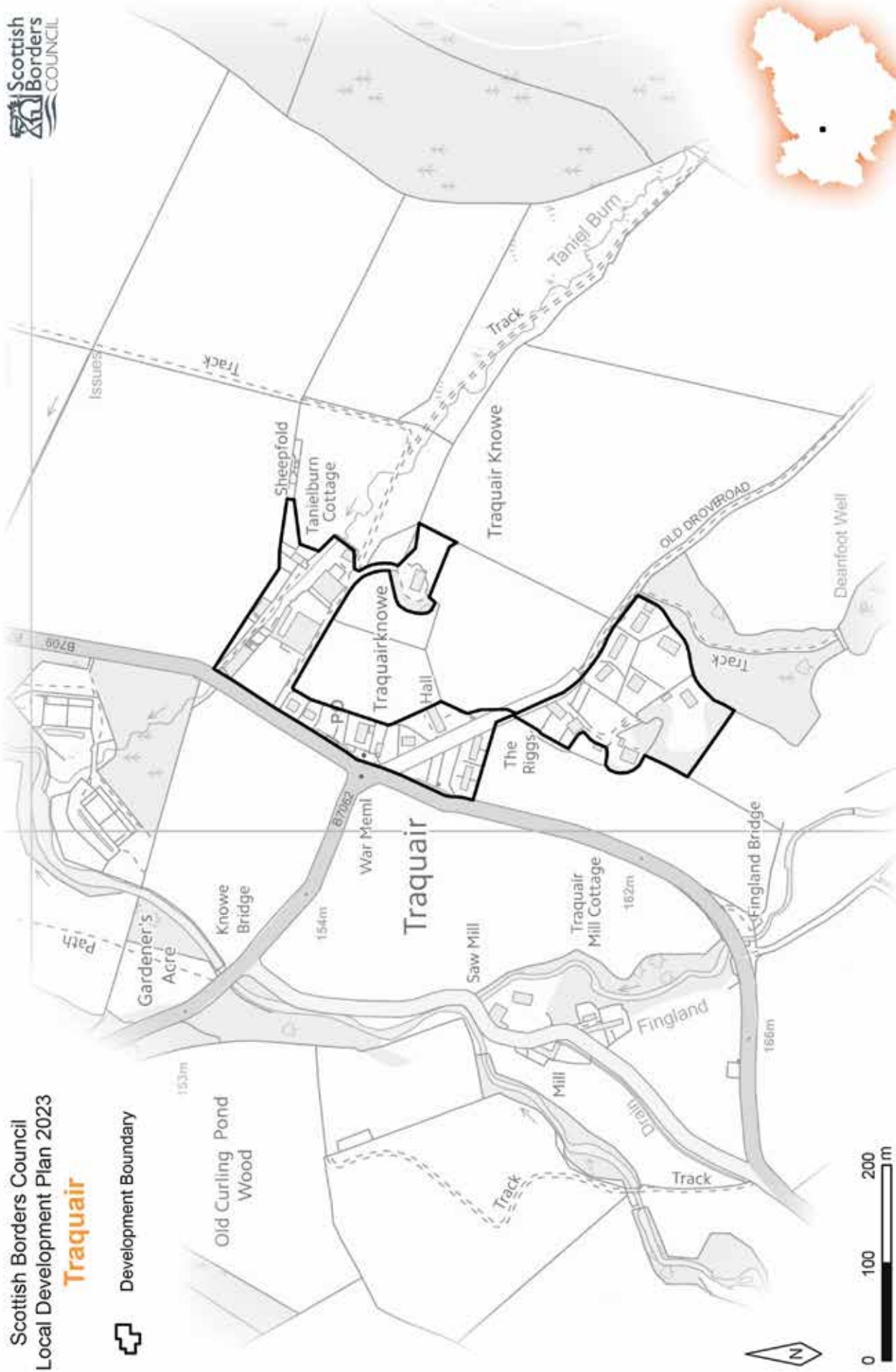
Traquair is situated in close proximity to the Quair Water and Fingland Burn both of which are designated Special Areas of Conservation.

### 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.

Scottish Borders Council  
Local Development Plan 2023  
**Traquair**

 Development Boundary



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# 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 have been developed further through supplementary planning guidance and a design guide, approved in June 2021.

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"> <li>Refer to approved Supplementary Planning Guidance/Simplified Planning Zone Scheme</li> <li>This is a high amenity safeguarded business site as defined in Policy ED1.</li> </ul>			
zEL39	Tweedbank Industrial Estate	10.8	N/A
Site Requirements			
<ul style="list-style-type: none"> <li>Refer to approved Supplementary Planning Guidance/Simplified Planning Zone Scheme</li> <li>This is a business and industrial safeguarded site as defined in Policy ED1</li> <li>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.</li> </ul>			

### 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"> <li>Access via existing Tweedside Park Industrial Estate to the east and from the west via the railway station</li> <li>Substantial planting required on mutual western boundary with railway station</li> <li>New site to be formed for mixed use purposes along with the restructuring of the existing landholdings within Tweedbank Industrial Estate</li> <li>It is expected that the site would be developed for commercial mixed use. Housing would not be appropriate on this site, given its proximity to the Railway Station and the business and industrial land to the east (zEL59).</li> </ul>			

MTWEE002	Lowood	33.9	300
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• This is a mixed use site which will incorporate a mixture of uses including housing and employment. Supplementary planning guidance and design guidance entitled 'Tweedbank – Vision for Growth and Sustainability, a Community for the Future' (June 2021) provides more detail and will be a material consideration in the determination of planning applications. A minimum of 2.3 hectares of high amenity business land to be provided in line with Policy ED1: Protection of Business and Industrial Land</li> <li>• Development must be high quality and sustainable</li> <li>• 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</li> <li>• Appropriate internal and external connectivity as well as the creation of effective pedestrian/cycle connectivity with both Tweedbank and Galashiels</li> <li>• Site access must take cognisance of the possible extension of the Borders Railway and of the potential for a replacement Lowood Bridge</li> <li>• A Flood Risk Assessment(s) will be required (where relevant) as parts of the site are 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</li> <li>• Mitigation is required to ensure no significant adverse effects on the integrity of the River Tweed SAC/SSSI. Built development should be pulled back from the banks of the River Tweed as shown indicatively on the "Establishing the Developable Areas" plan on page 31 of the Supplementary Planning Guidance (June 2021).</li> <li>• There is a significant tree and woodland structure on the site. Woodland and tree protection, new tree planting and compensatory planting to be guided by the 'site's natural assets' map on page 30 of the Supplementary Planning Guidance (June 2021). Tree survey(s) to BS5837 to be undertaken to inform areas of development</li> <li>• Some archaeological investigation may be necessary before or during development</li> <li>• The wall that defines much of the southern boundary to be retained as much as possible</li> <li>• Potential need for Environmental Impact Assessment</li> <li>• Potential contamination to be investigated and mitigated</li> <li>• An extension to the Primary School would potentially be required</li> <li>• 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</li> <li>• Contact with Scottish Water in respect of water treatment works local network issues</li> <li>• Potential for on-site play provision</li> <li>• Existing path network to be safeguarded and potentially extended</li> <li>• Incorporation of affordable housing as set out in the Local Development Plan</li> <li>• Assessment of ecology impacts and provision of mitigation, as appropriate</li> <li>• 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.</li> </ul>			

## KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSTWEE001	Tweedbank Sports Centre	5.6
GSTWEE002	Gun Knowe Park	11.4

**Tweedbank**

-  Development Boundary
-  Key Greenspace
-  Mixed Use
-  Business and Industrial Safeguarding
-  Indicative High Amenity Business Land
-  Compensatory Planting
-  Woodland Protection
-  Structure Planting /Landscaping
-  New Planting



# SETTLEMENT PROFILE

## WALKERBURN

HOUSING MARKET AREA  
Northern



LOCALITY  
Tweeddale



POPULATION  
782



### PLACEMAKING CONSIDERATIONS

The village sits within a steep sided 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"> <li>• It is intended that a Planning Brief in the form of Supplementary Planning Guidance will be produced for this site</li> <li>• Access to this site would be via the allocated site zR200</li> <li>• 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</li> <li>• The long term maintenance of landscaped areas must be addressed</li> <li>• Existing stone walls to be maintained and incorporated into access routes where possible</li> <li>• Mitigation measures are required to prevent any impact on the River Tweed Special Area of Conservation/Sites of Special Scientific Interest</li> <li>• Archaeological evaluation will be required along with associated mitigation</li> <li>• A flood risk assessment will be required to inform the development of the site.</li> </ul>			
AWALK005	Caberston Farm Land II	3.3	100
Site Requirements			
<ul style="list-style-type: none"> <li>• It is intended that a Planning Brief in the form of Supplementary Planning Guidance will be produced for this site</li> <li>• Access to this site would be via the allocated sites zR200 and then TW200</li> <li>• 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</li> <li>• 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</li> <li>• The long term maintenance of landscaped areas must be addressed</li> <li>• Existing stone walls to be maintained and incorporated into access routes where possible</li> <li>• Mitigation measures are required to prevent any impact on the River Tweed Special Area of Conservation/Sites of Special Scientific Interest</li> <li>• Development should not take place within the setting of the Scheduled Monument. Archaeological evaluation will be required along with associated mitigation</li> <li>• A flood risk assessment will be required to inform the development of the site.</li> </ul>			

## REDEVELOPMENT

SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zR200	Caberston Farm/Old Mill Site	1.9	TBC
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• It is intended that a Planning Brief in the form of Supplementary Planning Guidance will be produced for this site</li> <li>• 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</li> <li>• Existing stone walls to be maintained and incorporated into access routes where possible</li> <li>• A flood risk assessment is required to assess the risk of flooding from the Walker Burn which flows through the site. Consideration should be given to any upstream and downstream bridges and structures which may exacerbate flood levels. Surface water runoff from the nearby hills may be an issue. Mitigation measures may be required during design stage</li> <li>• A watercourse buffer strip will be required</li> <li>• Further assessment on nature conservation and archaeological interest may also be required and mitigation put in place</li> <li>• Enhancement of existing landscaping on site and the long term maintenance of landscaped areas must be addressed</li> <li>• 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</li> <li>• 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.</li> </ul>			

## 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"> <li>• Consideration of retention or partial retention and conversion of the building on site</li> <li>• 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</li> <li>• Vehicular access to be achieved off School Brae and parking for the development to be provided onsite</li> <li>• Provision of amenity access within and through the development for pedestrians and cyclists</li> <li>• Landscape enhancement to be provided onsite to assist in softening the edges of the development and integrate it into its surroundings</li> <li>• Further assessment on nature conservation interest may also be required and mitigation put in place.</li> </ul>			

### BUSINESS AND INDUSTRIAL

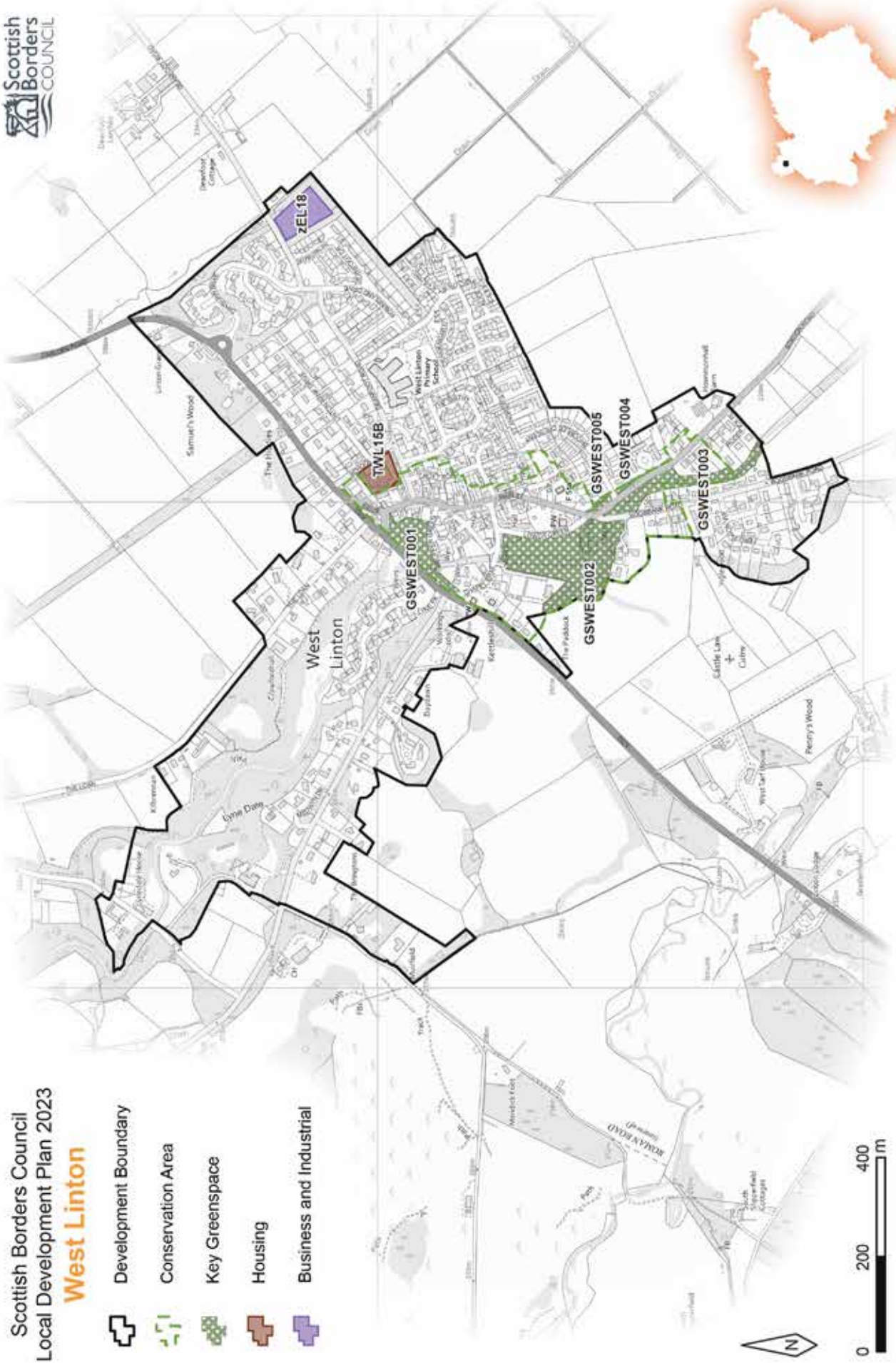
SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
zEL18	Deanfoot Road	0.7	N/A
Site Requirements			
<ul style="list-style-type: none"> <li>• This is a business and industrial site as defined in Policy ED1</li> <li>• Vehicular access to be achieved off Deanfoot Road and parking for the development to be provided onsite</li> <li>• Provision of amenity access within and through the development for pedestrians and cyclists</li> <li>• Creation of woodland buffer along boundaries of site. Long term maintenance of landscaped areas to be addressed</li> <li>• A flood risk assessment is required to assess the risk from the small watercourse which enters a culvert adjacent to the site will be required. Surface water runoff from the nearby hills may be an issue. Mitigation measures may be required during the design stage.</li> </ul>			

### 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

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Local Development Plan 2023  
**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"> <li>• Vehicular and pedestrian access from the B6456</li> <li>• Pedestrian/cycle access required from the village through the Kirkpark development</li> <li>• Retention of trees on western boundary of site</li> <li>• Ecological survey of woodland and appropriate mitigation</li> <li>• Further assessment of the creation of a village green/open space</li> <li>• Additional boundary screen planting on south-eastern edge.</li> </ul>			

AWESR002	Edgar Road	0.4	10
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• Flood Risk Assessment required, to assess the risk from the small watercourse adjacent to the site</li> <li>• Assessment of ecology impacts and provision of mitigation, where appropriate</li> <li>• Protect and enhance the existing boundary features, where possible. This includes the mature beech tree and mature hedge along the western boundary</li> <li>• Appropriate landscaping/planting to be incorporated within the development and the long term maintenance of the landscaped areas must be addressed</li> <li>• Archaeology evaluation/mitigation may be required</li> <li>• Transport Statement is required for any development</li> <li>• Potential access from Edgar Road and/or from the minor road to the west</li> <li>• Opportunity to enhance turning, parking and pedestrian connectivity along Edgar Road</li> <li>• Early engagement with Scottish Water regarding the WWTW and WTW.</li> </ul>			

## BUSINESS AND INDUSTRIAL LAND






BWESR001	Land South West of Mansefield House	0.8	N/A
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• This is a business and industrial site as defined in Policy ED1</li> <li>• 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</li> <li>• Archaeology evaluation/mitigation is required</li> <li>• Early engagement with Scottish Water, in respect of the WWTW and WTW</li> <li>• Transport Statement is required for any development</li> <li>• Protect boundary features, where possible</li> <li>• Appropriate landscaping/planting to be incorporated within the development and the long term maintenance of the landscaped areas must be addressed</li> <li>• Potential contamination on the site to be investigated and mitigated, where required</li> <li>• Assessment of ecology impacts and provision of mitigation, as appropriate.</li> </ul>			

## KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSWESR001	Westruther Play Area	0.04



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Local Development Plan 2023  
**Westruther**

-  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"> <li>This is a business and industrial safeguarded site as defined in Policy ED1</li> <li>A flood risk assessment which assesses the flood risk from the small watercourse. Consideration should be given to the downstream culvert or structure which may exacerbate flood levels.</li> </ul>			

#### KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSWHIT001	Play Area	0.1



# 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

#### KEY GREENSPACE

SITE REFERENCE	SITE NAME	SITE SIZE (HA)
GSYARR001	Minchmoor Road	0.1



# 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 having 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"> <li>• 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</li> <li>• A vehicular link to be incorporated within the site to link the adjoining business and industrial site BYETH001</li> <li>• Existing trees are to be retained along the northern site boundary to protect the residential amenity of Yetholm Hall</li> <li>• 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</li> <li>• A pedestrian linkage to the village centre would be required</li> <li>• Existing stone wall along the eastern boundary to be retained if possible to maintain a defined settlement edge</li> <li>• Archaeology interests have been recorded in the surrounding area and archaeological assessment including archaeological evaluation along with associated mitigation measures is required.</li> </ul>			
RY4B	Morebattle Road	1.2	18
Site Requirements			
<ul style="list-style-type: none"> <li>• Vehicular access is to be taken from Woodbank Road</li> <li>• 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</li> <li>• The existing hedges and trees within the site should be conserved and enhanced wherever possible</li> <li>• A pedestrian link to the village centre will be required.</li> </ul>			

## BUSINESS AND INDUSTRIAL







SITE REFERENCE	SITE NAME	SITE SIZE (HA)	INDICATIVE SITE CAPACITY
BYETH001	Land North West of Deanfield Place	1.0	N/A
<b>Site Requirements</b>			
<ul style="list-style-type: none"> <li>• This is a business and industrial site as defined in Policy ED1</li> <li>• Vehicular access to be taken from the B6352 following further discussion with the Council's Roads Planning Team</li> <li>• A vehicular link to be incorporated within the site to link the adjoining housing site RY1B</li> <li>• The existing boundary features and trees within the site should be conserved and enhanced wherever possible</li> <li>• Protected species may be present within the site and further assessment on nature conservation will be required</li> <li>• Archaeological evaluation is required for the site and necessary mitigation measures should be implemented</li> <li>• 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</li> <li>• Consideration must be given to the presence of foul and surface sewers within site</li> <li>• 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</li> <li>• The main pedestrian/ cycle link to the village centre will be through the adjacent housing allocation RY1B.</li> </ul>			

## 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



Scottish Borders Council  
Local Development Plan 2023  
**Yetholm**

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



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## **PENSION FUND COMMITTEE MEMBERSHIP**

**Report by Director Corporate Governance**

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### **SCOTTISH BORDERS COUNCIL**

**28 September 2023**

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#### **1 PURPOSE AND SUMMARY**

- 1.1 This report proposes changes to the membership of the Pension Fund Committee.**
- 1.2 The Council's Scheme of Administration regulates the constitution and membership of the Committees of the Council and any amendments, apart from minor ones, require to be approved by full Council. The Pension Fund Committee deals with all matters relating to the Council's role as the Administering Authority for the Scottish Borders Council Pension Fund. In the current Scheme, the constitution of the Pension Fund Committee includes the Convener.
- 1.3 The Convener has indicated that due to pressure of other work he is unable to give as much attention to the work of the Pension Fund Committee as he would like and has resigned from his appointment to the Pension Fund Committee. A change is therefore required to the constitution of that Committee, removing the Convener and it is proposed that he be replaced by "one other Elected Member".
- 1.4 Council is therefore being asked to approve the change to the Scheme of Administration and appoint another Elected Member to the Pension Fund Committee.

#### **2 RECOMMENDATIONS**

- 2.1 I recommend that Scottish Borders Council agrees:-**
  - (a) to amend the constitution of the Pension Fund Committee in the Scheme of Administration by removing the Convener and adding in "one other Elected Member";**
  - (b) to appoint an Elected Member to the Pension Fund Committee in place of the Convener.**

### **3 BACKGROUND**

3.1 The Council's Scheme of Administration regulates the constitution and membership of the Committees of the Council; the allocation of the functions of the Committees of the Council; and the delegation to Committees of authority to exercise the functions of the Committee. Any amendments, other than minor ones, to the Scheme require to be approved by full Council. The Pension Fund Committee deals with all matters relating to the Council's role as the Administering Authority for the Scottish Borders Council Pension Fund.

### **4 PENSION FUND COMMITTEE**

4.1 In the current Scheme of Administration, the constitution of the Pension Fund Committee is as follows:

"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"

4.2 The Convener has indicated that due to pressure of other work he is unable to give as much attention to the work of the Pension Fund Committee as he would like and has resigned from his appointment to the Pension Fund Committee. A change is therefore required to the constitution of that Committee, removing the Convener and it is proposed that he be replaced by "one other Elected Member". The constitution would thus become:

"Seven Members of the Council comprising –

- (a) one member of the Executive
- (b) three other Members of the Administration
- (c) two members from the Opposition
- (d) one other Elected Member"

4.3 Council is therefore being asked to approve the change to the Scheme of Administration and appoint another Elected Member to the Pension Fund Committee.

### **5 IMPLICATIONS**

#### **5.1 Financial**

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

#### **5.2 Risk and Mitigations**

Should the Scheme of Administration not be amended, the Convener would require to remain on the Pension Fund Committee, but given he has resigned due to his other workload, this would put pressure on the other members of the Committee to continue in his absence. It is therefore

proposed that his role on the Committee is replaced by another Elected Member.

### 5.3 **Integrated Impact Assessment**

No Integrate Impact Assessment has been carried out as none of the proposals contained in this report will impact on people who share a characteristic (age, disability, gender re-assignment, trans/transgender identity, marriage or civil partnership, pregnancy and maternity, race groups, religion or belief, sex-gender identity, and sexual orientation) and those who do not.

### 5.4 **Sustainable Development Goals**

The proposals in this report do not make a difference to any of the UN Sustainable Development Goals

### 5.5 **Climate Change**

The proposals in this report do not impact on Climate Change

### 5.6 **Rural Proofing**

The proposals in this report do not impact on Rural Proofing.

### 5.7 **Data Protection Impact Statement**

There are no personal data implications arising from the proposals contained in this report.

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

Changes are required to the Scheme of Administration and these are contained in the recommendations in this report.

## 6 **CONSULTATION**

6.1 The Chief Executive, the Director (Finance & Procurement), the Chief Officer Audit and Risk, the Director (People Performance & Change), and Corporate Communications have been consulted and any comments received have been incorporated into the final report.

### **Approved by**

**Nuala McKinlay**

**Director Corporate Governance**

### **Author(s)**

Name	Designation and Contact Number
Jenny Wilkinson	Clerk to the Council, Tel: 01835 825004

**Background Papers:** Nil

**Previous Minute Reference:** Scottish Borders Council, 26 May 2022

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**Replacements required for Councillor Brown – September 2023**

	<b>Body</b>	<b>Appointment required</b>	<b>Criteria from Scheme of Admin</b>
1.	Cheviot Area Partnership	Chair	Elected Member from within the Area Partnership
2.	Jedburgh Common Good Fund Sub-Committee	Chair	Elected Member from the Jedburgh & District Ward
3.	Pension Fund Committee and Pension Fund Investment & Performance Sub-Committee	Member	Member from out-with the Administration
4.	Civic Government Licensing Committee	Member	Any Elected Member
5.	External Services/ Providers Monitoring Group	Member	Any Elected Member
6.	Audit Committee	Member	Any Elected Member
7.	Scrutiny & Petitions Committee	Member	Any Elected Member
8.	Scottish Borders Licensing Board	Member	Any Elected Member
9.	Community Council Scheme Review Working Group	Member	An Elected Member from the Cheviot locality
10.	Community Council Funding Review Working Group	Member	An Elected Member from the Cheviot locality
11.	Elected Member Champion for Safety	–	Any Elected Member
12.	Live Borders Trust/Board	SBC Elected Member	Any Elected Member
13.	Roxburgh & Berwickshire CAB	SBC Representative	An Elected Member from the Cheviot or Teviot & Liddesdale localities
14.	Roxburgh Federation of Village Halls	SBC Representative	An Elected Member from the Cheviot or Teviot & Liddesdale localities
15.	Clubsport Roxburgh	SBC Representative	An Elected Member from the Cheviot or Teviot

	<b>Body</b>	<b>Appointment required</b>	<b>Criteria from Scheme of Admin</b>
			& Liddesdale localities
16.	South East Scotland Area Support Team (Children's Hearings)	SBC Elected Member	Any Elected Member

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