

DRAFT SUPPLEMENTARY GUIDANCE: HOUSING

SCOTTISH BORDERS COUNCIL

	Page Number
1. Introduction and Purpose	6
Introduction	6
Purpose of Guidance	6
Preparation	7
2. Policy Context	8
National Policy (Scottish Planning Policy)	8
Regional Policy (SESplan)	8
Local Policy (LDP)	8
Placemaking Principles	9
3. Housing Land Requirement & Contribution	11
Housing Land Requirement	11
Housing Land Supply Contributions	11
Distribution of Housing	12
4. Identification of the Housing Shortfall	13
Allocated LDP Sites (Site Capacity Contribution)	13
Additional Potential (Increases in Site Capacity)	13
Allocated Sites (Additional Potential)	14

5. Additional sites to contribute towards the housing shortfall	16
LDP Examination & Policy Context	16
Call for Sites Process	16
Site Assessment Process	16
(a) Stage 1 RAG Assessment	18
(b) Stage 2 Assessment	19
- Consultation	19
- Database Assessment	19
6. Preferred and Alternative Sites	20
Berwickshire Housing Market Area	20
Central Housing Market Area	29
Northern Housing Market Area	56
7. Consideration for all Sites	63
Sustainability and Place Making	63
Affordable Housing	63
Developer Contributions	63
Environmental Health	64
Waste Water Disposal	64
8. Contact Details	65

Tables

Table 1: Housing Land Requirement	11
Table 2: Total contributions to the requirement (2009-2025)	11
Table 3: Allocated LDP Sites (Site Capacity Contribution)	13
Table 4: Additional Potential (Increases in Site Capacity)	14
Table 5: Allocated Sites (Additional Potential)	14
Table 6: RAG Outcomes	18
Table 7: Preferred Sites (Berwickshire HMA)	20
Table 8: Alternative Sites (Berwickshire HMA)	20
Table 9: Preferred Sites (Central HMA)	29
Table 10: Alternative Sites (Central HMA)	30
Table 11: Preferred Sites (Norther HMA)	56

Appendices

Appendix 1: Pro Forma & Guidance Note (Used for the Call for Sites process)

Appendix 2: All sites submitted (Call for Sites process)

Appendix 3: List of all sites where a stage 1 assessment was undertaken

Appendix 4: Template for the stage 1 assessment

Appendix 5: List of sites assessed (Longer term, allocated or other sites identified with potential)

Appendix 6: Database report for stage 1 site assessments

Appendix 7: List of consultees, as part of the stage 2 site assessment

Appendix 8: All sites subject to consultation as part of the stage 2 site assessment

Appendix 9: Methodology used for the stage 2 site assessment

Appendix 10: Database report for all stage 2 site assessments

Additional Accompanying Documents

1. Strategic Environmental Assessment (SEA)
2. Equality Impact Assessment (EIA)
3. Rural Proofing

1. Introduction and Purpose

Introduction

1.1 This draft Supplementary Guidance (SG) has been prepared in accordance with Policy HD4: Meeting the Housing Land Requirement/Further Housing Land Safeguarding, as contained within the Scottish Borders Local Development Plan (LDP). The Examination of the LDP concluded that there was a shortfall in housing land within the Scottish Borders and that the LDP did not identify sufficient land to meet the requirement contained within the SESplan Supplementary Guidance (SSG). The Reporter recommended that the Council, within 12 months of adoption of the LDP, prepare and submit to Scottish Minister's Supplementary Guidance in order to identify additional sites to provide for a further 916 units.

Purpose of Guidance

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

1.3 The SG aims to;

- Identify a further 916 units to meet the housing shortfall;
- Ensure that Scottish Borders Council has a 5 year effective housing land supply; and
- Provides preferred and alternative options for sites, as a basis for consultation, and this will then be refined to provide the requirement set by Policy HD4.

Preparation

- 1.4 This Draft SG sets out preferred and alternative sites for consideration in meeting the housing shortfall. The appendices contain background information which was used to inform the production of the SG, including the outcomes from the site assessment. A Strategic Environmental Assessment (SEA) has been undertaken for the SG which is set out in a separate document. Furthermore, an Equality Impact Assessment (EIA) and Rural Proofing have been undertaken, in respect of the SG.

2. Policy Context

National Policy (Scottish Planning Policy)

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

Regional Policy (SESplan)

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

Local Policy (LDP)

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

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

- 2.5 The LDP was formally adopted on 12th May 2016 and within 1 year of this, the Council is to submit the SG to Ministers. The SG will identify the additional sites to provide for a further 916 units, as set out within Policy HD4. The longer term housing and mixed use sites identified in the LDP will be considered in the first instance, however that does not preclude looking beyond those in order to meet the shortfall.

Placemaking Principles

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

SPP Planning Outcome:

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

SPP Placemaking Policy Principles:

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

- 2.7 Placemaking is underpinned within the LDP policies (PMD1 – PMD5), which incorporate placemaking and design policies. These policies aim to ensure that housing development within the Scottish Borders meets the principles set out within SPP.
- 2.8 The criteria used in the stage 1 assessment and the methodology for the stage 2 assessment, take into consideration these placemaking principles, to ensure that any housing sites taken forward are sustainable, well designed and meet the needs of the people within the Scottish Borders.

3. Housing Land Requirement & Contribution

Housing Land Requirement

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

Table 1: Housing Land Requirement

Housing Requirement	2009-2025
SSG Requirement for Scottish Borders 2009-2019	9,650
SSG Requirement for Scottish Borders 2019-2025	3,280
Additional Requirement for 2025	492
Total	13,422

Housing Land Supply Contributions

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

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

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

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

Distribution of Housing

- 3.4 SESplan identifies 3 Strategic Development Areas (SDAs), Central, Eastern and Western while the Local Development Plan (LDP) identifies 4 Housing Market Areas (HMAs), Berwickshire, Central, Northern and Southern. The LDP does not specify a distribution for the additional 916 units. However, SPP states that a generous supply of land for each housing market area should be provided, in order to maintain a 5 year effective housing land supply.
- 3.5 In order to distribute the shortfall of housing, broadly within the SDAs and surrounding area, the population projections for each SDA and surrounding area have been assessed. The population projections indicate that the population split is 20% Berwickshire, 60% Central and 20% Northern at 2026. Therefore, this SG will look to provide additional sites broadly in line with these projections. Consideration was given to opportunities within the Southern HMA, however no suitable opportunities were identified.

4. Identification of Housing Shortfall

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

Allocated LDP Sites (Site Capacity Contribution)

4.2 Housing and mixed use sites allocated within the LDP (with indicative capacities) are included in the contribution already, as shown in Table 2. 'RDUNS003; Disused Chicken Hatchery, Clockmill' in Duns is allocated as a redevelopment site, with an indicative capacity for 20 units. This site was not included within the contribution in Table 2 above and provides additional units towards the housing shortfall, see Table 3 below.

Table 3: Allocated LDP Sites (Site Capacity Contribution)

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

Additional Potential (Increases in Site Capacity)

4.3 There is additional site capacity in a number of instances, for allocated sites which were included within the 2014 HLA. This is where planning consent has been granted since 1st April 2014, which results in an increased overall site capacity. Table 4 shows the sites where there is additional site capacity, which can be considered towards the housing shortfall.

Table 4: Additional Potential (Increases in Site Capacity)

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

Allocated Sites (Additional Potential)

4.4 There is additional potential to those allocated redevelopment sites which are not included within the contributions in Table 2, however have gained planning consent since 1st April 2014. This is shown in Table 5 below and provides an addition.

Table 5: Allocated Sites (Additional Potential)

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

4.5 Therefore, in summary, the SG will require to provide capacity for an additional 811 housing units.

5. Additional sites to contribute towards the housing shortfall

LDP Examination & Policy Context

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

Call for Sites Process

- 5.3 The 'Call for Sites' process was undertaken between January and the end of March 2016. This provided an opportunity for land owners, developers, agents and any other interested parties to submit proposals for consideration. The Council produced a Pro Forma and requested that it was completed for each site submitted, along with a site map clearly showing each site. The Pro Forma and Guidance Note are attached in Appendix 1. The Council received 114 submissions, containing the required information. Appendix 2 contains a list of all sites submitted as part of the 'Call for Sites' process.

Site Assessment Process

- 5.4 A total of 165 sites have been assessed. An initial stage 1 assessment was undertaken to identify sites with potential and this was followed by a detailed site assessment. The detailed site assessment provided the basis for the identification of preferred and alternative sites to meet the housing shortfall.
- 5.5 A stage 1 assessment was undertaken for 165 sites, which included the following;
- 11 longer term housing sites, identified within the LDP;
 - 114 sites submitted as part of the 'Call for Sites' process;
 - 6 longer term mixed use sites, identified within the LDP;

- 4 allocated mixed use sites, contained within the LDP;
- 24 allocated redevelopment sites, contained within the LDP; and
- 6 other sites identified by the Council as having potential.

Appendix 3 contains a list of all the sites where a stage 1 site assessment was undertaken and Appendix 4 contains the template for the assessment used for the stage 1 assessment.

- 5.6 The 11 longer term housing sites and 6 longer term mixed use sites identified within the LDP which were assessed, contained within Appendix 5.
- 5.7 There are 16 allocated mixed use sites identified within the LDP. 12 of these sites were already included in the potential contribution, as identified within Table 2. A stage 1 assessment was undertaken on the remaining 4 sites, to ascertain whether the sites were suitable to be taken forward within the Housing SG with an indicative housing capacity. These are contained within Appendix 5.
- 5.8 There are 49 allocated redevelopment sites identified within the LDP. 25 of these sites were already included in the potential contribution, as identified within Table 2. A stage 1 assessment was undertaken on the remaining 24 sites, to ascertain whether the sites were suitable to be taken forward within the Housing SG with an indicative housing capacity¹. Appendix 5 contains a list of the redevelopment sites assessed.
- 5.9 6 other sites, identified by the Council as having potential for housing, have been assessed. These sites are contained within Appendix 5.

¹It should be noted that the site 'RDUNS003' for 20 units has been counted above in 4.2, it already has an indicative site capacity within the LDP, which was not previously counted within the contribution. 'RHAWI010' for 15 units has been counted above in 4.4. The site is allocated for redevelopment and was not included in the potential contribution, as identified within Table 2. Since April 2014, the site has received planning consent for 15 units.

(a) Stage 1 RAG Assessment

5.10 For the 165 sites, an initial stage 1 RAG (red, amber & green) assessment was undertaken. For all sites submitted as part of the Call for Sites process, the information submitted as part of the submission and Pro Forma was taken into consideration. All sites were assessed against the 14 criteria within the matrix, which is attached as Appendix 4. It should be noted that the criteria was in line with the policies contained within the LDP and Policy 7: Maintaining a five year housing land supply, as contained within SESplan. An assessment was undertaken for each of the sites against the criteria contained within the stage 1 matrix, and this resulted in conclusions as follow -

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

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

5.11 Appendix 3 contains a list of all sites, by housing market area, where a stage 1 assessment was undertaken and the RAG outcome. The outcomes are contained in Table 6 below.

Table 6: RAG outcomes

RAG	Number of sites
Red	111
Amber	25
Green	29

5.12 The site assessment conclusion for the red RAG sites was recorded in the site assessment database. A report from the site assessment database, containing all the conclusions for all red sites is contained within Appendix 6.

(b) Stage 2 Assessment

Consultation

5.13 Following on from the stage 1 RAG assessment, a stage 2 assessment was undertaken for all the remaining 53 sites (green and amber). This included a detailed site assessment and consultation with internal and external consultees. A list of the consultees is contained within Appendix 7 and a list of the sites subject to consultation is attached as Appendix 8.

Database Assessment

5.14 A full site assessment was undertaken for all sites subject to consultation. Appendix 9 contains the methodology used in the database full site assessment. The internal and external consultation provided an opportunity for any constraints to be raised and mitigation suggested, where necessary. Further to the site assessment, all sites considered to be acceptable for housing have been proposed as either preferred or alternative sites for inclusion within the Housing SG. Appendix 10 contains a report from the site assessment database, containing all the conclusions for all stage 2 site assessments.

6. Preferred and Alternative Sites

Berwickshire Housing Market Area

6.1 Table 7 outlines the preferred housing sites within the Berwickshire HMA, totalling 144 units. Table 8 outlines the alternative sites, totalling 243 units within the Berwickshire HMA.

Table 7: Preferred Sites (Berwickshire HMA)

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

Table 8: Alternative Sites (Berwickshire HMA)

Berwickshire Alternative Sites			
Site Code	Site Name	Settlement	Indicative Capacity
MDUNS005	South of Earlsmeadow (Phase 1)	Duns	100
AGREE008	Halliburton Road	Greenlaw	65
AREST003	Reston Long Term 1	Reston	78
Total Berwickshire Alternative (units)			243

AAYTO004: Ayton (Preferred)



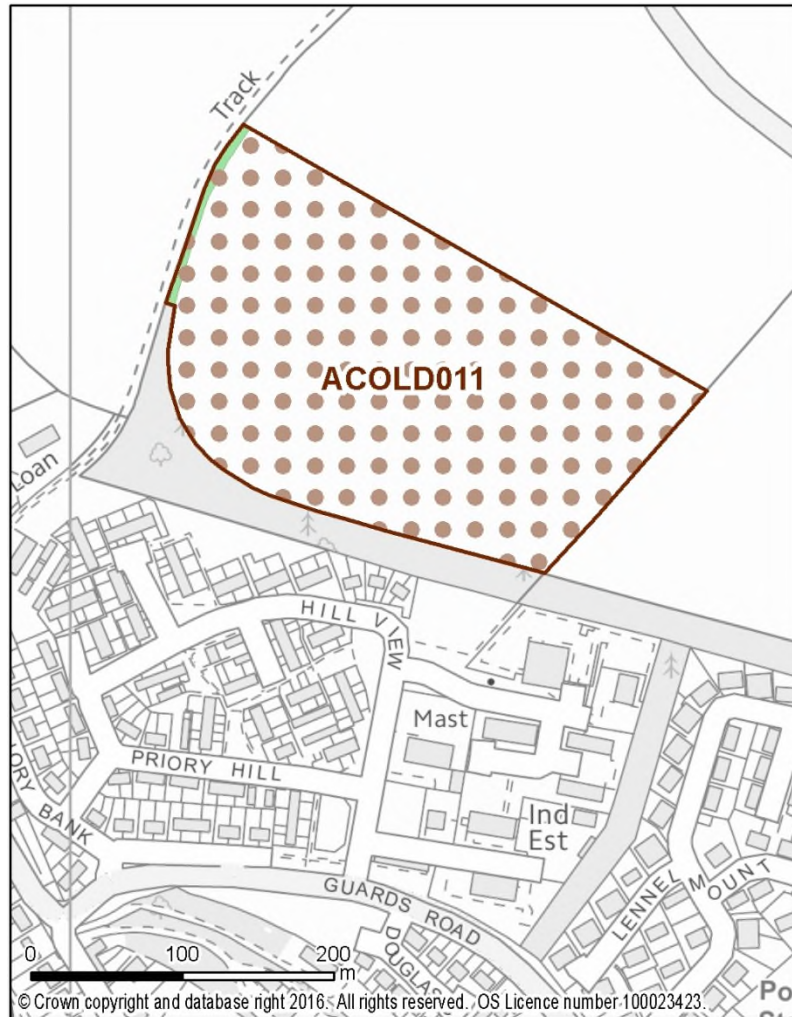
AAYTO004: Ayton

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

Site Requirements

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

ACOLD011: Coldstream (Preferred)



ACOLD011: Coldstream (Preferred)

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

Site Requirements

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

ACOLD011 (continued):

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

AREST004: Reston (Preferred)



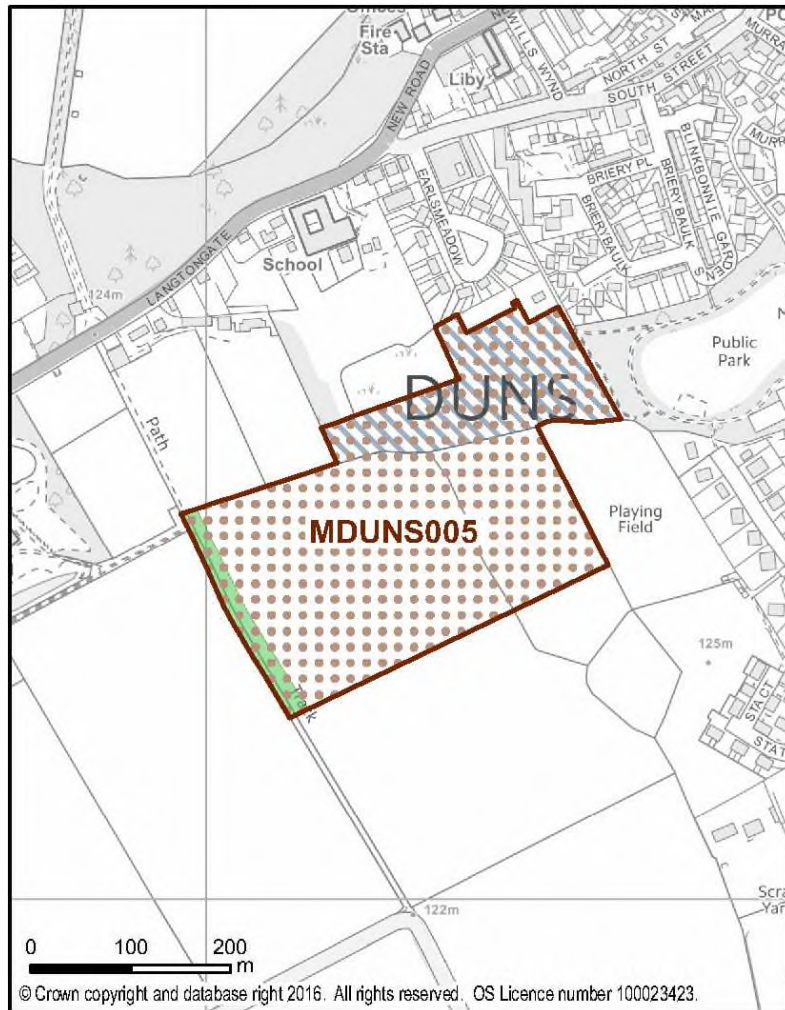
AREST004: Reston (Preferred)

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

Site Requirements

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

MDUNS005: Duns (Alternative)



MDUNS005: Duns (Alternative)

- Site Name: South of Earlsmeadow (Phase 1)
- Site Area: 9.4ha
- Proposed Use: Mixed Use (Alternative)
- Indicative Site Capacity: 100

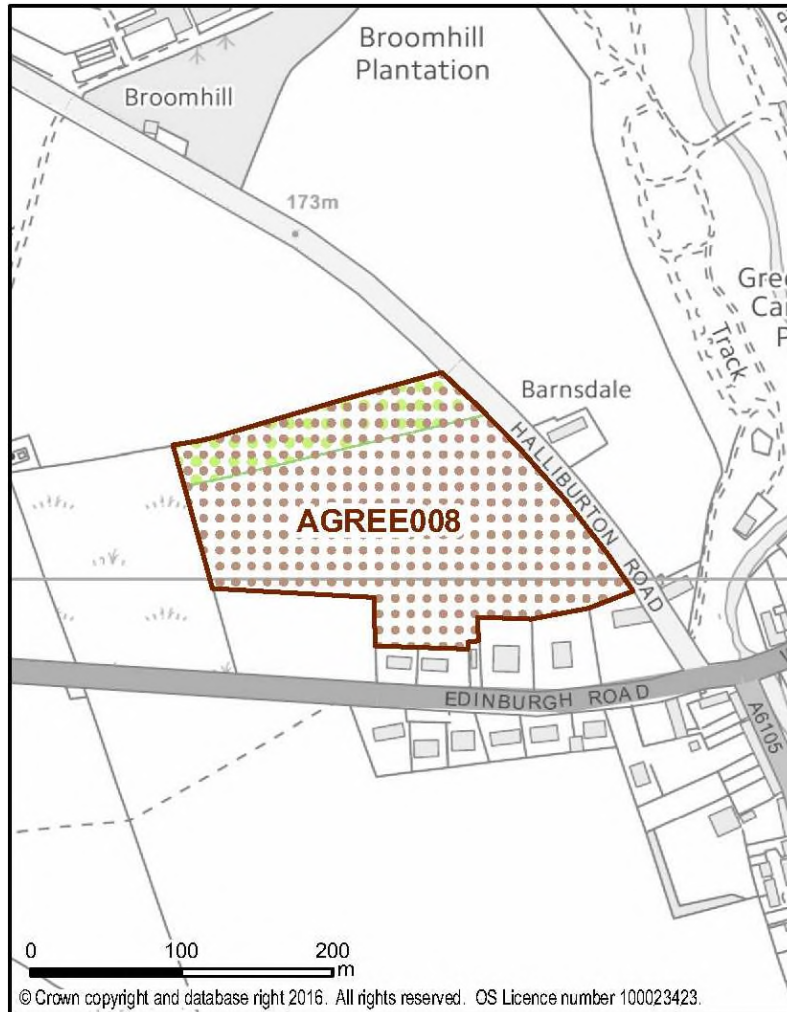
Site Requirements

- Flood risk assessment will be required to assess the risk from the small watercourse and mitigation where necessary
- Maintain integrity of wetland (as hatched in blue) and mitigate impacts on hydrology. Investigation of ground conditions required. The wetland area will need to be treated with care to create an attractive wetland feature
- Main vehicular access will be from the A6105 via the adjacent site ADUNS023. The street layout needs to accommodate a secondary vehicular link to the A6112 via Station Avenue
- Potential to enhance the road system around Duns
- A Transport Assessment will be required
- Ensure retention of existing paths in the northern section and opportunity to deliver an important green network connection between public park and Berwickshire High School
- Connecting paths to be incorporated into this area to link pedestrian use from this area to the school, existing town paths and public parks

MDUNS005 continued:

- Duns Scotus Way within the northern part of the site to be accommodated within any development
- Assessment of ecology impacts and provision of mitigation, as appropriate
- Creation of a scattered woodland edge to define the site. This should still allow for solar gain, for energy efficiency, within the site
- The long term maintenance of landscaped areas must be addressed
- Archaeology evaluation/mitigation is required
- Consideration for off-site contributions to improvements to public parks, access and play areas
- Provision for an events area to facilitate tourism events.

AGREE008: Greenlaw (Alternative)



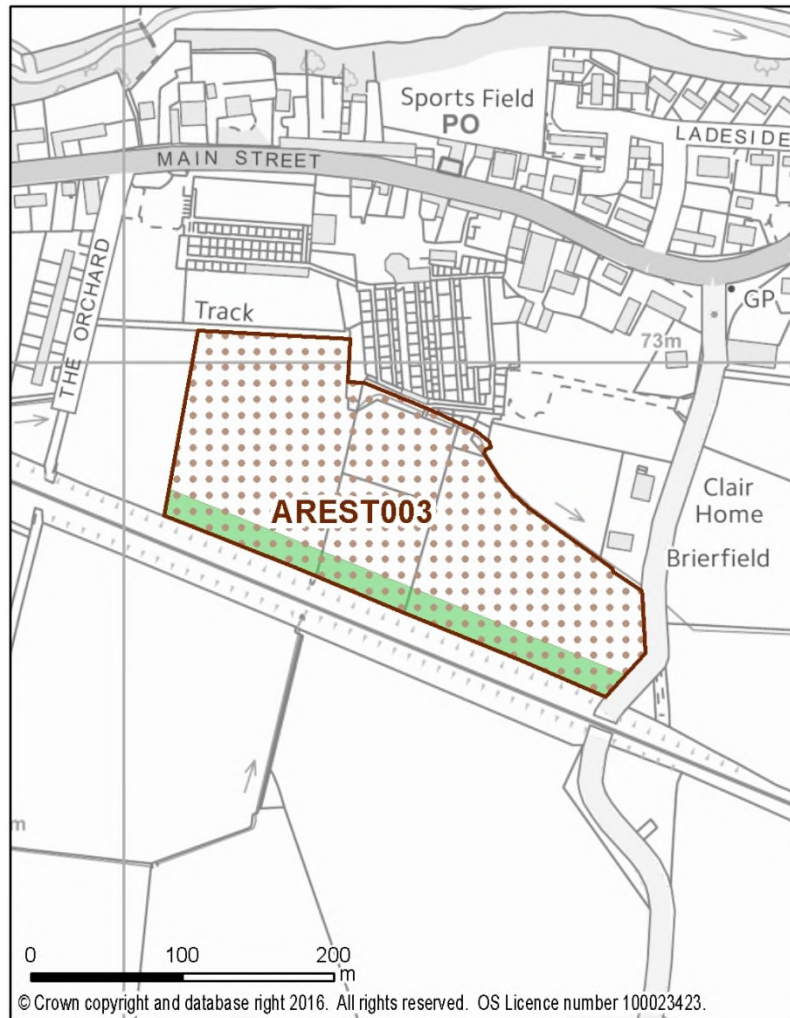
AGREE008: Greenlaw (Alternative)

- Site Name: Halliburton Road
- Site Area: 3.4ha
- Proposed Use: Housing (Alternative)
- Indicative Site Capacity: 65

Site Requirements

- Consideration of any surface water runoff from the nearby hills and mitigation where necessary
- Vehicular access from the A697 (Edinburgh Road) to the south via the approved 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
- A Transport Assessment will be required
- Improvements to pedestrian access into the centre of the settlement and enhancement to right of way along the site boundary
- Assessment of ecology impacts and provision of mitigation, as appropriate
- Landscaping/open space to be formed at the top of the site. Landscaping to form natural backdrop to development
- The long term maintenance of the landscaped areas must be addressed
- Archaeology evaluation/mitigation is required
- Design and layout should be sympathetic to the local character and take advantage of any solar gain, for energy efficiency
- Potential for on-site play provision.

AREST003: Reston (Alternative)



AREST003: Reston (Alternative)

- Site Name: Reston Long Term 1
- Site Area: 3.9ha
- Proposed Use: Housing (Alternative)
- Indicative Site Capacity: 78

Site Requirements

- Refer to approved Planning Brief (Reston Auction Mart)
- A flood risk assessment is required to assess the risk from the small watercourse which potentially flows through the site
- Existing trees along the boundary should be retained where possible
- Enhancement of local path network, access to the potential railway station and links to the village should be provided
- Consideration for the incorporation of a path from the west linking to Orchard Road and the path down to the riverside
- A Transport Assessment would be required
- Parking provision for the potential railway station
- Protection should be given to the existing boundary features
- Assessment of ecology impacts and provision of mitigation, as appropriate
- Structure planting along the southern boundary
- Long term maintenance of landscaped areas to be addressed
- Archaeology evaluation/mitigation is required
- Consideration for a functional open space, (i.e) sport and recreation provision
- Upgrade would be required in respect of the waste water treatment works and the developer would need to meet the 5 growth criteria.

Central Housing Market Area

6.2 Table 9 outlines the preferred housing sites within the Central HMA, totalling 652 units. Table 10 outlines the alternative sites, totalling 386 units within the Central HMA.

Table 9: Preferred Sites (Central HMA)

Central Preferred Sites			
Site Code	Site Name	Settlement	Indicative Capacity
AGALA032	Lintburn Street	Galashiels	8
AGALA036	Rose Court	Galashiels	12
AGALA037	Former Castle Warehouse Site	Galashiels	30
AHAWI025	Leishman Place	Hawick	5
AHAWI026	Henderson Road	Hawick	6
RHAWI011	Factory, Fairhurst Drive	Hawick	10
AKELS025	Tweed Court	Kelso	20
AKELS026	Nethershot (Phase 2)	Kelso	100
RKELS002	Former High School Site	Kelso	50
ANEWS005	The Orchard	Newstead	6
ASELK033	Angles Field	Selkirk	30
MSELK002	Heather Mill	Selkirk	75
MTWEE002	Lowood	Tweedbank	300
Total Central Preferred (units)			652

Table 10: Alternative Sites (Central HMA)

Central Alternative Sites			
Site Code	Site Name	Settlement	Indicative Capacity
AANCR002	Dick's Croft (Larger Site)	Ancrum	60
AGALA033	Huddersfield Street	Galashiels	26
AHAWI027	Burnfoot (Phase 1)	Hawick	60
AKELS028	Hendersyde (Phase 2)	Kelso	190
ANEWS006	Newstead North	Newstead	23
ASELK040	Philiphaugh Mill	Selkirk	19
ASELK041	Philiphaugh 2	Selkirk	8
Total Central Alternative (units)			386

AGALA032: Galashiels (Preferred)



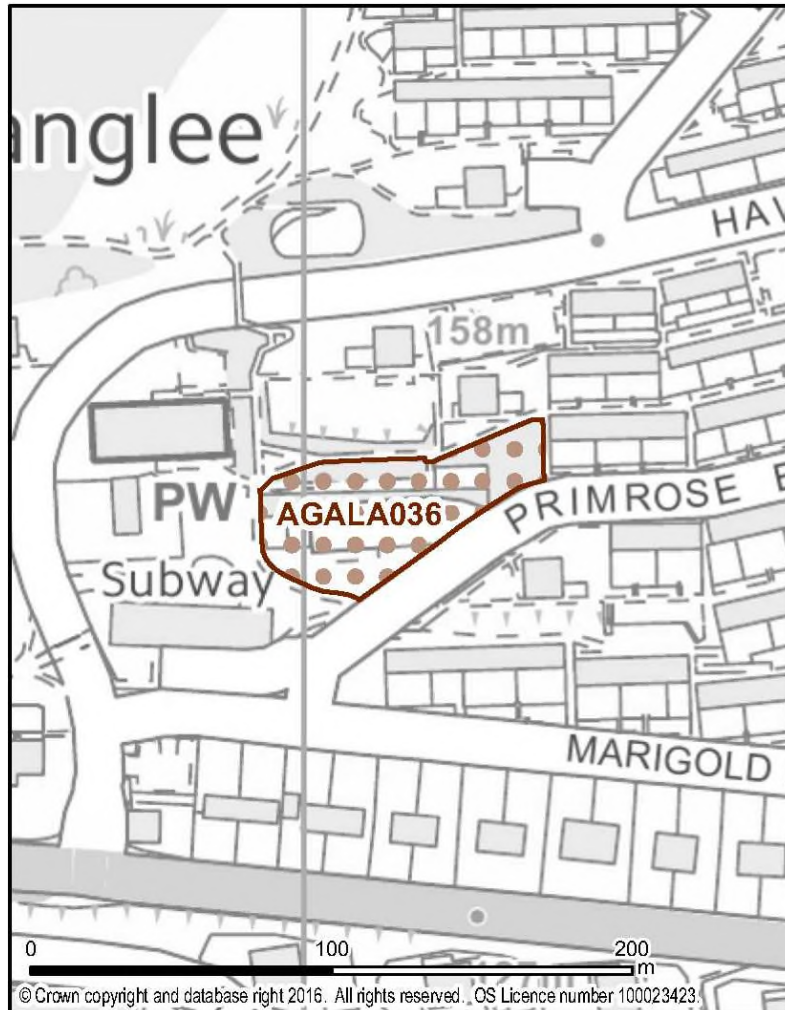
AGALA032: Galashiels (Preferred)

- Site Name: Lintburn Street
- Site Area: 0.3ha
- Proposed Use: Housing (Preferred)
- Indicative Site Capacity: 8

Site Requirements

- The occupancy of the residential units shall meet the definition of affordable housing, as set out in the Local Development Plan, due to the restricted level of parking available
- Must be suitably serviced by parking and cycle storage in the interests of road and pedestrian safety.

AGALA036: Galashiels (Preferred)



AGALA036: Galashiels (Preferred)

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

Site Requirements

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

AGALA037: Galashiels (Preferred)



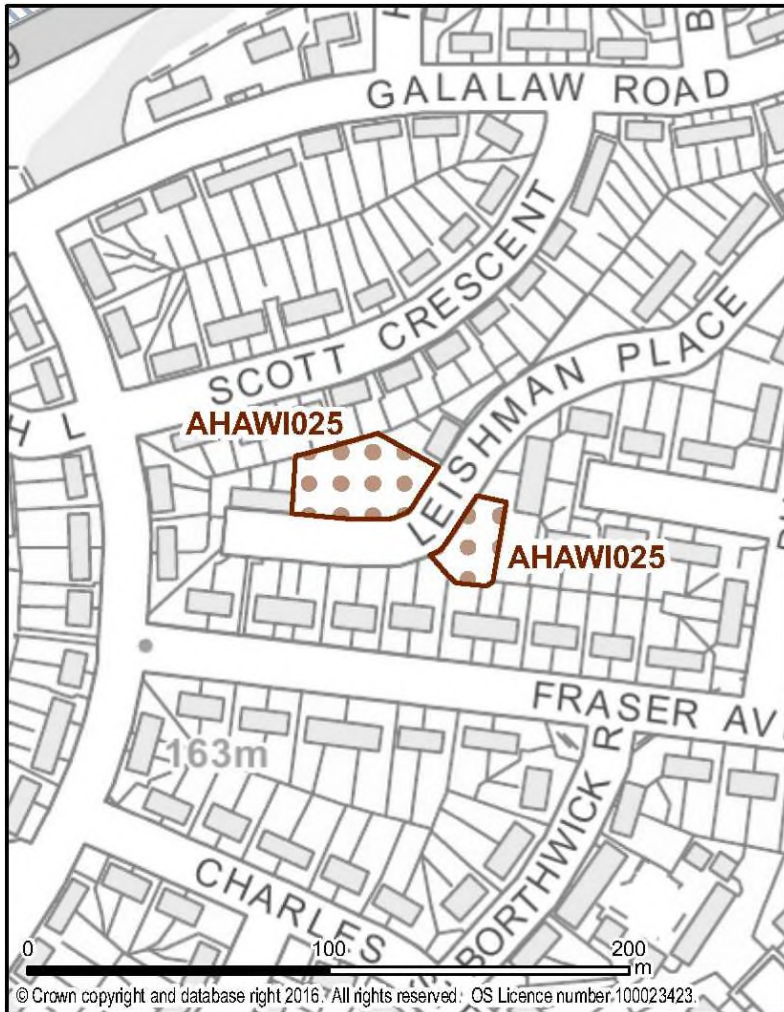
AGALA037: Galashiels (Preferred)

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

Site Requirements

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

AHAWI025: Hawick (Preferred)



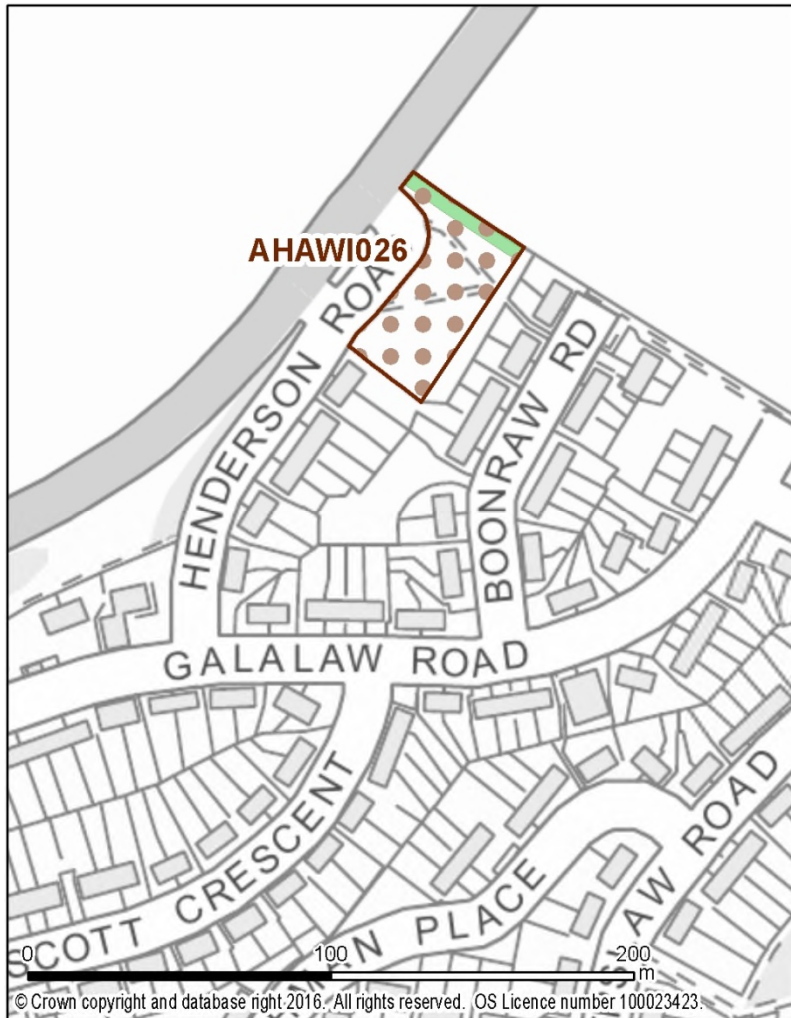
AHAWI025: Hawick (Preferred)

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

Site Requirements

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

AHAWI026: Hawick (Preferred)



AHAWI026: Hawick (Preferred)

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

Site Requirements

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

RHAWI011: Hawick (Preferred)



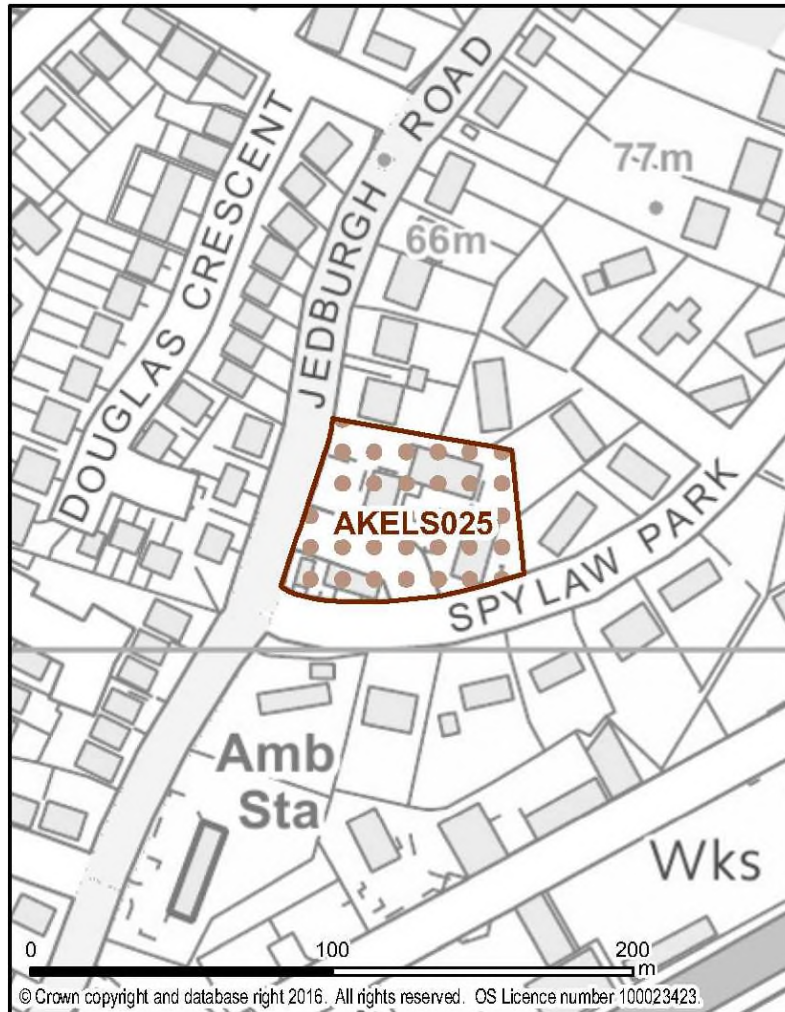
RHAWI011: Hawick (Preferred)

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

Site Requirements

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

AKELS025: Kelso (Preferred)



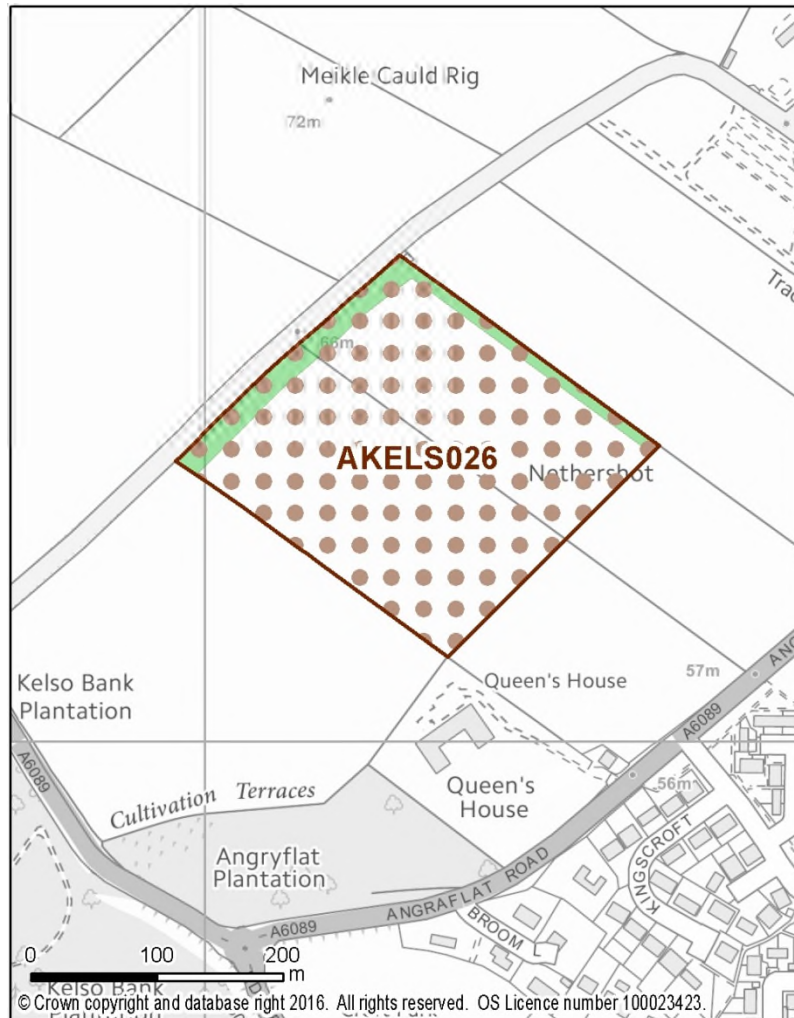
AKELS025: Kelso (Preferred)

- Site Name: Tweed Court
- Site Area: 0.4ha
- Proposed Use: Housing (Preferred)
- Indicative Site Capacity: 20

Site Requirements

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

AKELS026: Kelso (Preferred)



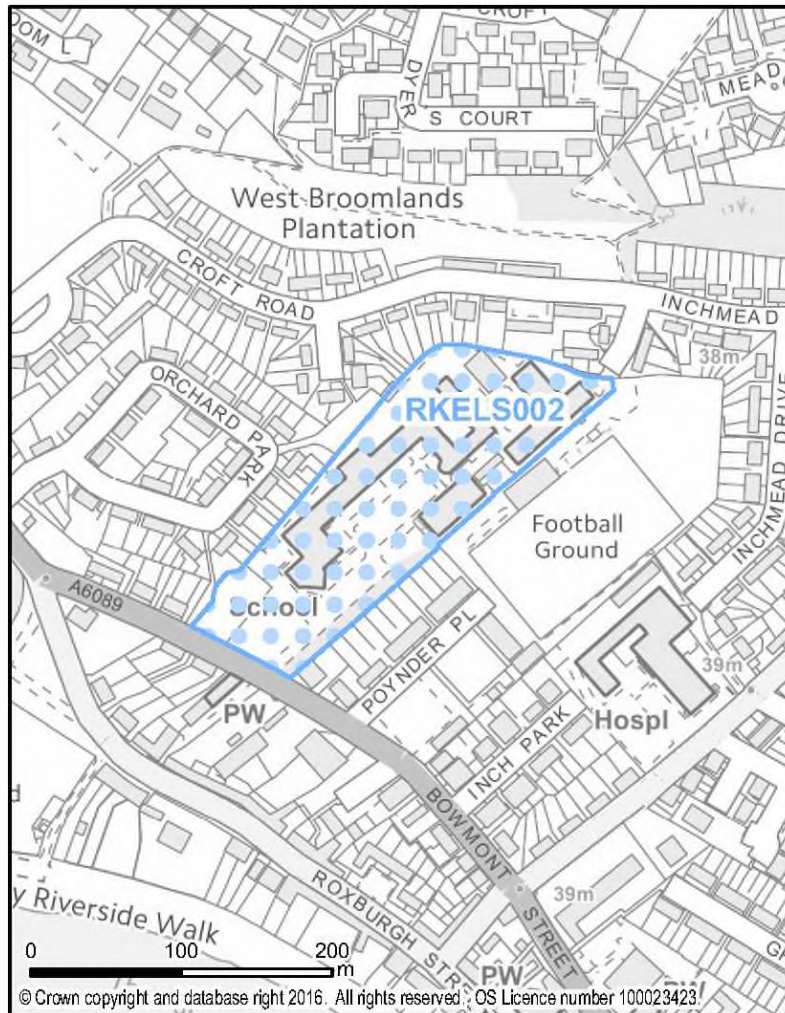
AKELS026: Kelso (Preferred)

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

Site Requirements

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

RKELS002: Kelso (Preferred)



RKELS002: Kelso (Preferred)

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

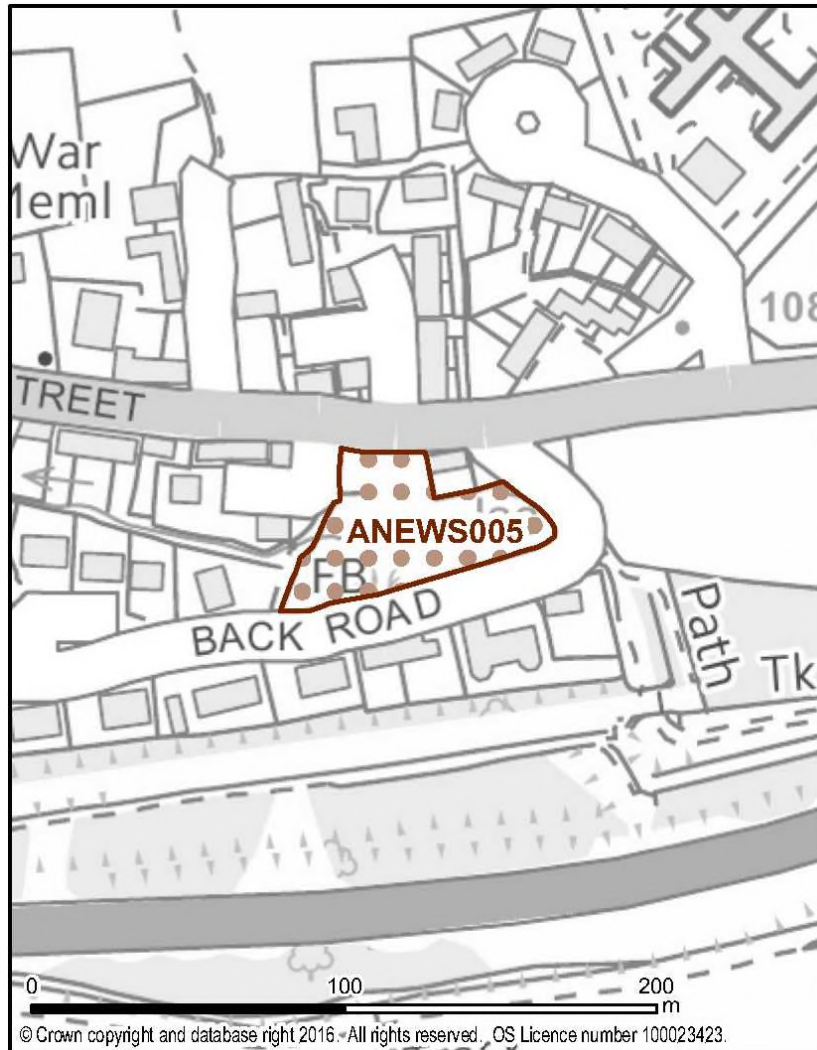
Site Requirements

- It is intended that a Planning Brief in the form of Supplementary Guidance will be produced for this site
- Transport Statement is required to address sustainable travel and street connectivity
- A variety of uses may be appropriate for the site but, in all cases the established amenity of neighbouring land and property must be protected
- The design and layout of the site must respect the significance of the existing structures and their setting
- Category 'B' Listed Main School building to be retained however removal of other perimeter buildings may be acceptable. Demolition will only be considered if there are overriding environmental, economic, social or practical reasons
- The gates to the north-west and southwest site boundaries should be restored and conserved where possible
- Archaeological evaluation/mitigation is required

RKELS002 continued:

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

ANEWS005: Newstead (Preferred)



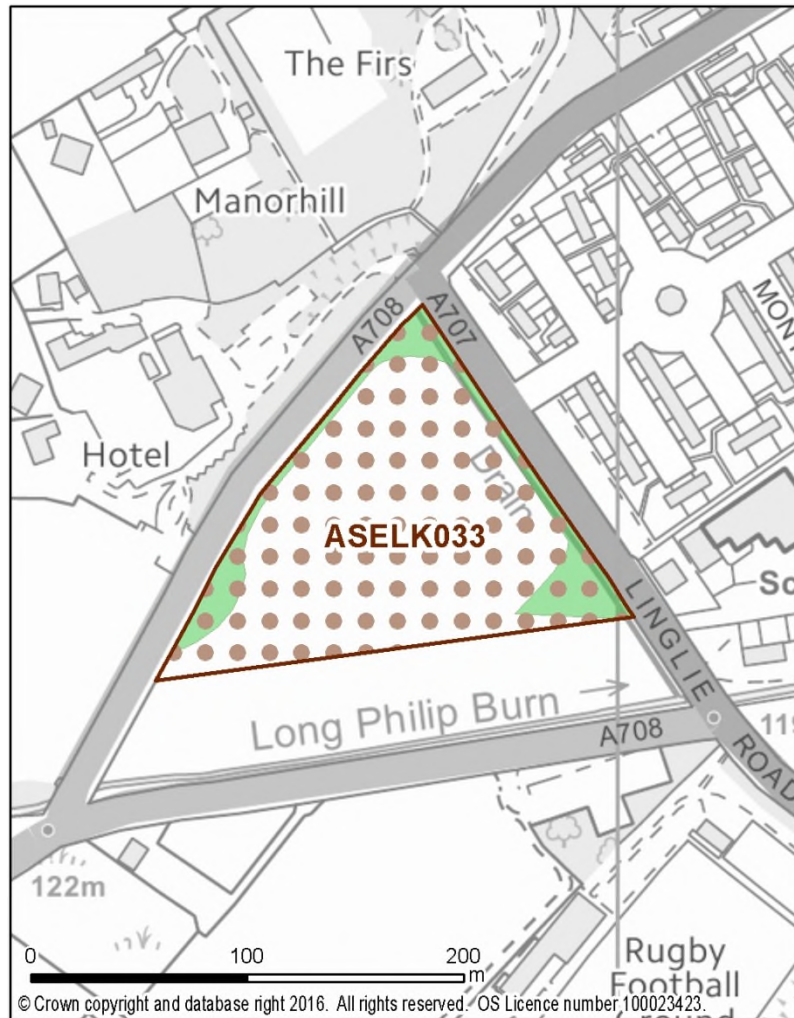
ANEWS005: Newstead (Preferred)

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

Site Requirements

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

ASELK033: Selkirk (Preferred)



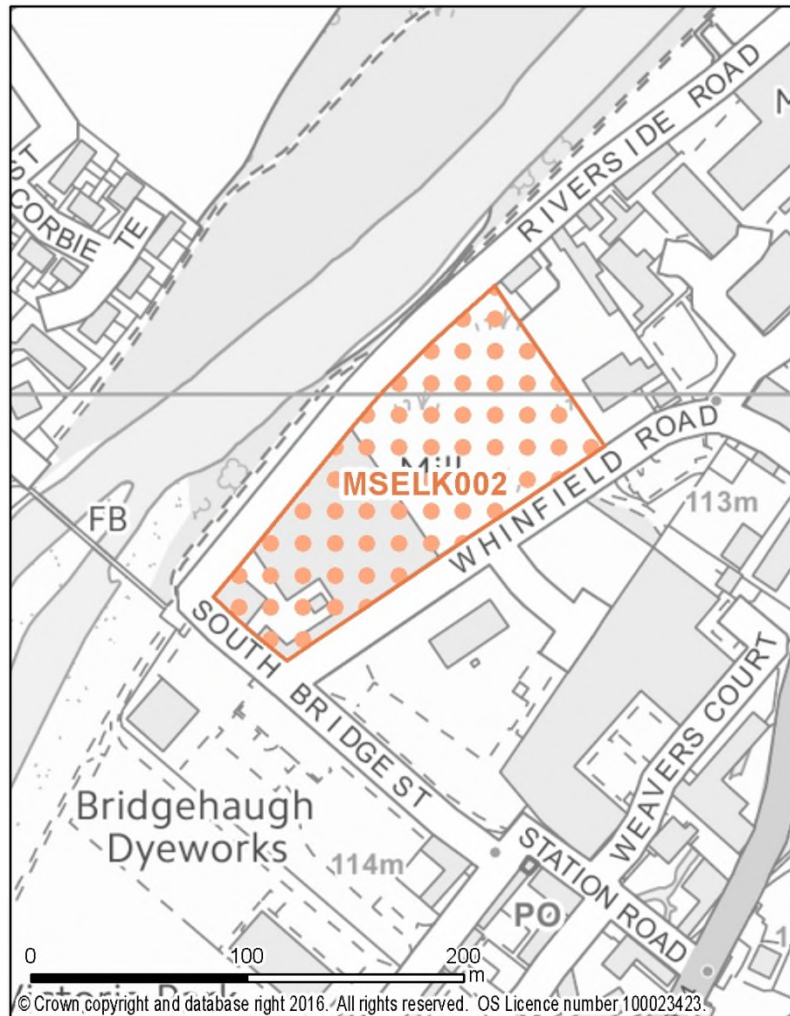
ASELK033: Selkirk (Preferred)

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

Site Requirements

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

MSELK002: Selkirk (Preferred)



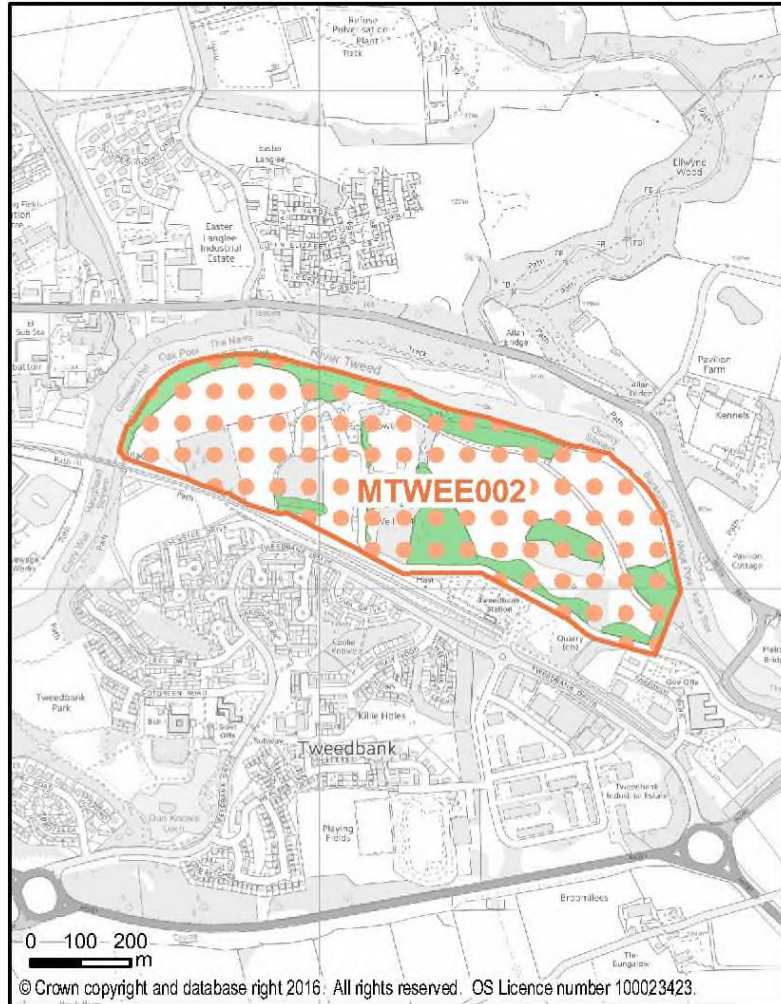
MSELK002: Selkirk (Preferred)

- Site Name: Heather Mill
- Site Area: 2.0ha
- Proposed Use: Mixed Use (Preferred)
- Indicative Site Capacity: 75

Site Requirements

- Potential contamination on the site should be investigated and mitigated
- A Transport Assessment will be required
- Assessment of ecology impacts and provision of mitigation, as appropriate
- Pedestrian/cycle access through the site between Whinfield Road and Riverside Road should be provided
- Potential for establishing roads access through the site between Whinfield Road and Riverside Road should be explored
- Potential impact on SAC/SSSI Etrick Water should be assessed and mitigated
- A design vision is required which reflects the context of the site
- Archaeological interests require to be investigated and mitigation measures may thereafter be required
- Development should have attractive frontage to Etrick Water
- The design and layout should ensure no adverse impacts upon the adjacent Special Landscape Area.

MTWEE002: Tweedbank (Preferred)



MTWEE002: Tweedbank (Preferred)

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

Site Requirements

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

MTWEE002: Site Requirements (continued)

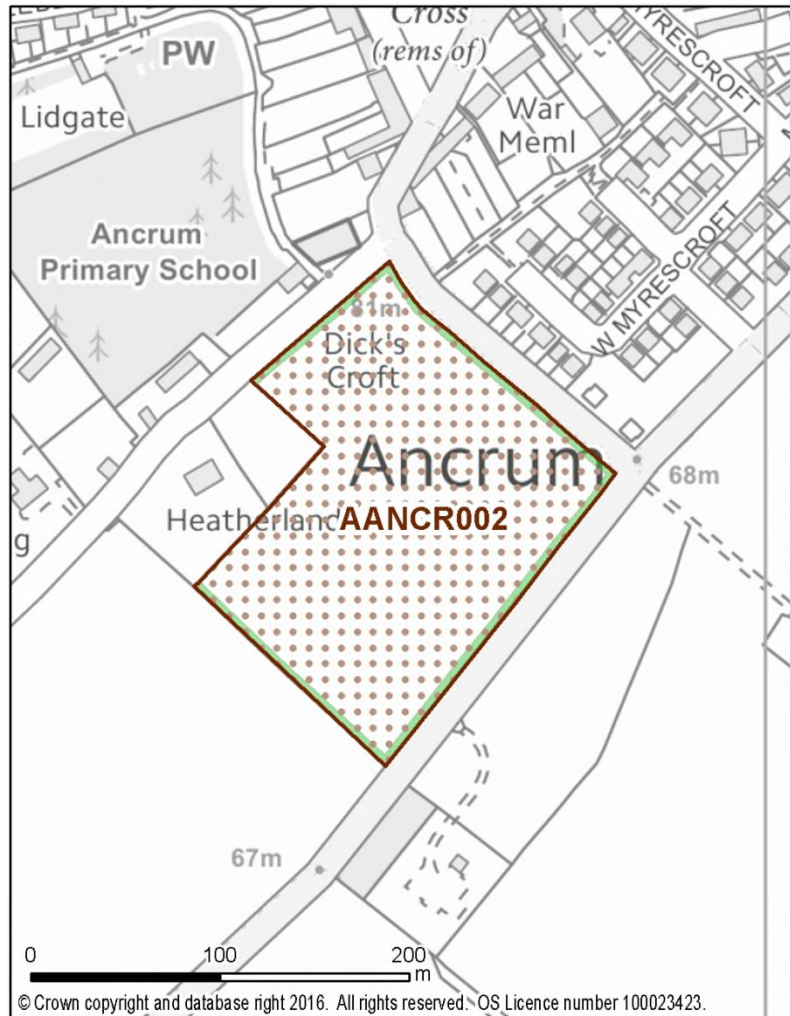
- Mature woodland and parkland trees and buffer area to River Tweed SAC/SSSI to be safeguarded
- There is a significant tree and woodland structure on the estate. Tree survey to BS5837 to be undertaken to inform potential areas of development
- Some archaeological investigation may be necessary before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

**NOTE: Detailed plan outlines developable areas*



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

AANCR002: Ancrum (Alternative)



AANCR002: Ancrum (Alternative)

- Site Name: Dick's Croft 2
- Site Area: 3.2ha
- Proposed Use: Housing (Alternative)
- Indicative Site Capacity: 60

Site Requirements

- Surface water mitigation measures to be considered during the design stage
- Vehicular access is acceptable from all existing roads adjacent to the site and a strong street frontage onto these roads is recommended
- Connectivity footways are required to the school, village centres and path to Ale Water to the south of the site. Pedestrian linkage to the footpath along the north western edge of the new Myrescroft development should also be incorporated into any proposal. Connectivity for cyclists must also be considered
- The existing roads bounding the site will need to be widened to cater for two way flows along with footways as appropriate. Street lighting and speed limits will have to be extended accordingly
- A Transport Assessment will be required
- The site boundaries require extensive structural landscape planting to create a suitable definition to the edge of the village
- Where possible existing hedgerows are to be retained and supplemented by new planting to relate the development to its rural setting
- The design and layout of the site should take account of the adjacent Conservation Area and the Special Landscape Area

AANCR002 (continued):

- Assessment of ecology impacts and provision of mitigation, as appropriate
- The wastewater treatment system requires to be upgraded – the developer will be required to meet Scottish Water’s five growth criteria
- Opportunity for an amenity/play space to be considered at the northern corner of the site which could create a second village green with housing fronting on to the open space in this top corner, and continuing with frontages on to the existing lane.

AGALA033: Galashiels (Alternative)



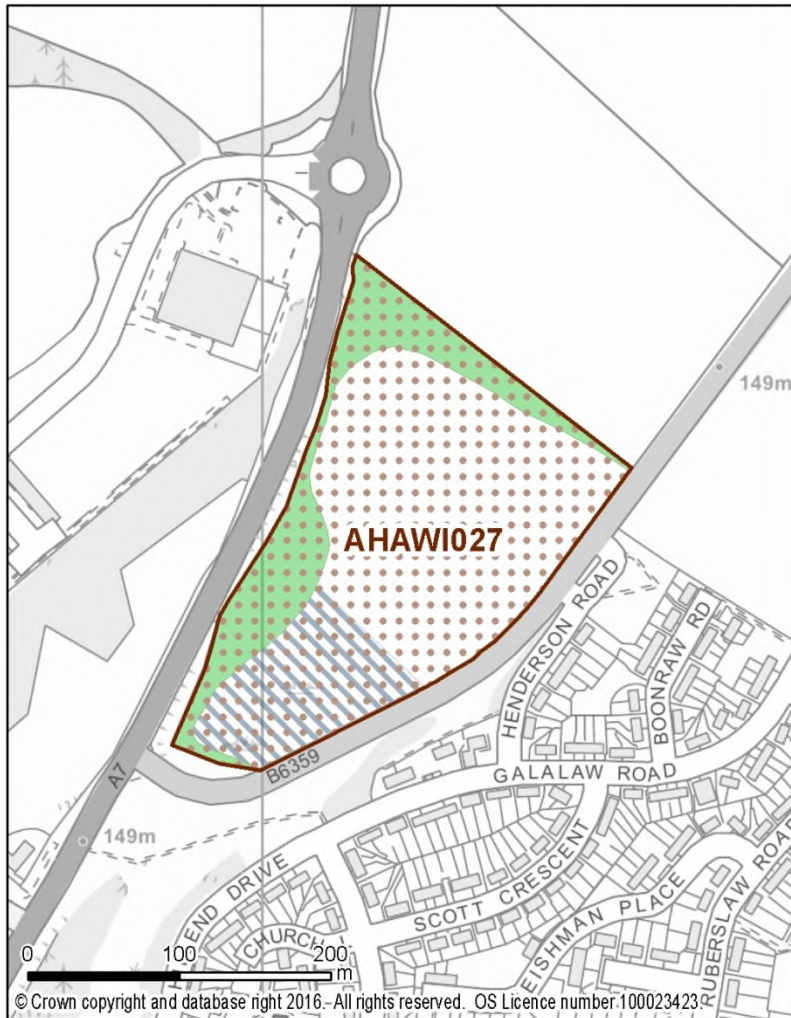
AGALA033: Galashiels (Alternative)

- Site Name: Huddersfield Street
- Site Area: 0.2ha
- Proposed Use: Housing (Alternative)
- Indicative Site Capacity: 26

Site Requirements

- A Flood Risk Assessment is required as the site is at risk from a 1:200 year flood event. Flood risk issues to be discussed and agreed with SEPA
- Surface water drainage shall be designed to comply with Sustainable Urban Drainage principles
- Vehicular access will be a single junction directly onto Huddersfield Street. The submission of a Transport Statement will be required
- A direct pedestrian/cycle link to the footpath leading to the footbridge over the Gala Water is likely to be required
- Connectivity to the riverside path should be maintained and enhanced where possible
- Archaeological features on site should be evaluated and mitigation measures carried out where necessary
- Potential contamination to be investigated and mitigated
- Contact with Scottish Water in respect of water treatment works local network issues
- The site is adjacent to an existing business and industrial site. This must be considered in the design and layout of development
- Mitigation required to ensure no significant effect upon River Tweed SAC
- Assessment of ecology impacts and provision of mitigation, as appropriate.

AHAWI027: Hawick (Alternative)



AHAWI027: Hawick (Alternative)

- Site Name: Burnfoot (Phase 1)
- Site Area: 5ha
- Proposed Use: Housing (Alternative)
- Indicative Site Capacity: 60

Site Requirements

- A flood risk assessment is required to take cognisance of the possibility of a culverted water course within the site, the need for a sustainable drainage system and the wetland area to the south west
- Vehicular access to the site is to be taken from the B6359
- A Transport Assessment will be required
- Provision of pedestrian linkages between the B6359 and the bus laybys on the A7, and along the north-west side of the B6359 to tie in with footways to the A7
- Measures should be taken to improve cycling linkages along the B6359
- The design and layout of the site should aim to enhance the biodiversity value of the site through the creation of restoration of habitats and wildlife corridors and should take cognisance of the sloping nature of the site
- Assessment of ecology impacts and provision of mitigation, as appropriate
- Landscape buffer to the north and west of the site to be provided and provision of a wetland SUDS feature (hatched in blue) with associated open space to the south of the site
- Archaeology interests have been recorded in the surrounding area and archaeological assessment including archaeological evaluation along with associated mitigation measures is required
- Potential contamination on the site should be investigated and mitigated
- A planning brief to be prepared to include the principles of 'Designing Streets'
- Potential for on-site play provision.

AKELS028: Kelso (Alternative)



AKELS028: Kelso (Alternative)

- Site Name: Hendersyde (Phase 2)
- Site Area: 9.5ha
- Proposed Use: Housing (Alternative)
- Indicative Site Capacity: 190

Site Requirements

- The site is to be part of a Masterplan with earlier phases at Hendersyde
- A Water Impact Assessment may be required along with associated mitigation
- Investigation and mitigation measures may be required in relation to surface water run-off within the site
- A Transport Assessment will be required
- Access to the site is to be taken through the adjoining site AKELS022
- Pedestrian links required to the settlement and Broomlands Primary School
- New structure planting is required along the north-eastern and north-western boundaries to provide new visual containment and shelter and screening of views from the north. Structure planting should integrate with existing woodland and walled area adjoining the cemetery site. A management scheme for planting is required
- A buffer zone should be provided to protect existing trees along the south-eastern site boundary
- Assessment of ecology impacts and provision of mitigation, as appropriate
- Assessment of the impact on the River Tweed Special Area of Conservation and any consequent mitigation measures
- Any negative impact on the Garden and Designed Landscape at Hendersyde Park should be avoided
- Archaeological evaluation/mitigation required
- The effect of pipelines through the site must be considered, including consultation with the Health and Safety Executive and Scottish Gas Networks
- Strategic improvements to the foul drainage system will be required
- Respect the amenity of existing neighbouring properties.

ANEWS006: Newstead (Alternative)



ANEWS006: Newstead (Alternative)

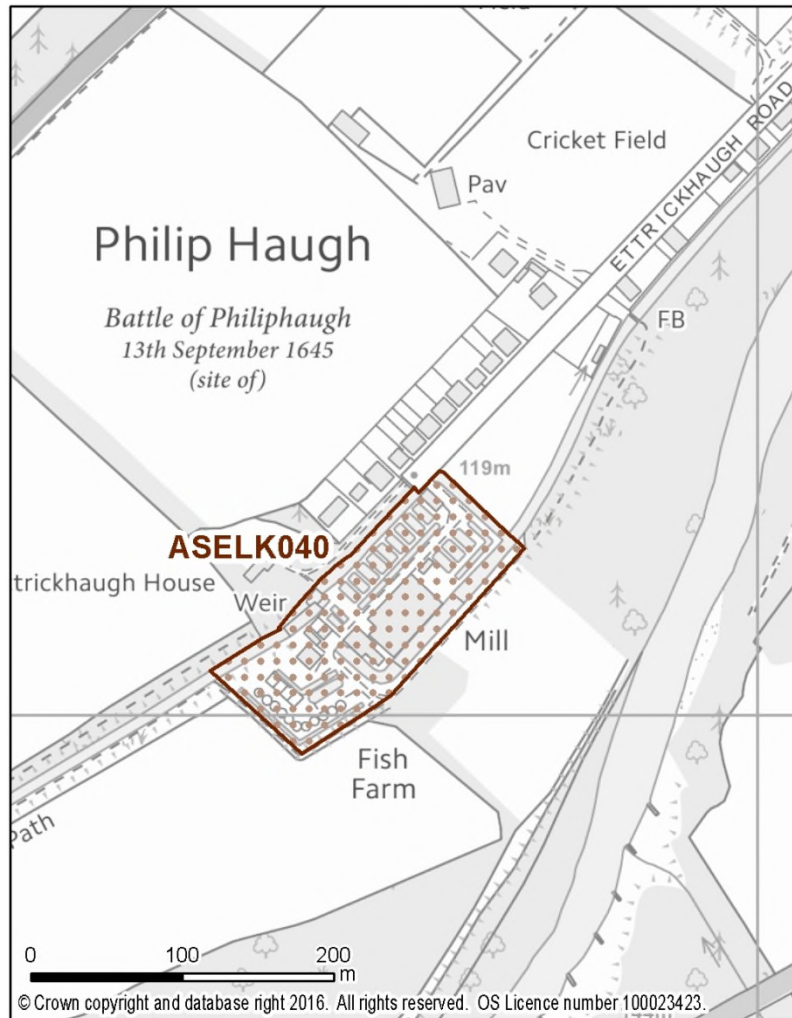
- Site Name: Newstead North
- Site Area: 1.1ha
- Proposed Use: Housing (Alternative)
- Indicative Site Capacity: 23

Site Requirements

- Development of the site is subject to the developer demonstrating that appropriate roads access both into the site and through the site is achievable from both Rushbank and Eddy Road *
- Pedestrian access from St John's Wynd and Townhead Way to be maintained. Pedestrian paths through the site to be established, linking with the local path network, including paths at the River Tweed
- A Transport Assessment will be required
- Assessment of ecology impacts and provision of mitigation, as appropriate
- The design and layout of the site should take account of the Conservation Area and any adverse impacts upon any Scheduled Monuments in the vicinity
- Any site layout to ensure protection of healthy trees on the site. No trees on the site to be removed without prior agreement of Council's Landscape section
- Archaeological interests require to be investigated and mitigation measures may thereafter be required
- Amenity of neighbouring properties should be addressed through boundary planting.

**In order to achieve satisfactory vehicular access into the site from Rushbank and Eddy Road it must be demonstrated that land can be acquired from any adjoining property owners in order to meet the standards required by the Council's roads planning section. Consideration also to be given to any resultant loss of existing parking.*

ASELK040: Selkirk (Alternative)



ASELK040: Selkirk (Alternative)

- Site Name: Philiphaugh Mill
- Site Area: 1.7ha
- Proposed Use: Housing (Alternative)
- Indicative Site Capacity: 19

Site Requirements

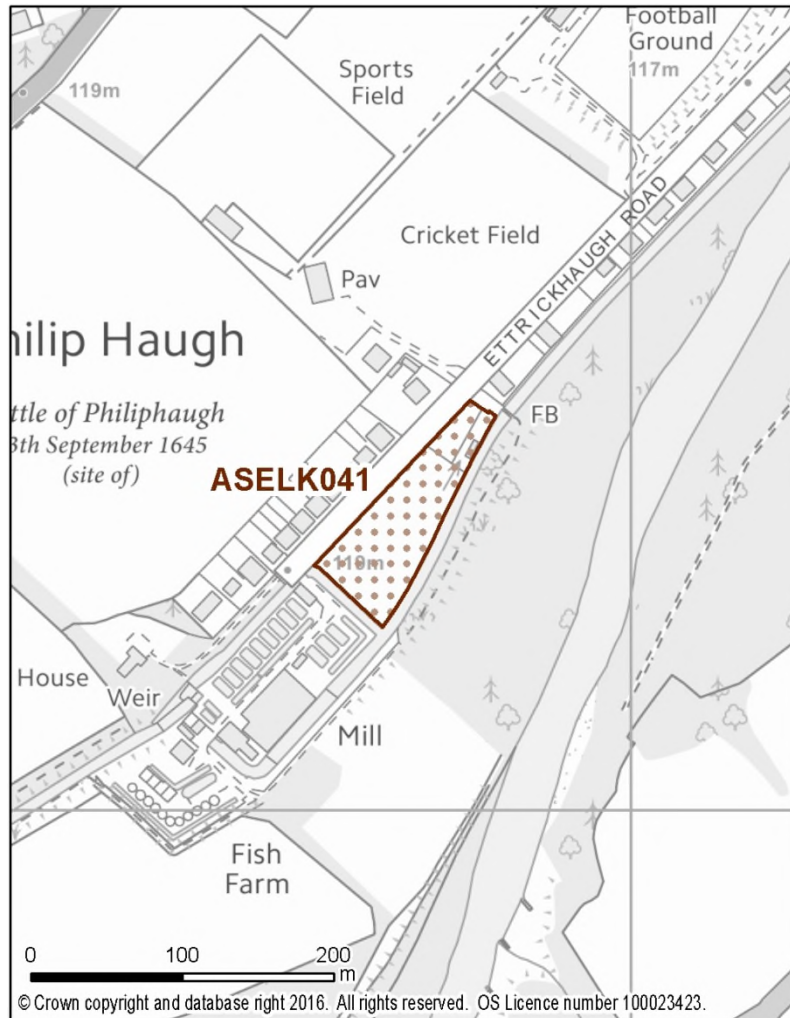
- Appropriate structure planting to be agreed
- Potential contamination to be investigated and mitigated
- Existing mill lade adjacent to site requires to be protected to maintain flow and protect water quality
- Mitigation required to ensure no significant adverse effects on integrity of River Tweed Special Area of Conservation
- Assessment of ecology impacts and provision of mitigation, as appropriate
- Development must not have a negative impact upon the setting of the historic battlefield (Battle of Philiphaugh)
- Some archaeological investigation may be necessary before or during development
- Some widening of Ettrickhaugh Road will be required to mitigate the increase in traffic movements
- Access to the site will require a new bridge over the Ettrickhaugh Burn

ASELK040 (continued):

- Given the site will only have one point of access, any development will require to provide well-connected layout internally with a potential link to the adjoining site to the north east
- Pedestrian/cycle links will be required to take advantage of new riverside path constructed as part of Selkirk Flood Protection Scheme
- Contact with Scottish Water in respect of water treatment works local network issues

**SEPA's objection to this proposal on the grounds of flood risk has to be discussed further with the Council*

ASELK041: Selkirk (Alternative)



ASELK041: Selkirk (Alternative)

- Site Name: Philiphaugh 2
- Site Area: 0.8ha
- Proposed Use: Housing (Alternative)
- Indicative Site Capacity: 8

Site Requirements

- Some minor widening to Ettrickhaugh Road will be required to mitigate the increase in traffic movements
- Assessment of ecology impacts and provision of mitigation, as appropriate
- Existing trees, particularly those along the south eastern boundary, to be retained and reinforced
- Mitigation required to ensure no significant adverse effects on integrity of River Tweed Special Area of Conservation
- Development must not have a negative impact upon the setting of the historic battlefield (Battle of Philiphaugh)
- Potential contamination to be investigated and mitigated
- Some archaeological investigation may be necessary before or during development
- Linear development to face Ettrickhaugh Road
- Contact with Scottish Water in respect of water treatment works local network issue.

**SEPA's objection to this proposal on the grounds of flood risk has to be discussed further with the Council*

Northern Housing Market Area

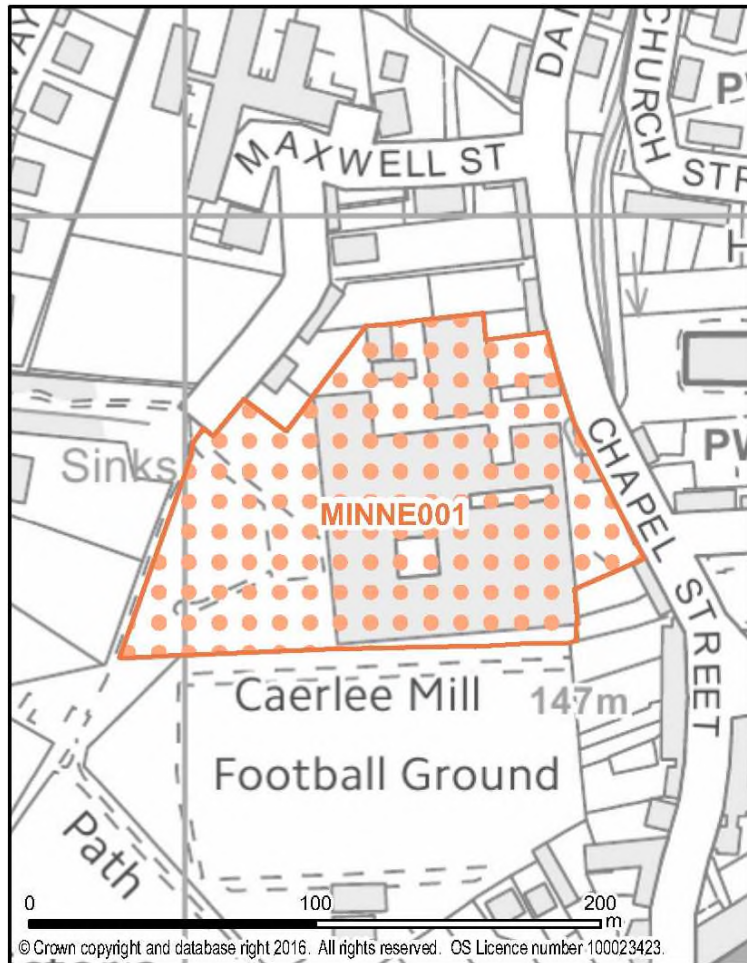
6.3 Table 11 outlines the preferred housing sites within the Northern HMA, totalling 135 units. There are no alternative options within the Northern HMA.

Table 11: Preferred Sites (Northern HMA)

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

6.4 It should be noted that there are a number of infrastructure constraints within the Northern HMA, including waste water, flooding and transportation, which limit the availability of effective land for housing. Therefore, there are no alternative options presented for the Northern HMA, for the purposes of the Housing SG. This is something which will require to be looked at and assessed as part of the next LDP.

MINNE001: Innerleithen (Preferred)



MINNE001: Innerleithen (Preferred)

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

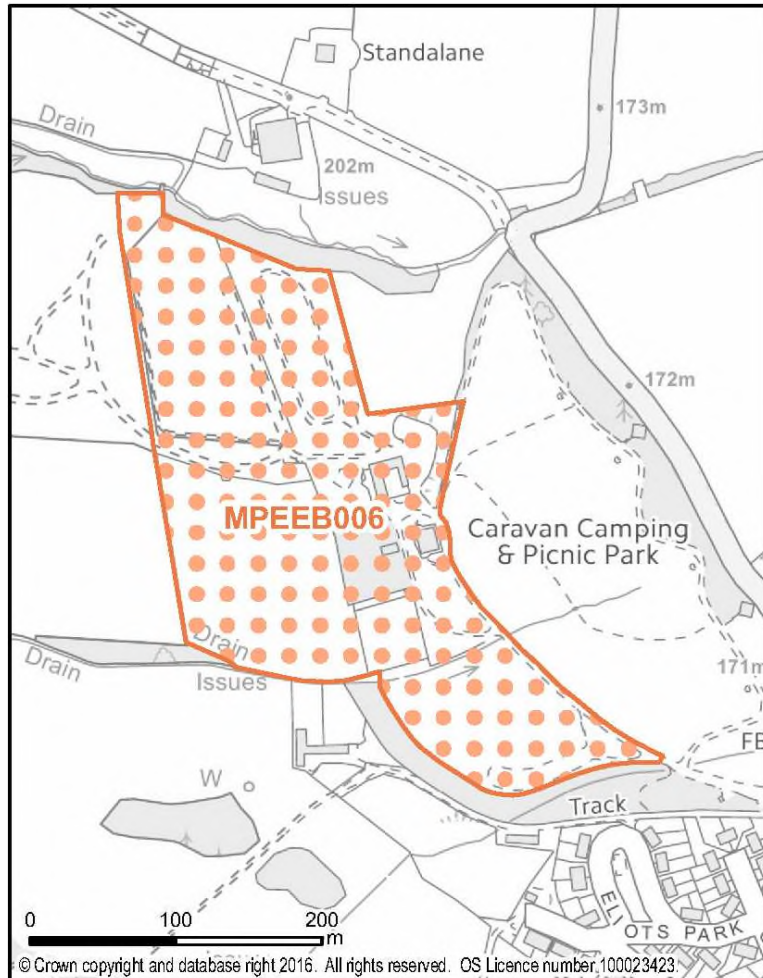
Site Requirements

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

MINNE001 (continued):

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

MPEEB006: Peebles (Preferred)



MPEEB006: Peebles (Preferred)

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

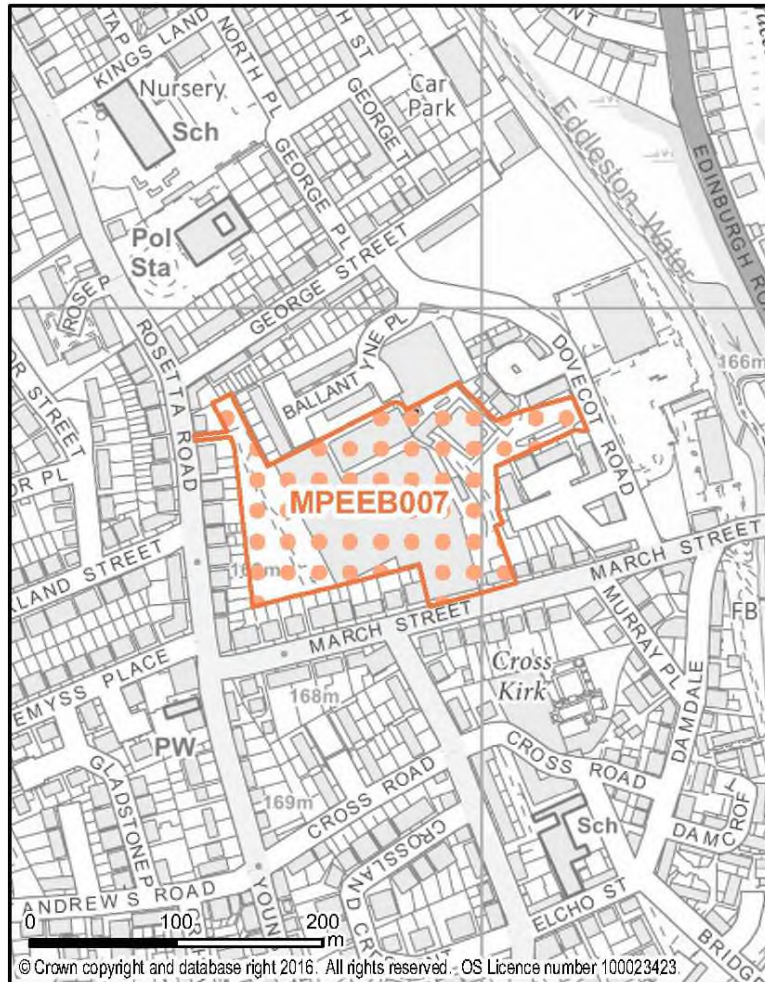
Site Requirements

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

MPEEB006 (continued):

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

MPEEB007: Peebles (Preferred)



MPEEB007: Peebles (Preferred)

- Site Name: March Street Mills
- Site Area: 2.3ha
- Proposed Use: Mixed Use (Preferred)
- Indicative Site Capacity: 70

Site Requirements

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

MPEEB007 (continued):

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

7. Consideration for all sites

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

Sustainability and Placemaking

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

Affordable Housing

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

Developer Contributions

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

Environmental Health

- 7.5 All proposals which include the use of low carbon/carbon neutral technologies, must be discussed with Environmental Health at an early stage, to ensure that there are no adverse impacts in terms of noise or air quality impacts. Proposals must be assessed against policies PMD2, EP16, and HD3, as contained within the LDP, to ensure that development is in accordance with the sustainability principles, designed to fit with Scottish Borders townscapes and to integrate with its landscape surroundings . Furthermore, appropriate steps must be taken to ensure that development does not adversely impact upon the amenity of the existing residential area.

Waste Water Disposal

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

8. How to respond to the Housing SG consultation

The Housing Supplementary Guidance is available to view on the Council website and can also be viewed at all libraries and Council Contact Centres.

Responses to this Housing SG consultation may be sent to the Council by one of the following means:

- By email to localplan@scotborders.gov.uk
- Write to;

**Planning Policy & Access Team
Council Headquarters
Newtown St Boswells
Scottish Borders
TD6 0SA**

Contact Details

If you would like to contact the Planning Policy & Access team regarding the Housing SG, please use the contact details below.

Telephone: 01835-826671

Email: localplan@scotborders.gov.uk

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