

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

## **PART 2**

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

**Innerleithen**

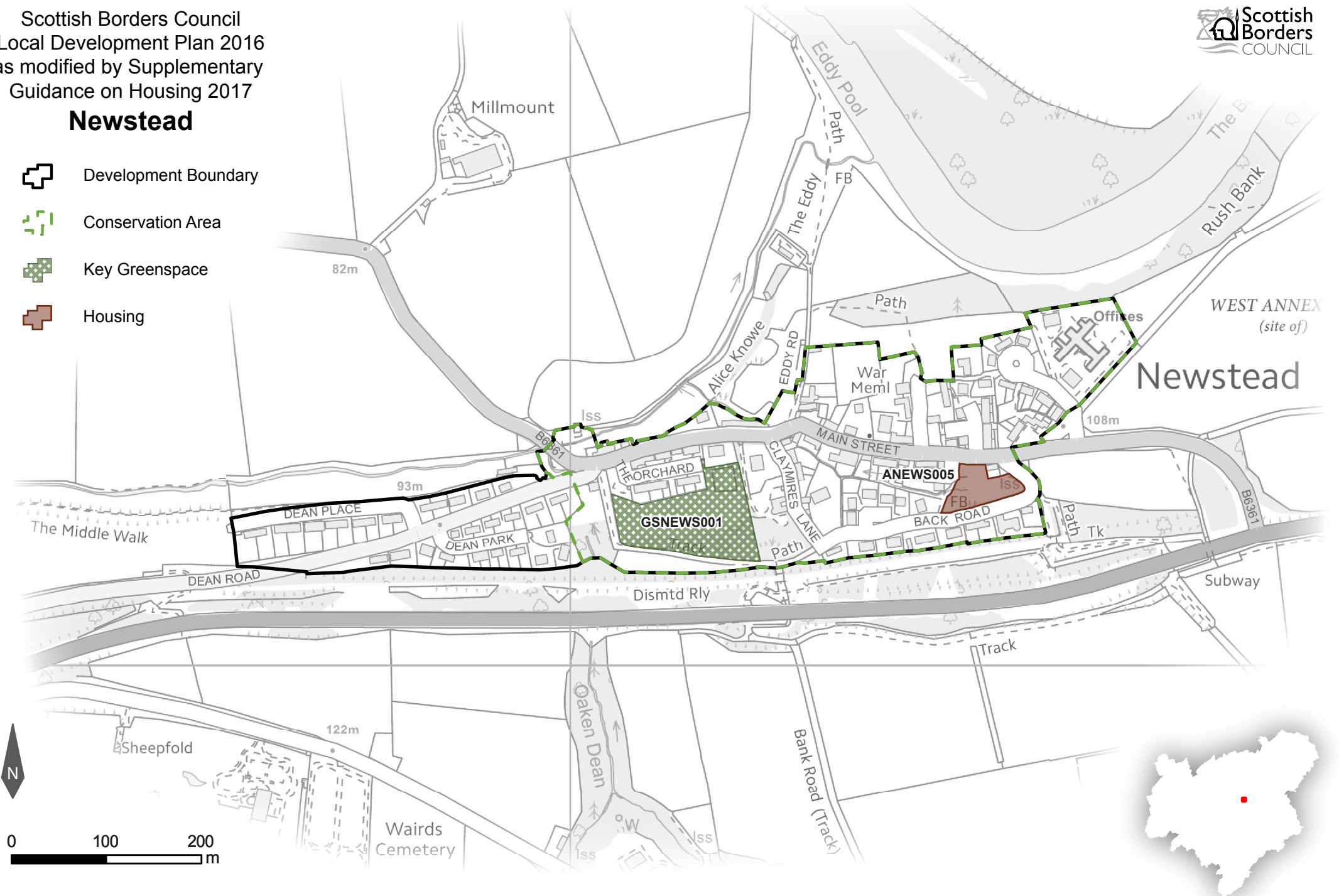
-  Development Boundary
-  Town Centre Boundary
-  Conservation Area
-  Key Greenspace
-  Housing
-  Longer Term Housing
-  Redevelopment
-  Business and Industrial
-  Business and Industrial Safeguarding
-  Mixed Use
-  Structure Planting /Landscaping
















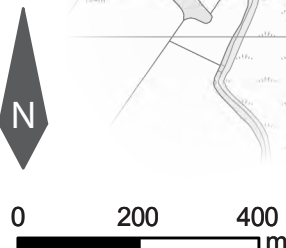
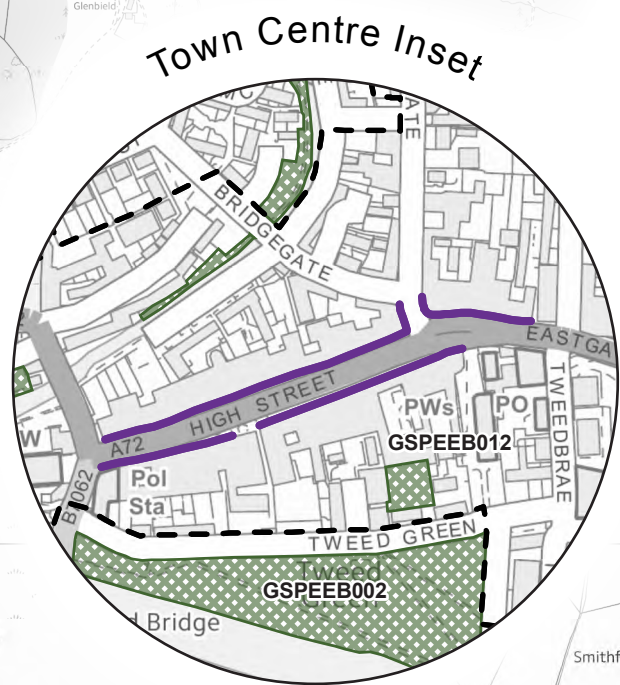
## Newstead

-  Development Boundary
-  Conservation Area
-  Key Greenspace
-  Housing




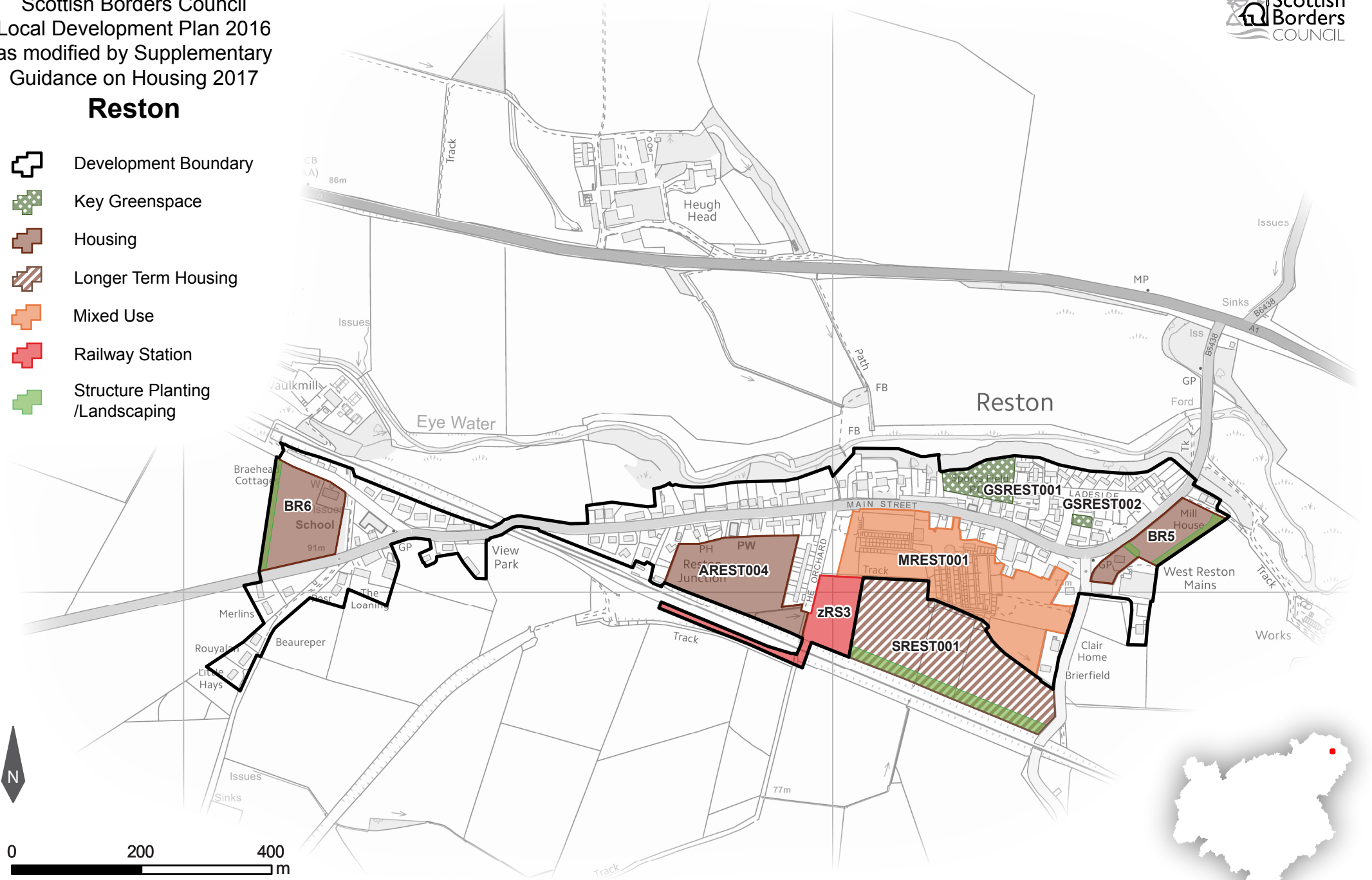
Scottish Borders Council  
Local Development Plan 2016  
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**Peebles**

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



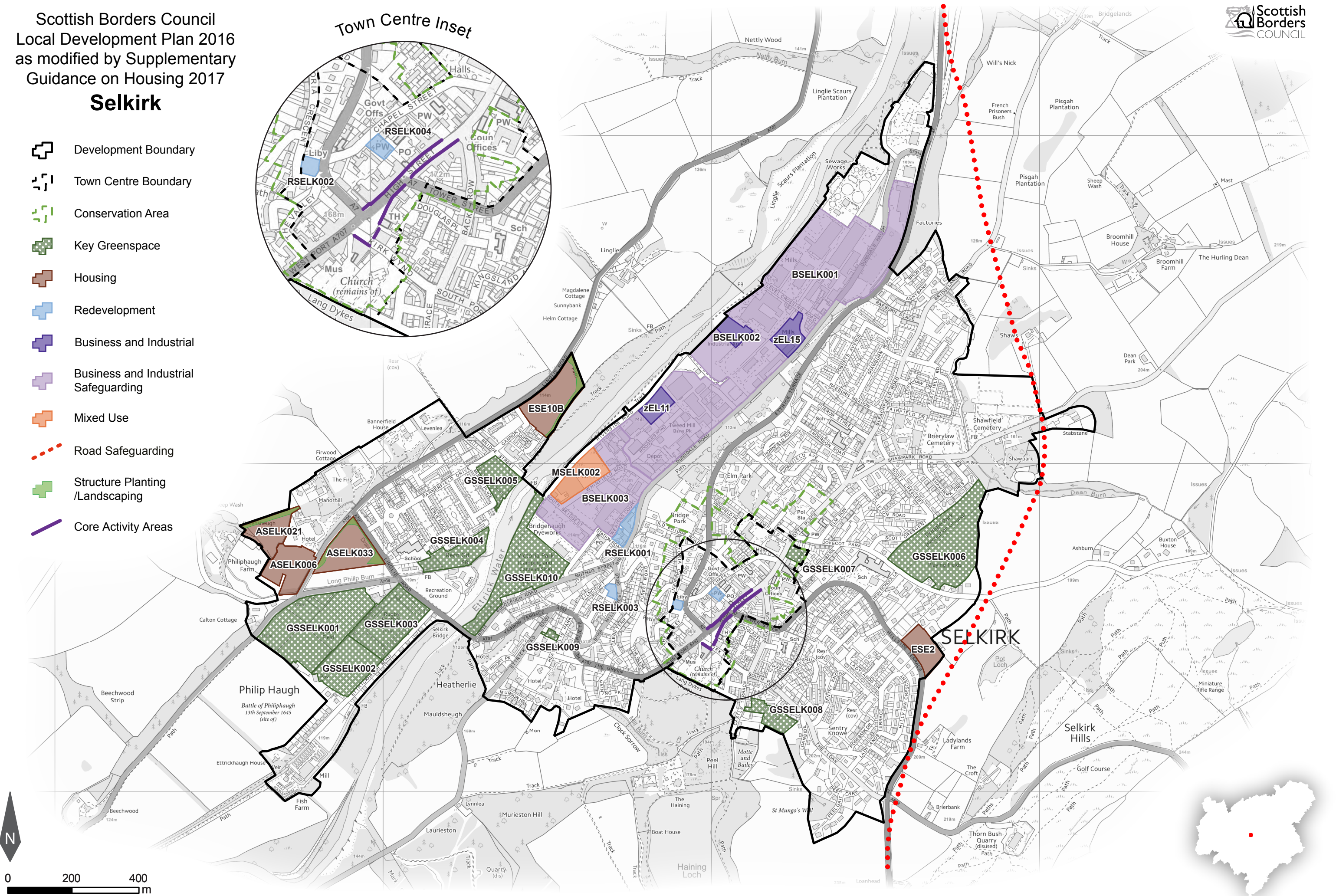
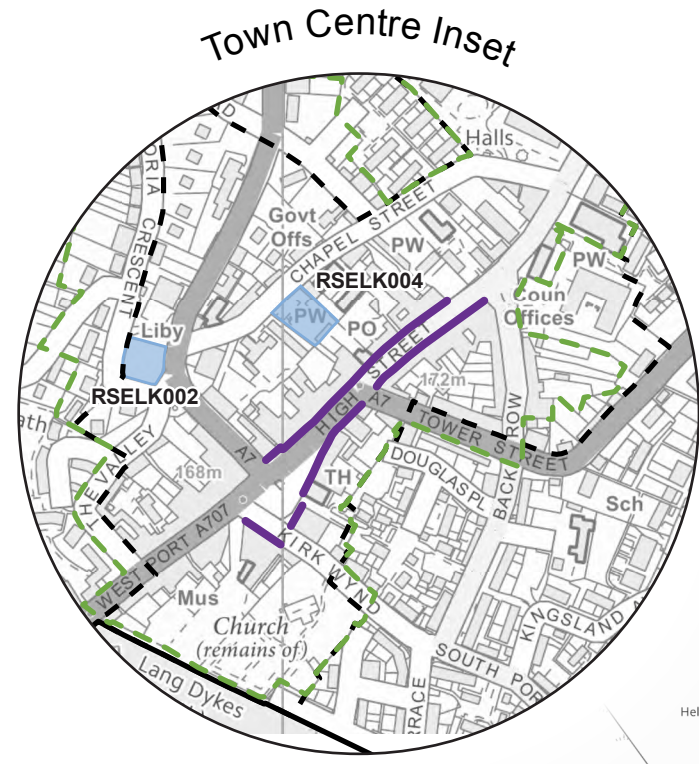
# Reston

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



# Selkirk

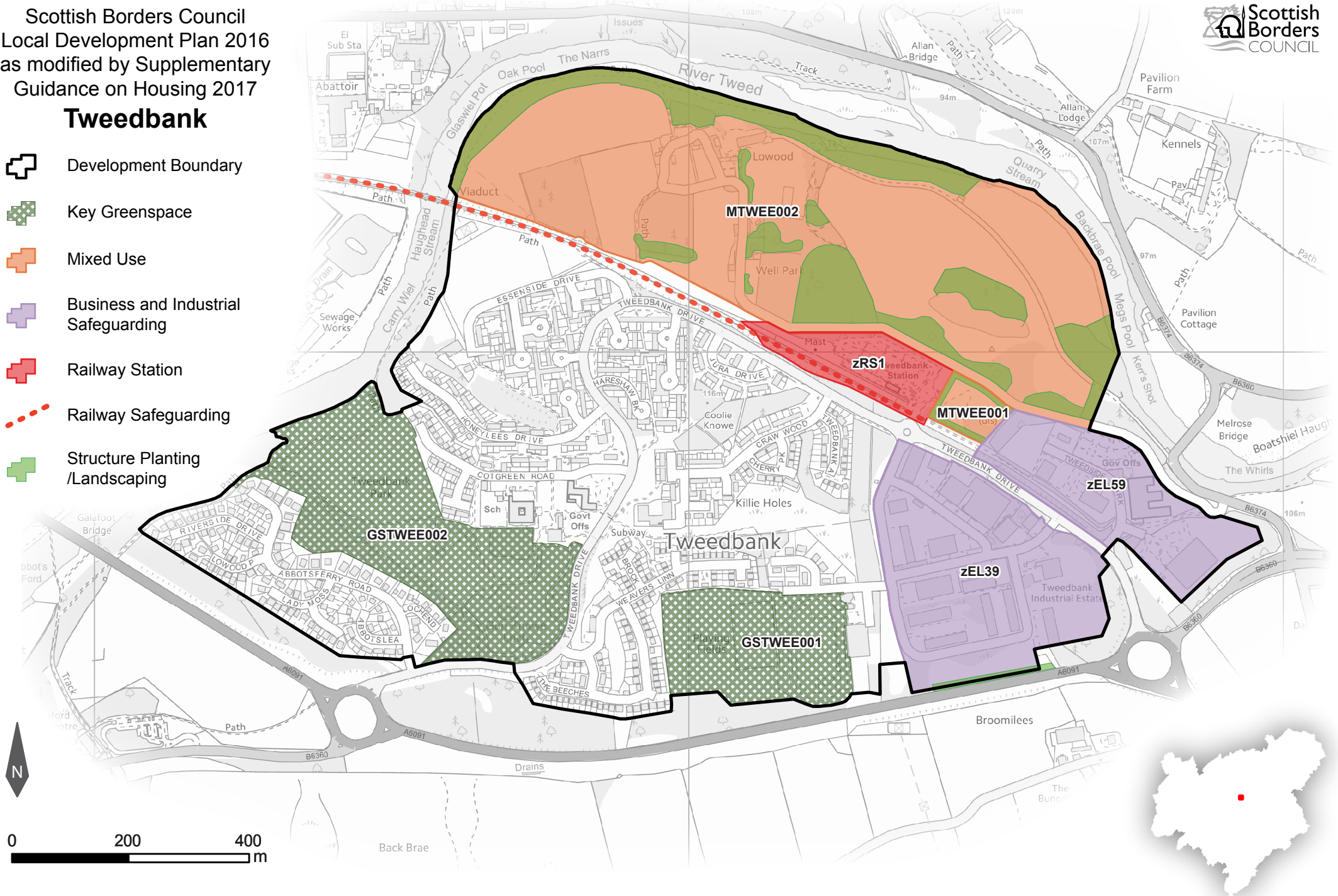
-  Development Boundary
-  Town Centre Boundary
-  Conservation Area
-  Key Greenspace
-  Housing
-  Redevelopment
-  Business and Industrial
-  Business and Industrial Safeguarding
-  Mixed Use
-  Road Safeguarding
-  Structure Planting /Landscaping
-  Core Activity Areas



Scottish Borders Council  
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## Tweedbank

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





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

## Housing Land Requirement

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

*Table 1: Housing Land Requirement*

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

## Housing Land Supply Contributions

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

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

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

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

### **Distribution of Housing**

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

**Appendix 3: Identification of Housing Shortfall**

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

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

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

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

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

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

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

Table 2: Additional Potential (Increases in Site Capacity)

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

**Allocated Sites (Additional Potential)**

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

Table 3: Allocated Sites (Additional Potential)

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

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

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



## **LDP Examination & Policy Context**

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

## **Call for Sites Process**

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

## **Site Assessment Process**

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

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

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

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

### (a) Stage 1 RAG Assessment

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

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

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

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

*Table 1: RAG outcomes*

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

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

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

### **Consultation**

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

### **Database Assessment**

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