

Main Issues Report 2018

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Foreword



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

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

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

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

Councillor Tom Miers
Chairman of Planning and Building Standards Committee

1. MAIN ISSUES REPORT: GETTING INVOLVED

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

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

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

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

Background

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

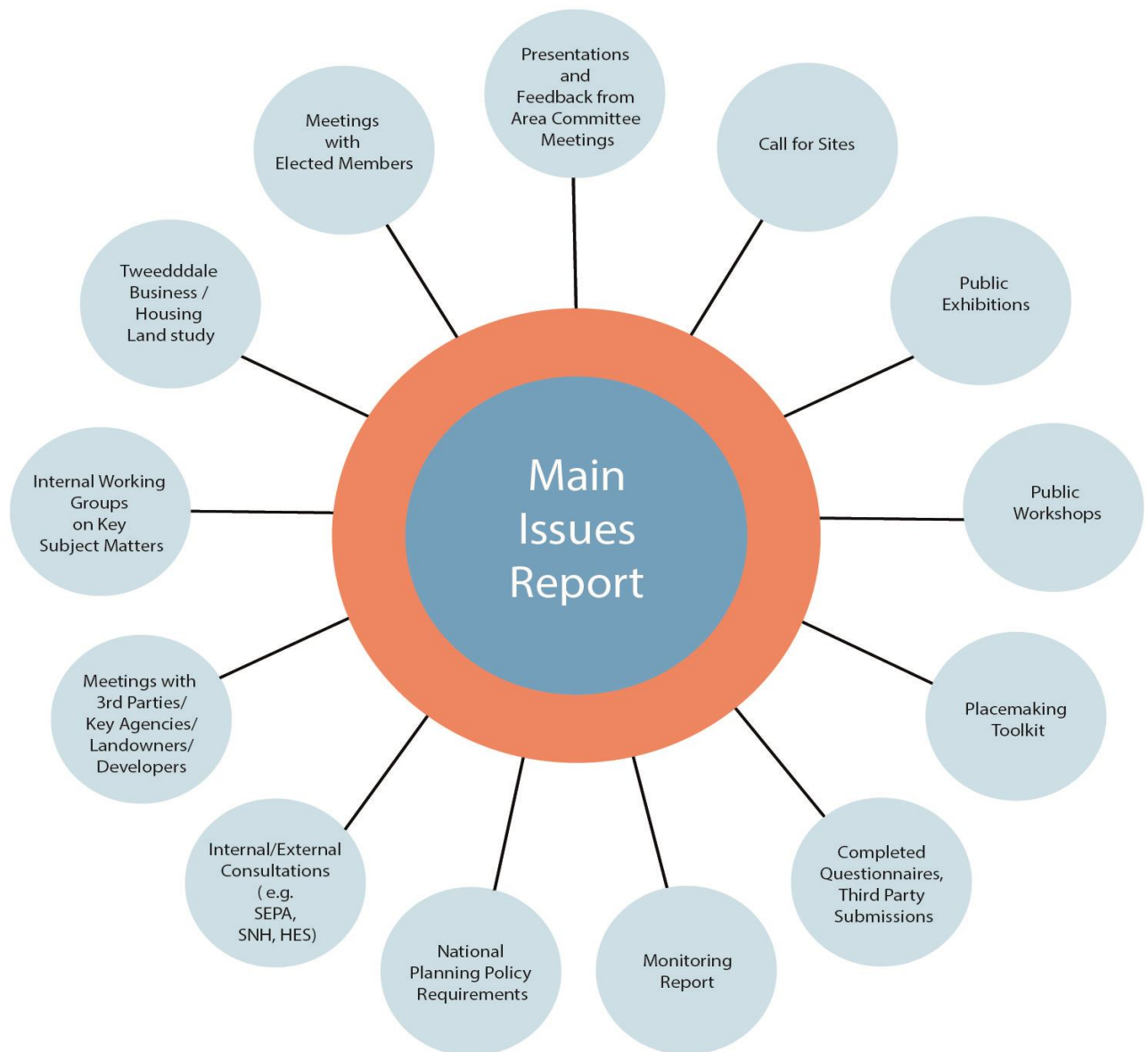
Figure 1: Where are we in the LDP2 process?



How have the Main Issues been identified?

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

Figure 2: Preparation of Main Issues Report



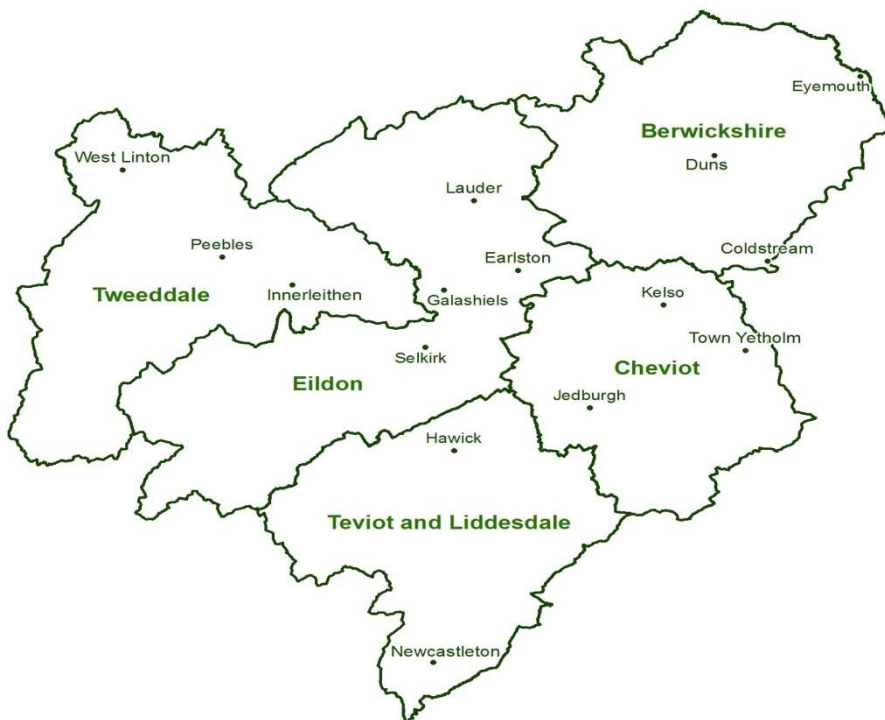
The MIR is supported by the following background papers. Other than the Environmental Report these are not consultation papers as part of the MIR, and they can all be viewed on the following link (tbc):

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

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

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

Figure 3: Locality Boundaries within Scottish Borders



What Happens Next?

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

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

Figure 4: Preparation of LDP2

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

2. THE CHANGING CONTEXT FOR THE LOCAL DEVELOPMENT PLAN

Socio demographics

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

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

Table 1: Population by age (2013 to 2017)

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

Source: National Records of Scotland (NRS)

* Note: this is due to rounding

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

Table 2: Population by age (2017 to 2026)

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

Source: National Records of Scotland (NRS)

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

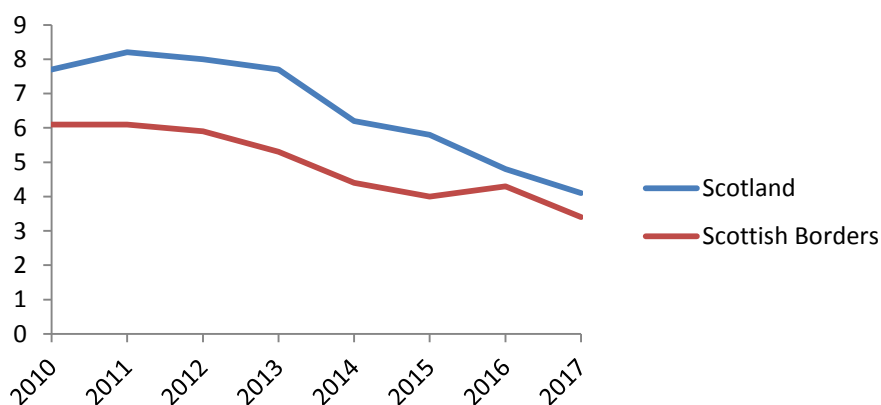
The Council monitors housing approvals and completions through the Housing Land Audit on an annual basis. In the most recent 2017 audit, it was noted that completions had dropped to their lowest, since recording began in 2005. The low completion rate is reflective of the low activity in the housing market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

Infrastructure, transport and sustainability

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

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

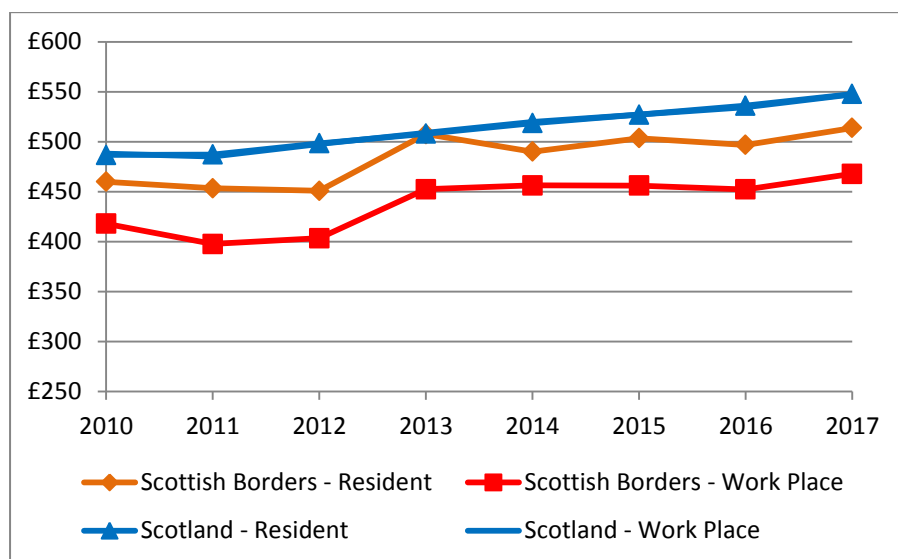
Figure 5: Unemployment (2010 to 2017) (% of Economically Active)



Source: NOMIS (Office for National Statistics)

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

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



Source: NOMIS (Office for National Statistics)

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

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

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

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

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

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

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

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

Policy Background

National Planning Policy

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

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

Regional Planning Policy

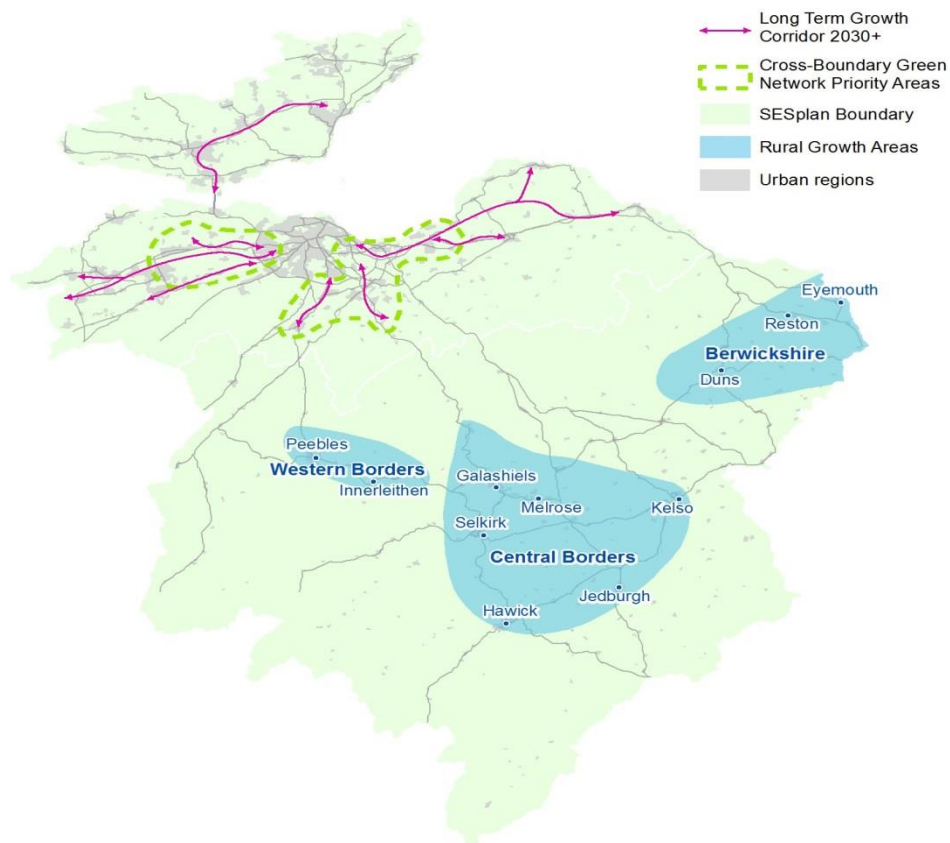
The LDP must address the requirements of the Strategic Development Plan (SDP) for the area. The SDP is provided by SESPlan of which the Scottish Borders Council is a member planning authority along with southern Fife, the City of Edinburgh, Midlothian, West Lothian and East Lothian. The SDP is a statutory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

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

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

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

Figure 7: Proposed Strategic Development Plan Spatial Strategy



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

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

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

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

Local Development Planning Policy

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

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

Corporate Objectives

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

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

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

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

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

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

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

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

3. VISION, AIMS AND SPATIAL STRATEGY

Vision

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

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

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

Aims

Growing our economy

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

Planning for housing

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

Town Centres

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

Rural Environment

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

Built and Natural Heritage

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

Sustainability and Climate Change

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

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

Communities

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

Growing Economy

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

Sustainability

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

QUESTION 1

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

Spatial Strategy

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

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

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

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

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

4. GROWING OUR ECONOMY

Background

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

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

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

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

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

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

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



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

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

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

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

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

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

Main Issues

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

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

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

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

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

Preferred and Alternative Options

BUSINESS AND INDUSTRIAL LAND POLICY ED1

Preferred Option

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

The categorisation of all sites would be reassessed.

Alternative Option 1

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

Alternative Option 2

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

Alternative Option 3

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

QUESTION 2

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

ADDITIONAL INDUSTRIAL AND BUSINESS LAND

QUESTION 3

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

BUSINESS AND INDUSTRIAL LAND IN TOWN YETHOLM, LAUDER AND KELSO

QUESTION 4

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

DELIVERY OF BUSINESS LAND

QUESTION 5

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

BUSINESS AND INDUSTRIAL / MIXED USE LAND – ADDITIONS

Preferred Options

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

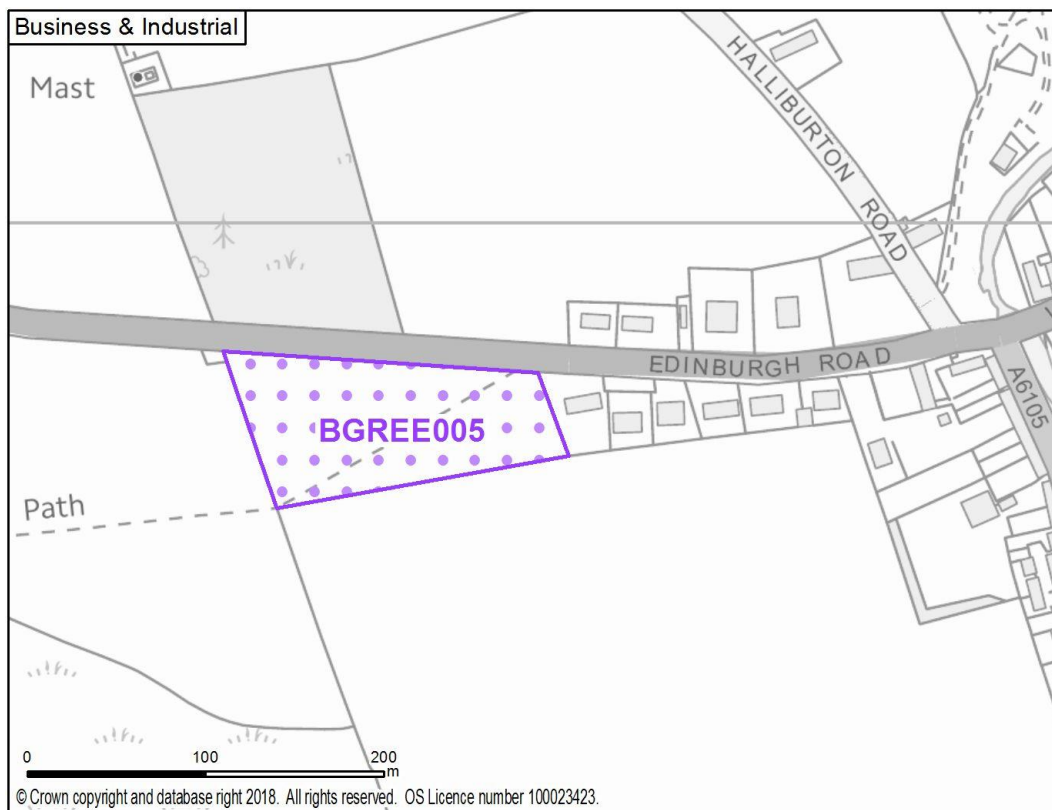
Alternative Option

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

QUESTION 6

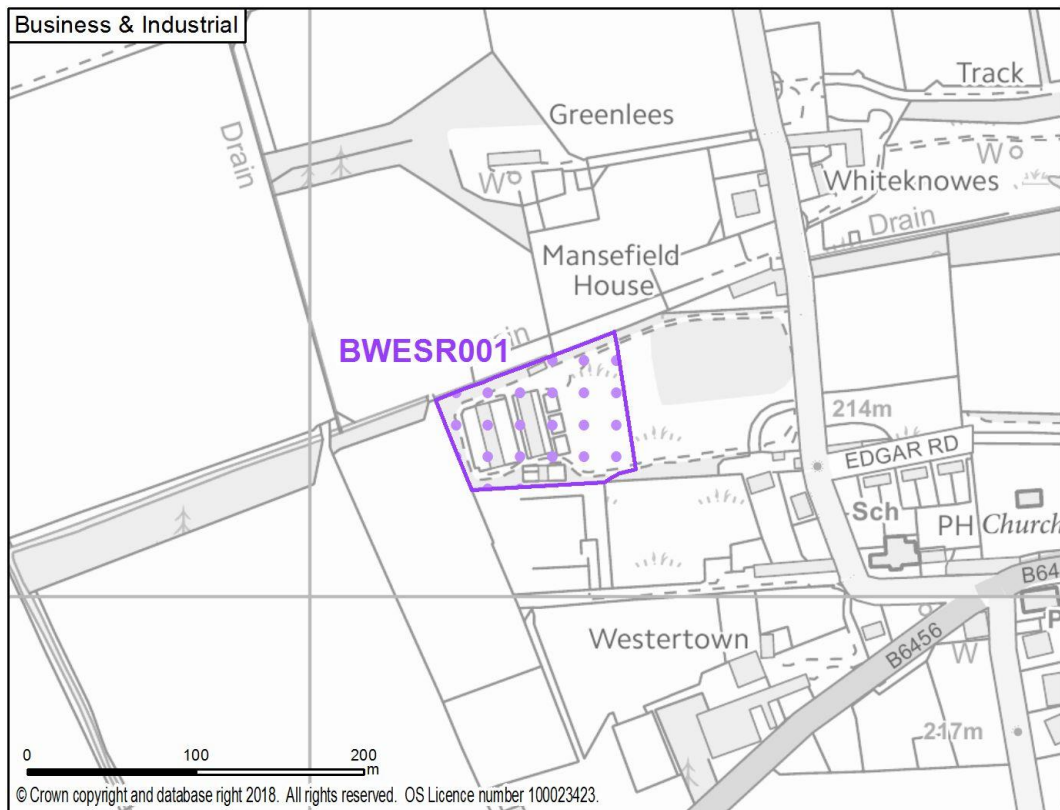
Do you agree with the preferred options for the provision of additional business and industrial land/mixed use land in the LDP? Do you agree with the alternative option for mixed use land? Or do you have other alternative options?

Berwickshire Locality: Preferred Option: Greenlaw



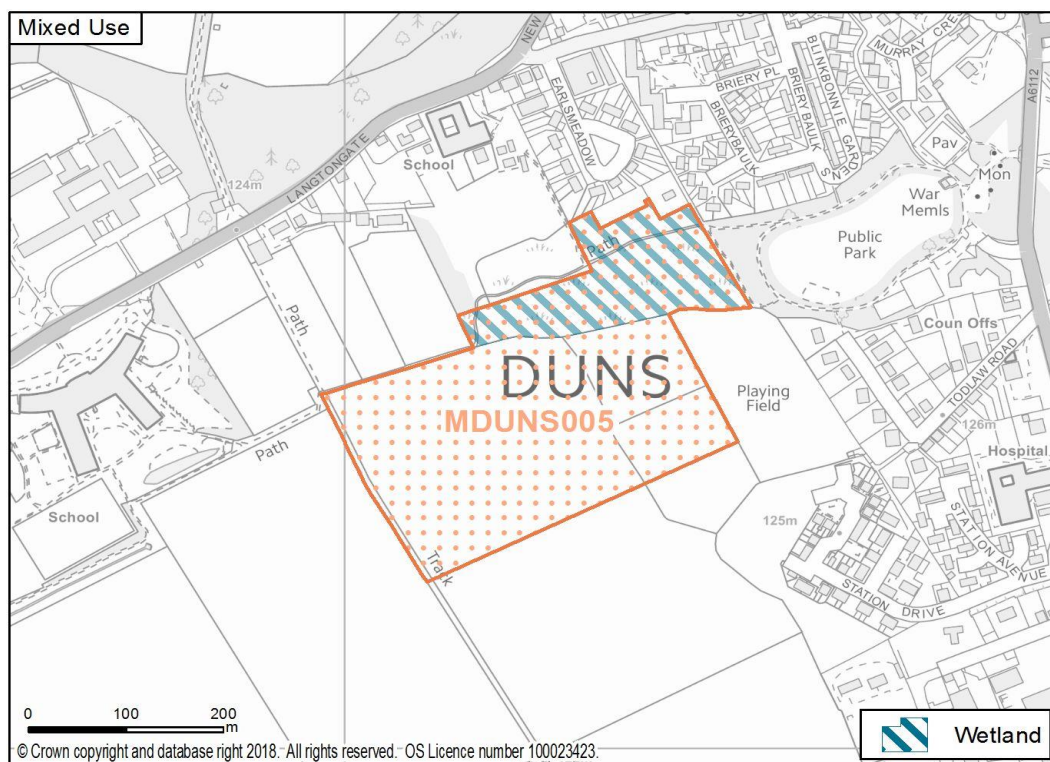
SITE REFERENCE	SITE NAME	SETTLEMENT	SITE SIZE (HA)	SITE CAPACITY	Option
BGREE005	Land South of Edinburgh Road	Greenlaw	1.2	n/a	Preferred
Site Requirements					
<ul style="list-style-type: none"> • Transport Statement is required for any development • Consideration must be given to surface water runoff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

Berwickshire Locality: Preferred Option: Westruther



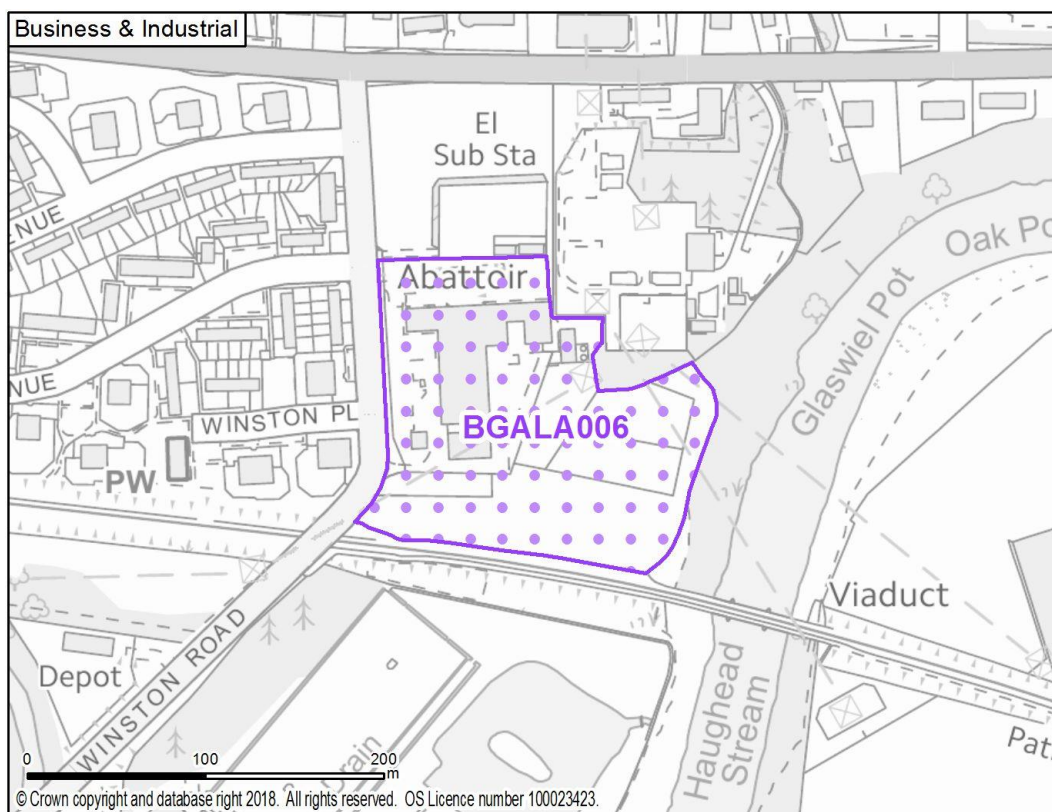
SITE REFERENCE	SITE NAME	SETTLEMENT	SITE SIZE (HA)	SITE CAPACITY	Option
BWESR001	Land South West of Mansefield House	Westruther	0.8	n/a	Preferred
Site Requirements					
<ul style="list-style-type: none"> Flood Risk Assessment required to assess the risk from the small watercourse which adjacent to the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

Berwickshire Locality: Alternative Option: Duns



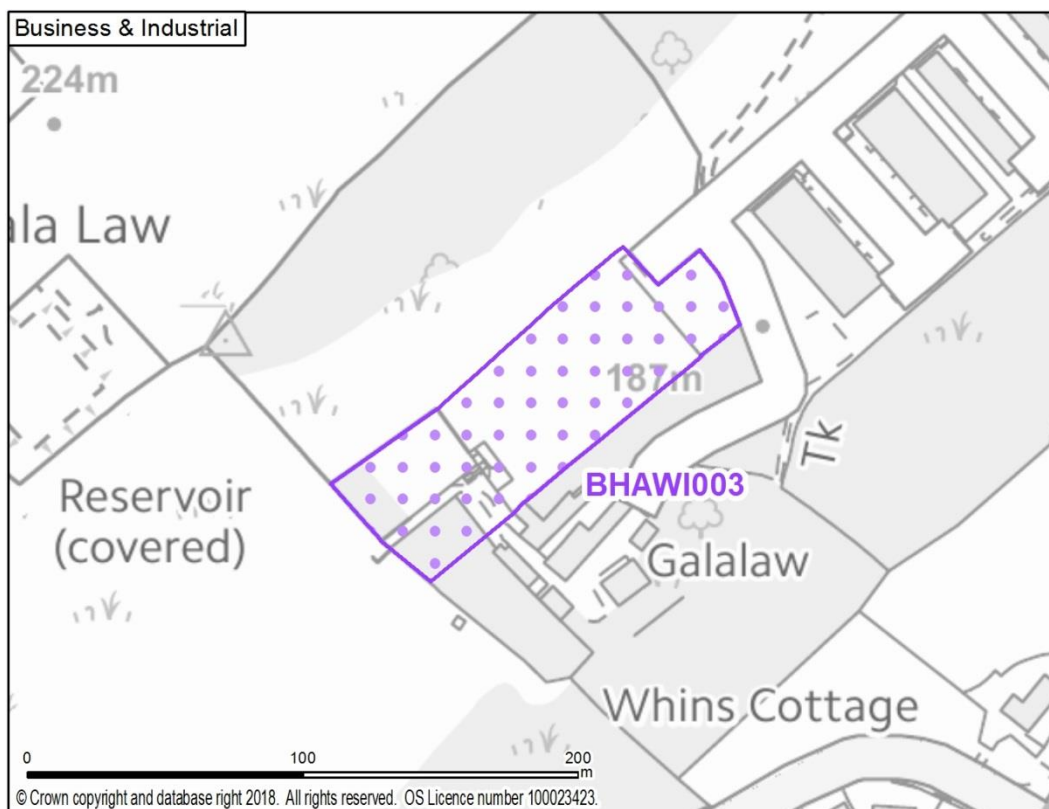
SITE REFERENCE	SITE NAME	SETTLEMENT	SITE SIZE (HA)	SITE CAPACITY	Option
MDUNS005	South of Earlsmeadow (Phase 1)	Duns	9.4	100	Alternative
Site Requirements					
<ul style="list-style-type: none"> Flood Risk Assessment will be required to assess the risk from the small watercourse and mitigation where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

Eildon Locality: Preferred Option: Galashiels



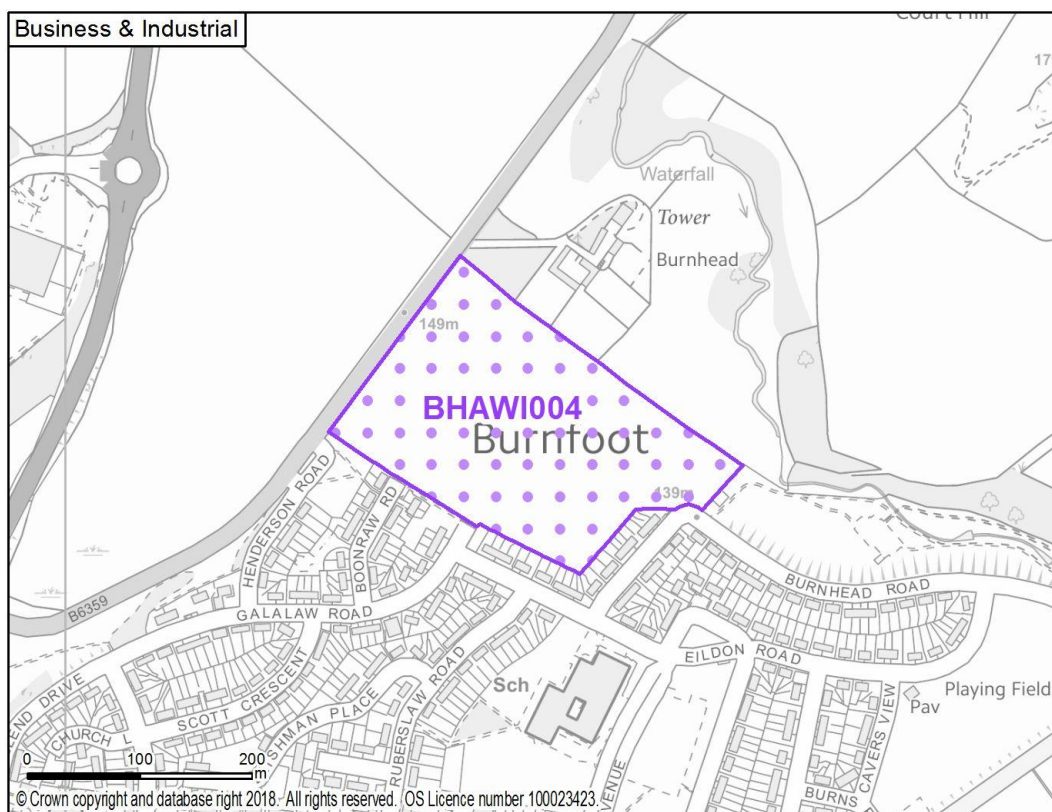
SITE REFERENCE	SITE NAME	SETTLEMENT	SITE SIZE (HA)	SITE CAPACITY	Option
BGALA006	Land at Winston Road I	Galashiels	2.5	n/a	Preferred
Site Requirements					
<ul style="list-style-type: none"> • Surface water mitigation required • Flood Risk Assessment as requested by SEPA • Mitigation measures are required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

Teviot & Liddesdale Locality: Preferred Option: Hawick



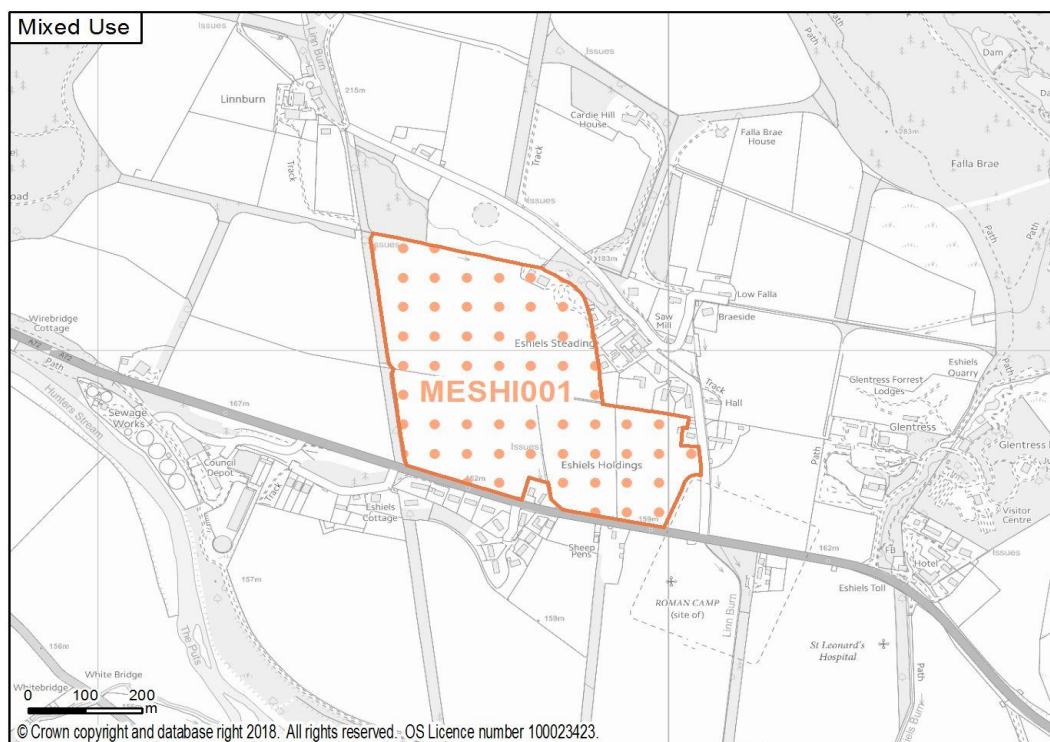
SITE REFERENCE	SITE NAME	SETTLEMENT	SITE SIZE (HA)	SITE CAPACITY	Option
BHAWI003	Gala Law II	Hawick	0.6	n/a	Preferred
Site Requirements					
<ul style="list-style-type: none"> • Consideration is required to be given to surface water • Protect boundary features and mitigation for protected species potentially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

Teviot & Liddesdale Locality: Preferred Option: Hawick



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

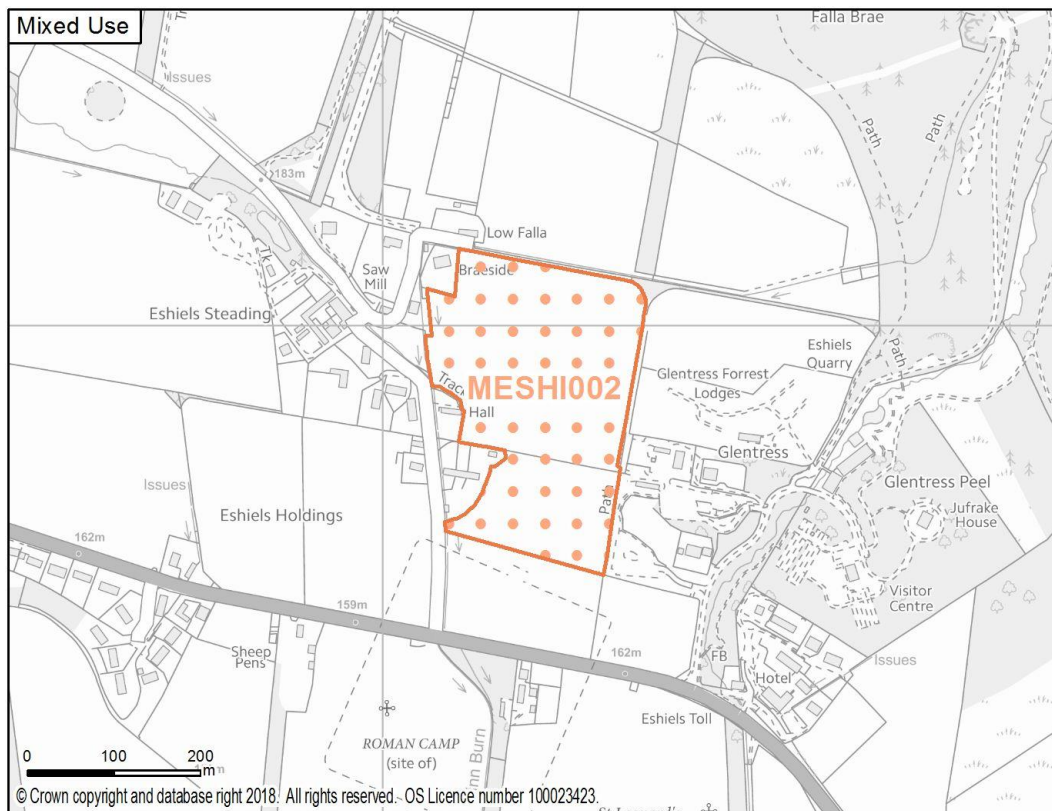
Tweeddale: Preferred Option: Eshiels



SITE REFERENCE	SITE NAME	SETTLEMENT	SITE SIZE (HA)	SITE CAPACITY	Option
MESH1001	Land at Eshiels I	Eshiels	19.4	200	Preferred
Site Requirements					

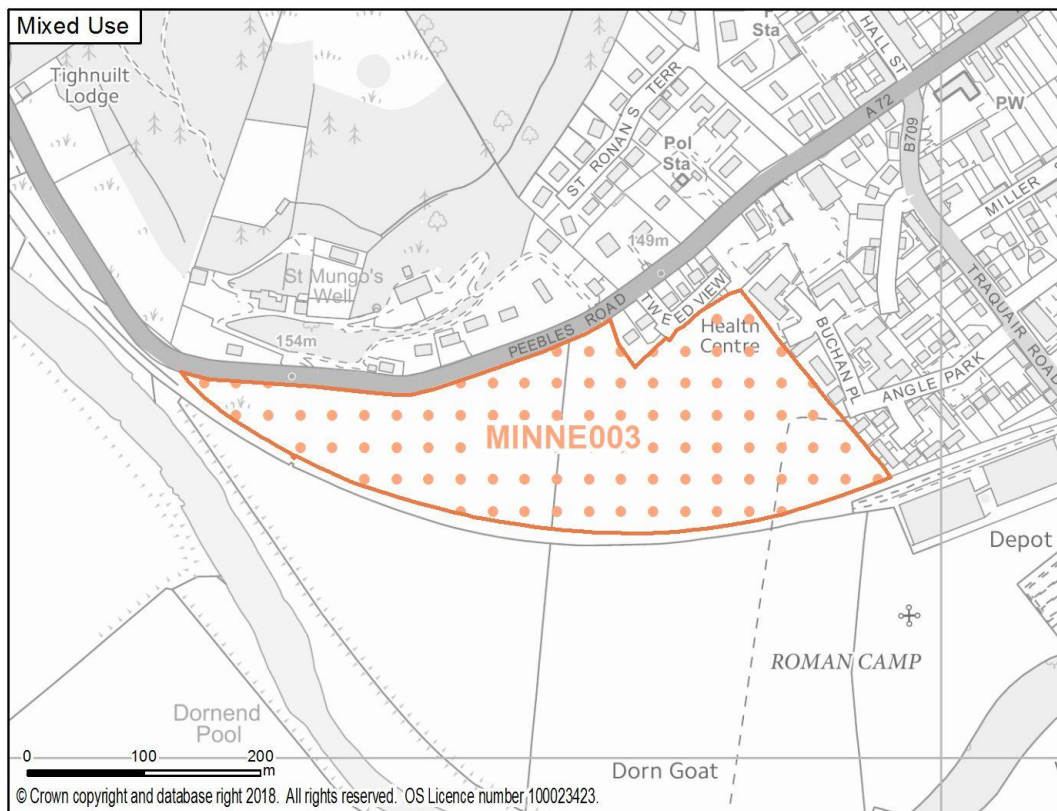
- Flood Risk Assessment required, to assess the risk from the Linn Burn and any small watercourse which flows through and adjacent to the site. The watercourse which runs through the site should be protected and enhanced as part of any development
- A maintenance buffer strip of at least 6 metres must be provided between the watercourse and any built development. Additional water quality buffer strips may also be required
- There is no public foul sewer within the vicinity. Explore the opportunity to provide satisfactory sewerage provision
- Protect and enhance the existing boundary features, where possible
- Assessment of ecology impacts and provision of mitigation, as appropriate
- Mitigation to ensure no significant effect on River Tweed SAC/SSSI
- Provision of an adequate buffer zone to protect the physical remains and setting of Eshiels Roman Camp and a suitable management regime for the section of the monument within or adjacent to the development area
- Archaeology investigation, cultural heritage statement and appropriate mitigation thereafter
- Planting, landscaping and shelterbelt required, to provide mitigation from the impacts of development from sensitive receptors and to help integrate the site into the wider setting
- The long term maintenance of landscaped areas must be addressed
- New junction onto the A72 would be required, likely location to the western part of site. Existing junction to be re-located in a westerly direction to the site
- Transport Assessment is required for any development
- Masterplan to be prepared, in conjunction with (MESH1002)
- Drainage Impact Assessment and Water Impact Assessment are required in respect of WWTW and WTW
- Potential contamination to be addressed
- The site must accommodate an element of business land

Tweeddale: Preferred Option: Eshiels



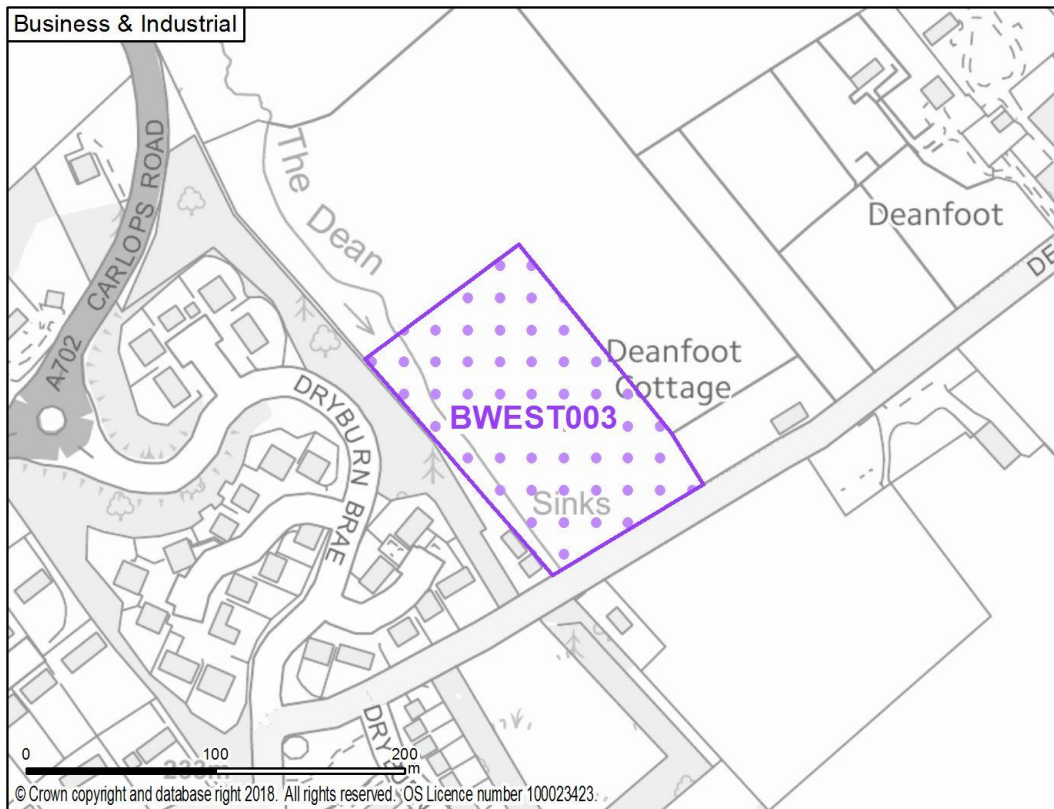
SITE REFERENCE	SITE NAME	SETTLEMENT	SITE SIZE (HA)	SITE CAPACITY	Option
MESHIE002	Land at Eshiels II	Eshiels	6.7	40	Preferred
Site Requirements					
<ul style="list-style-type: none"> • Flood Risk Assessment required, to assess the risk from the Linn Burn, Eshiels Burn and small watercourse which flows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

Tweeddale: Preferred Option: Innerleithen



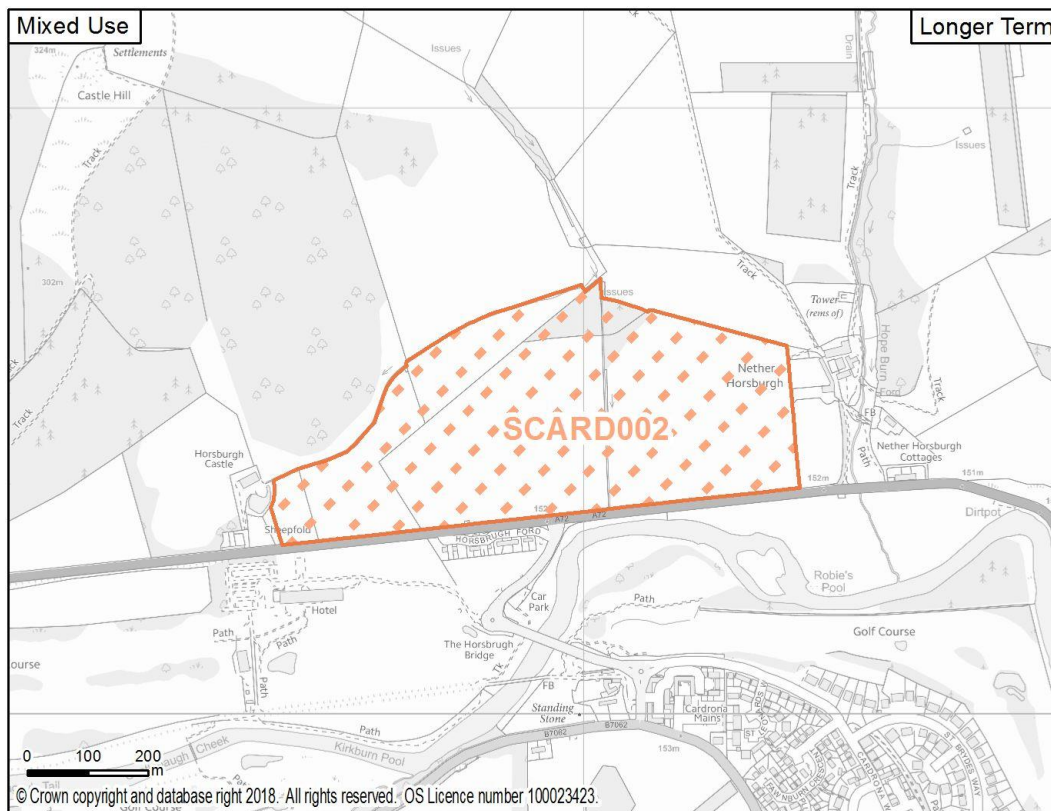
SITE REFERENCE	SITE NAME	SETTLEMENT	SITE SIZE (HA)	SITE CAPACITY	Option
MINNE003	Land West of Innerleithen	Innerleithen	6.8	50	Preferred
Site Requirements					
<ul style="list-style-type: none"> • Flood Risk Assessment required, to assess any potential flood risk from the River Tweed • Protect and enhance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

Tweeddale: Preferred Option: West Linton



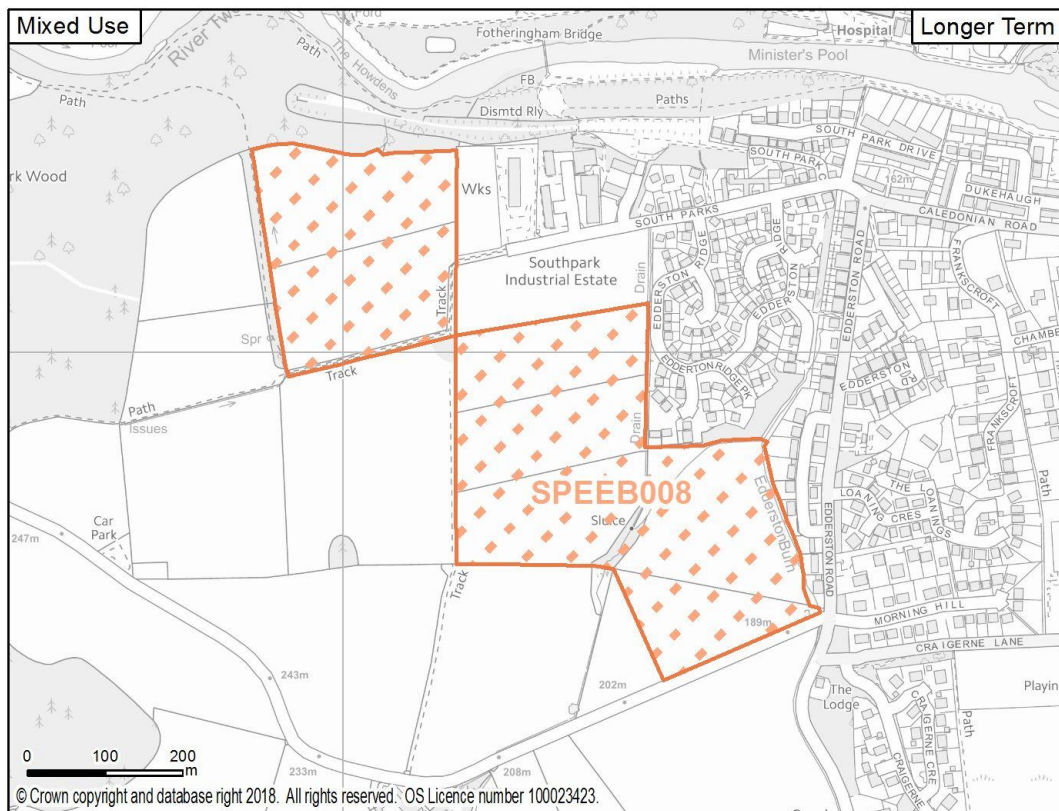
SITE REFERENCE	SITE NAME	SETTLEMENT	SITE SIZE (HA)	SITE CAPACITY	Option
BWEST003	Deanfoot Road North	West Linton	1.6	n/a	Preferred
Site Requirements					
<ul style="list-style-type: none"> • Flood Risk Assessment required to assess the risk from the small watercourse which flows through the site • The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

Tweeddale: Preferred Option: Cardrona (Longer Term)



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

Tweeddale: Preferred Option: Peebles (Longer Term)



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

5. PLANNING FOR HOUSING

Background

Scottish Planning Policy (SPP) requires Council's to identify a generous supply of land for housing within all housing market areas, across a range of tenures, maintaining a 5 year supply of effective housing at all times. SPP sets out that Planning Authorities should prepare an annual housing land audit as a tool to critically review and monitor the availability of effective housing land, the progress of sites through the planning process, and housing completions. This is to ensure a generous supply of land for house building is maintained and there is always enough effective land for at least 5 years. A site is only considered to be effective, where it can be demonstrated that within 5 years it will be free of constraints, and can be developed for housing. The SESplan Housing Land required as laid down within the proposed SDP is confirmed in Chapter 2.

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

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

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

Source: SESPlan Housing Background Paper (October 2016)

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

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

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

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

Source: Housing Land Audit 2017

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

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

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

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

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

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

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

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

Main Issues

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

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

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

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

Table 5: Allocated Sites Proposed to be Removed from Plan

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

Preferred and Alternative Options

HOUSING LAND SUPPLY SITES

Preferred Option

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

Alternative Option

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

QUESTION 7

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

HOUSING IN THE COUNTRYSIDE

Preferred Option

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

Alternative Option

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

QUESTION 8

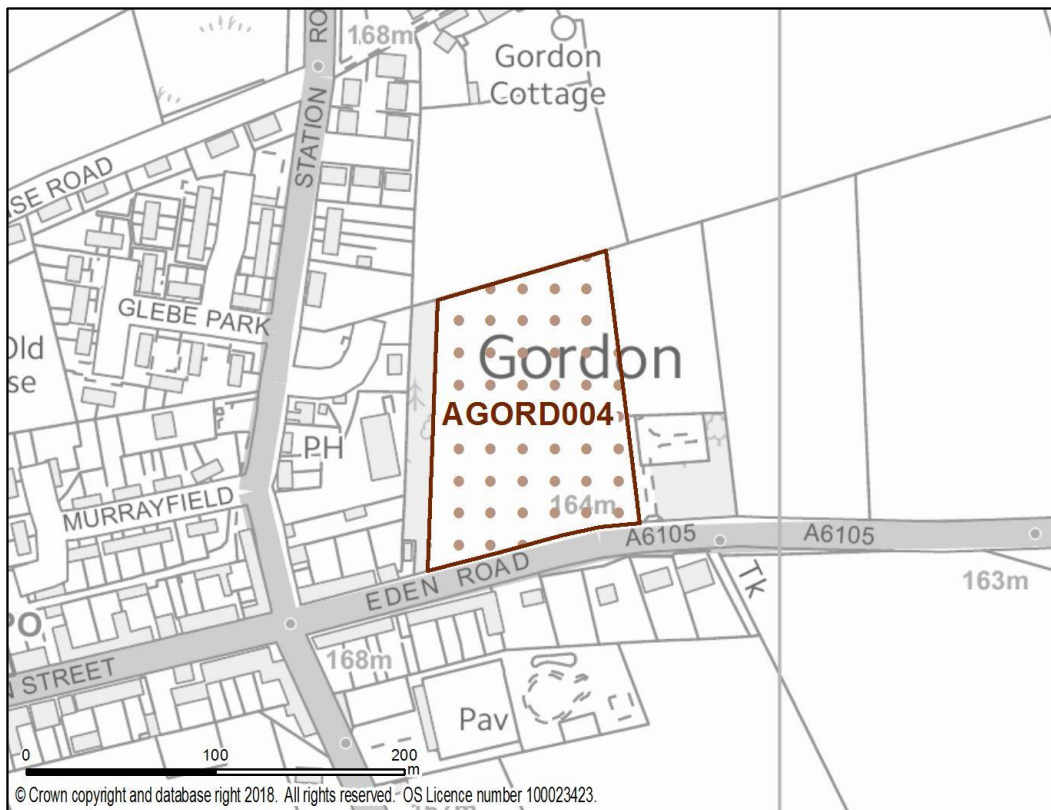
Do you agree with the preferred option for addressing proposals for housing in the countryside? Do you agree with the alternative proposal? Have you any other options which you feel would be appropriate?

REMOVAL OF ALLOCATED SITES

QUESTION 9

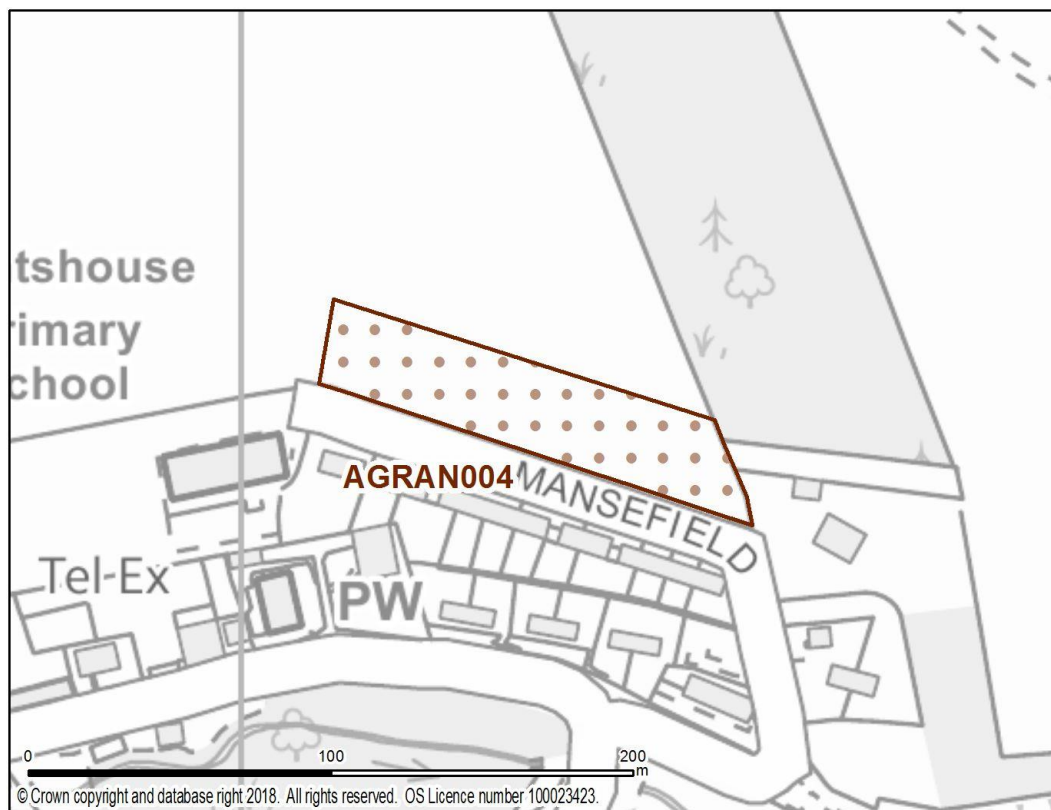
Do you agree with the proposed existing housing allocations to be removed from the LDP? Are there any other sites you suggest should be de-allocated?

Berwickshire Locality: Preferred Option: Gordon



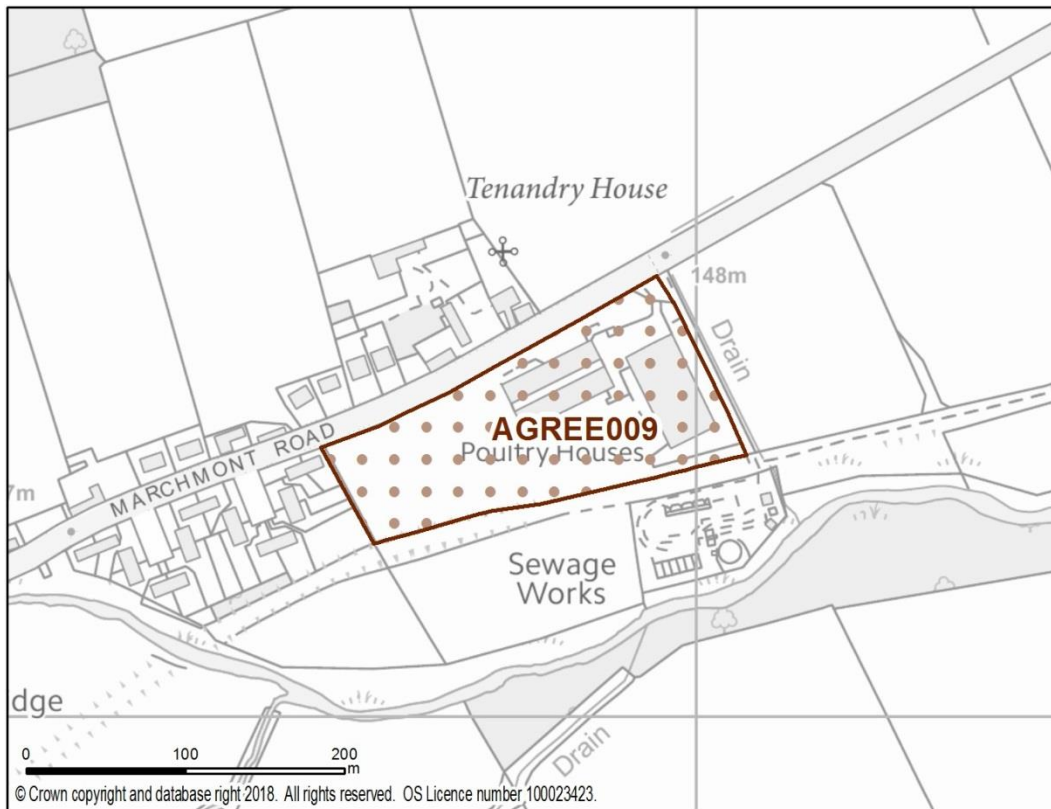
SITE REFERENCE	SITE NAME	SETTLEMENT	SITE SIZE (HA)	SITE CAPACITY	Option
AGORD004	Land at Eden Road	Gordon	1.5	25	Preferred
Site Requirements					
<ul style="list-style-type: none"> • Protection of existing boundary features, including the existing trees on the verge/fence line, where possible • Assessment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

Berwickshire Locality: Preferred Option: Grantshouse



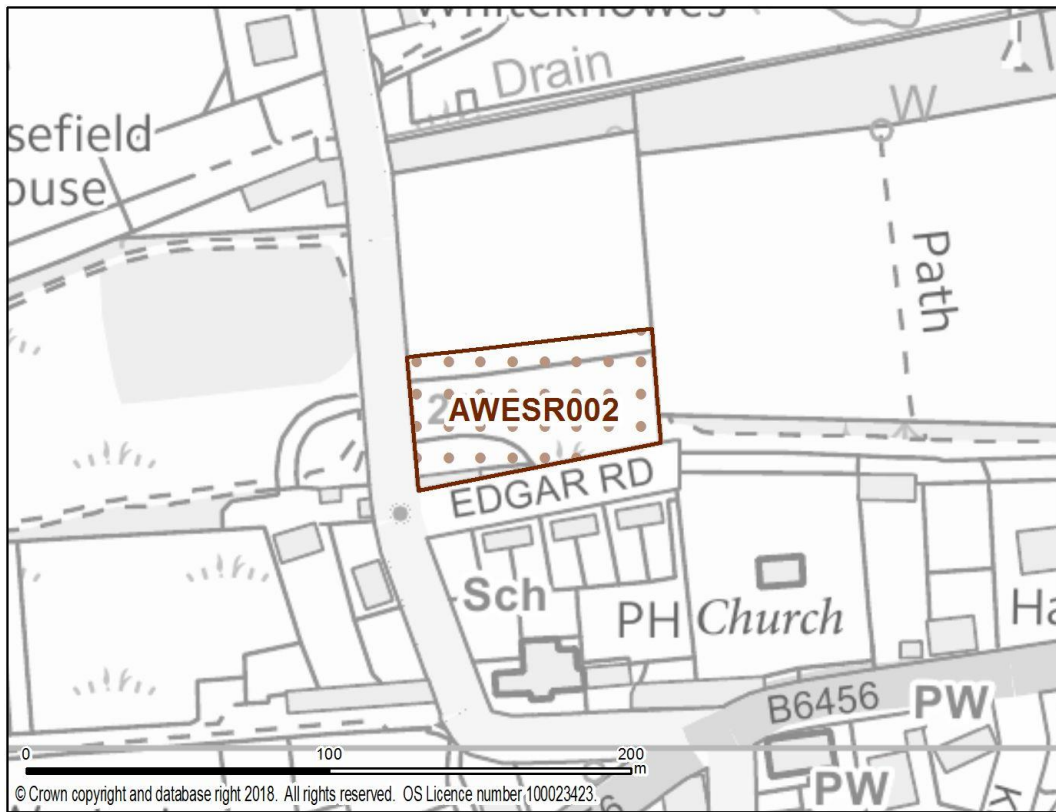
SITE REFERENCE	SITE NAME	SETTLEMENT	SITE SIZE (HA)	SITE CAPACITY	Option
AGRAN004	Land North of Mansefield	Grantshouse	0.4	8	Preferred
Site Requirements					
<ul style="list-style-type: none"> • Consideration must be given to surface runoff issues, to ensure adequate mitigation • Early contact with Scottish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

Berwickshire Locality: Preferred Option: Greenlaw



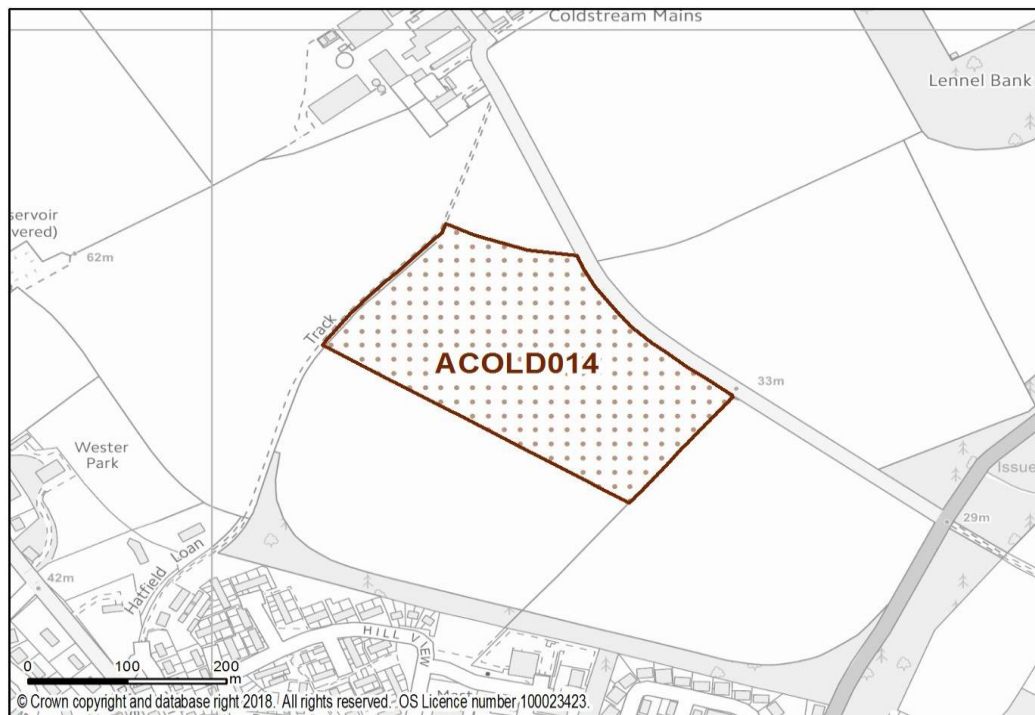
SITE REFERENCE	SITE NAME	SETTLEMENT	SITE SIZE (HA)	SITE CAPACITY	Option
AGREE009	Greenlaw	Poultry Farm	2.3	38	Preferred
Site Requirements					
<ul style="list-style-type: none"> • Flood Risk Assessment is required • Protect boundary features, where possible • Potential for archaeology, investigation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

Berwickshire Locality: Preferred Option: Westruther



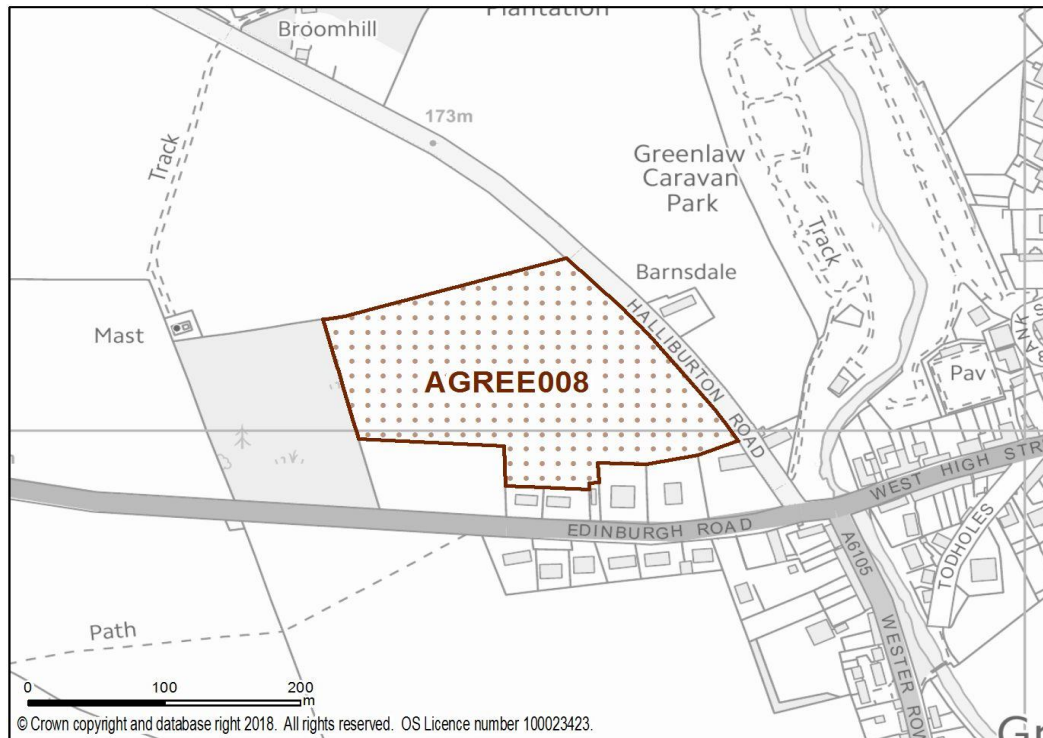
SITE REFERENCE	SITE NAME	SETTLEMENT	SITE SIZE (HA)	SITE CAPACITY	Option
AWESR002	Edgar Road	Westruther	0.4	10	Preferred
Site Requirements					
<ul style="list-style-type: none"> • Flood Risk Assessment required, to assess the risk from the small watercourse adjacent to the site • Assessment of ecology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

Berwickshire Locality: Alternative Option: Coldstream



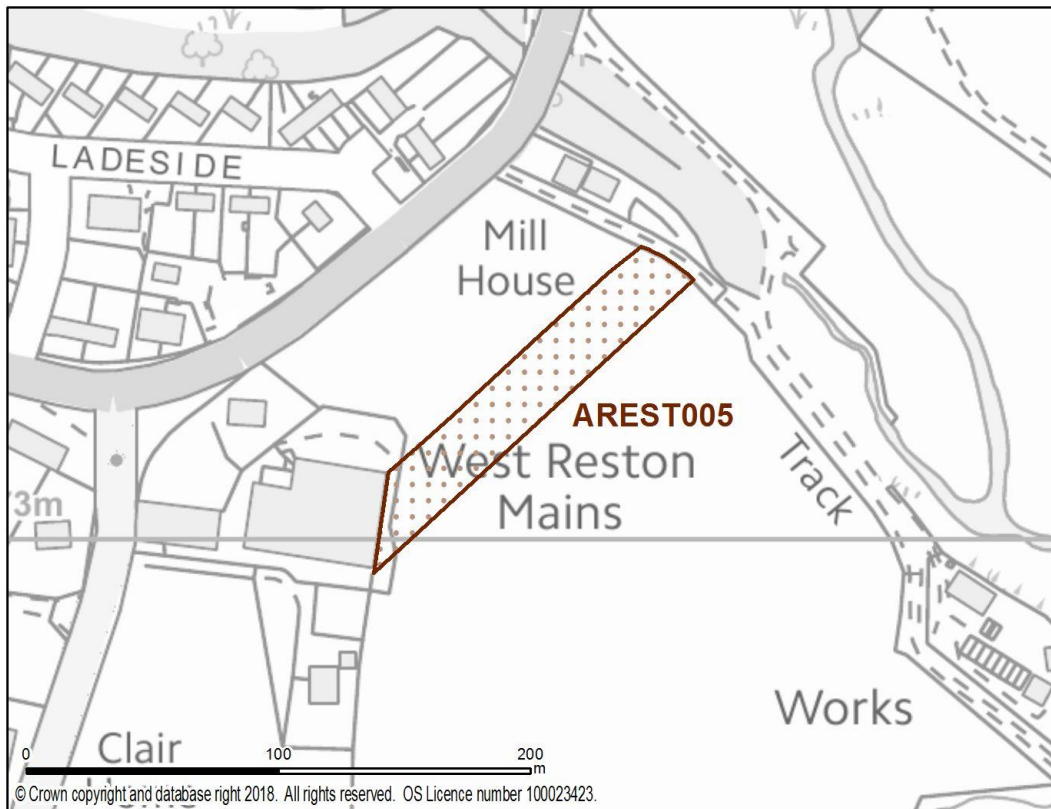
SITE REFERENCE	SITE NAME	SETTLEMENT	SITE SIZE (HA)	SITE CAPACITY	Option
ACOLD014	Hillview North (Phase 2)	Coldstream	6.5	100	Alternative
Site Requirements					
<ul style="list-style-type: none"> Investigation of any potential flood risk within the site and mitigation where required Protection of existing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

Berwickshire Locality: Alternative Option: Greenlaw



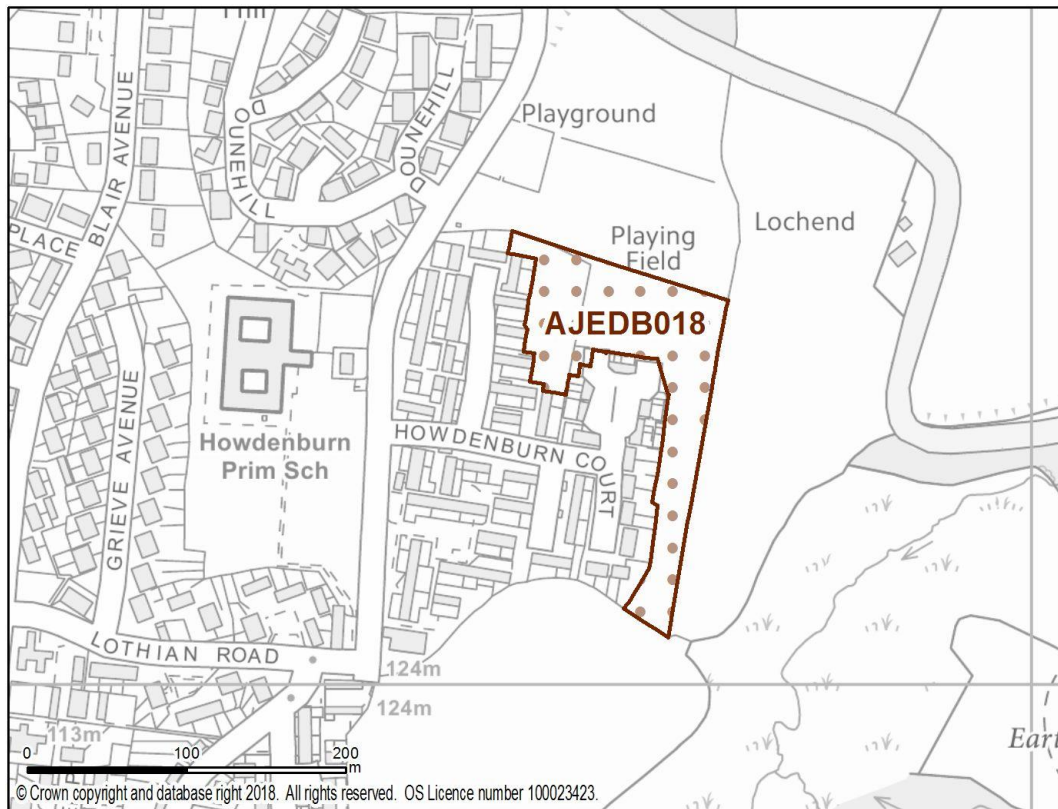
SITE REFERENCE	SITE NAME	SETTLEMENT	SITE SIZE (HA)	SITE CAPACITY	Option
AGREE008	Halliburton Road	Greenlaw	3.4	40	Alternative
Site Requirements					
<ul style="list-style-type: none"> • Consideration of any surface water runoff from the nearby hills and mitigation where necessary • Vehicular access from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

Berwickshire Locality: Alternative Option: Reston



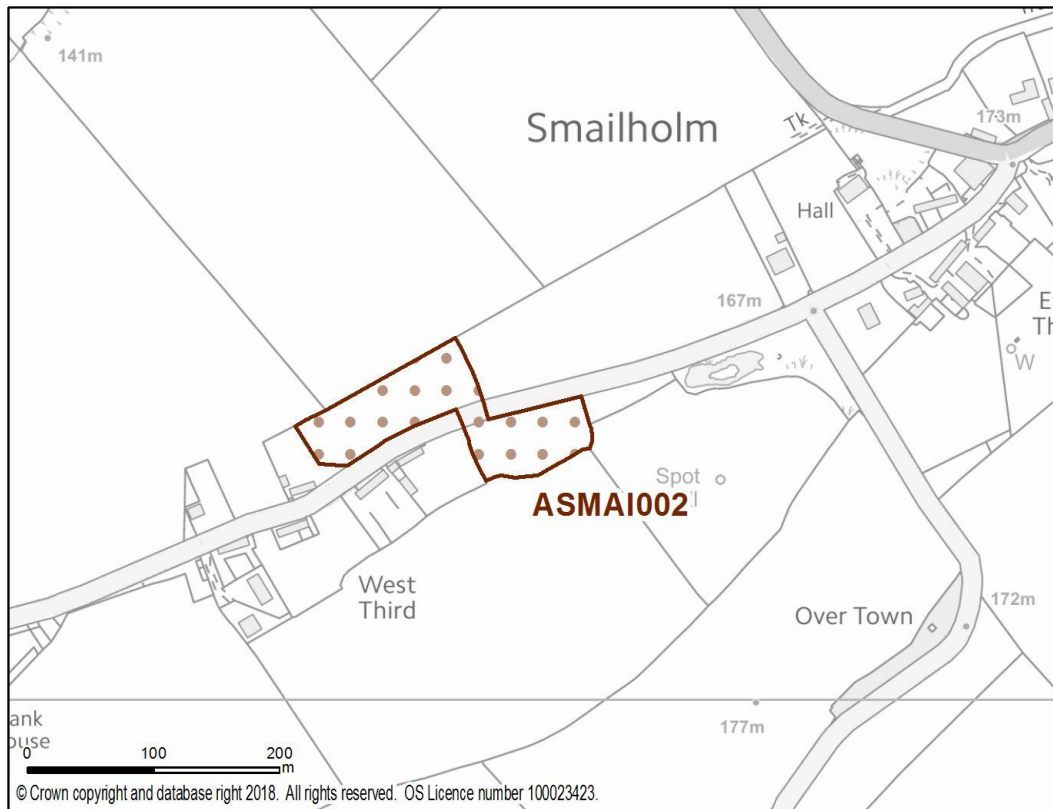
SITE REFERENCE	SITE NAME	SETTLEMENT	SITE SIZE (HA)	SITE CAPACITY	Option
AREST005	Land East of West Reston	Reston	0.4	5	Alternative
Site Requirements					
<ul style="list-style-type: none"> • Archaeology evaluation/mitigation may be required • Planting on the south eastern boundary to provide enclosure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

Cheviot Locality: Preferred Option: Jedburgh



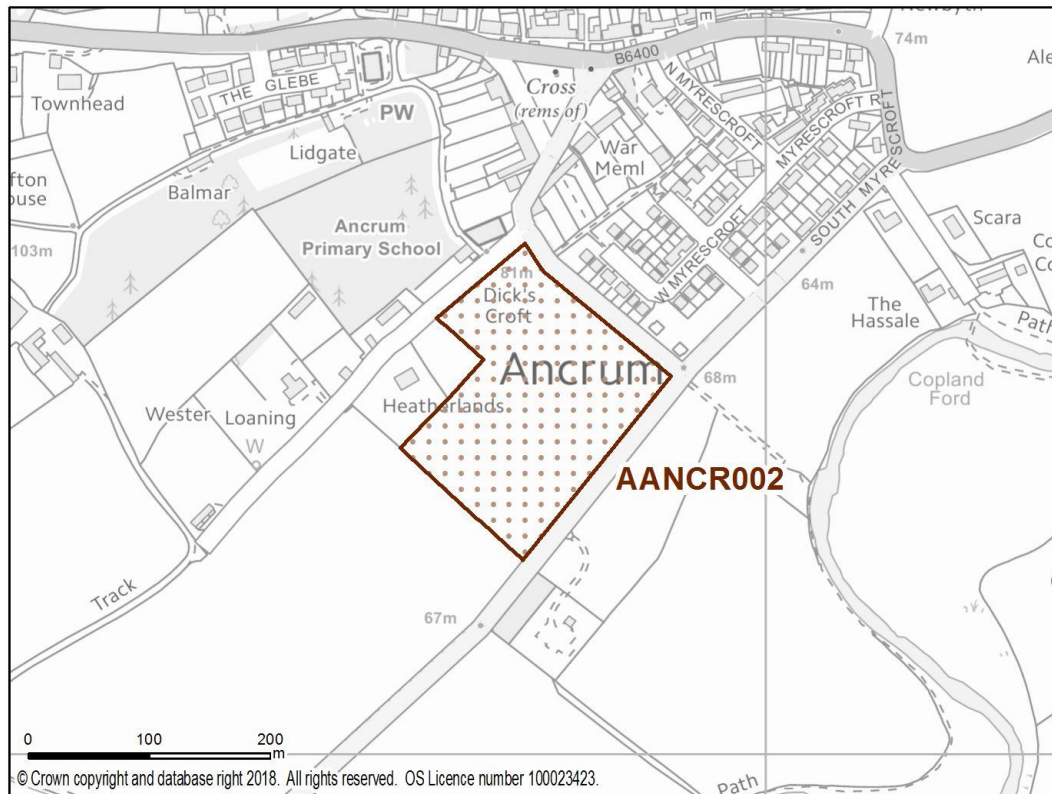
SITE REFERENCE	SITE NAME	SETTLEMENT	SITE SIZE (HA)	SITE CAPACITY	Option
AJEDB018	Land East of Howdenburn Court II	Jedburgh	1.2	20	Preferred
Site Requirements					
<ul style="list-style-type: none"> • Protect existing boundary features, where possible • Assessment of ecology impacts and provision of mitigation,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

Cheviot Locality: Preferred Option: Smailholm



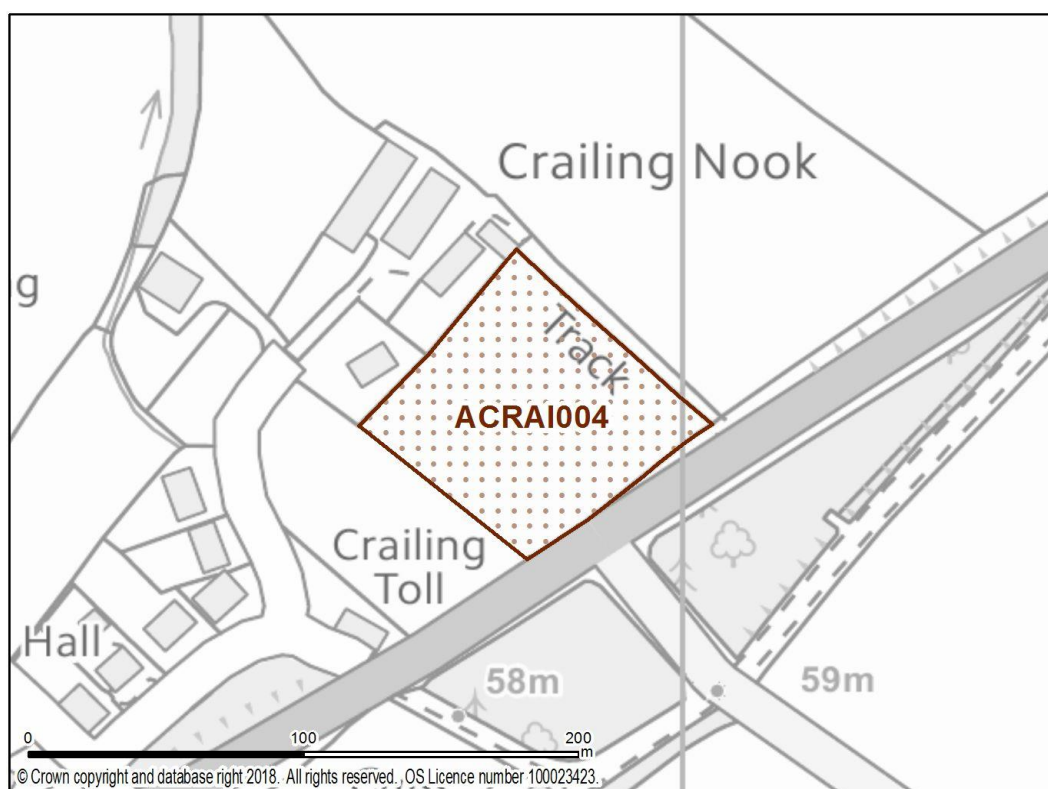
SITE REFERENCE	SITE NAME	SETTLEMENT	SITE SIZE (HA)	SITE CAPACITY	Option
ASMAI002	Land at West Third	Smailholm	1.2	5	Preferred
Site Requirements					
<ul style="list-style-type: none"> • Surface water run-off may require to be managed on site • Protect the existing boundary features, where possible •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

Cheviot: Alternative Option: Ancrum



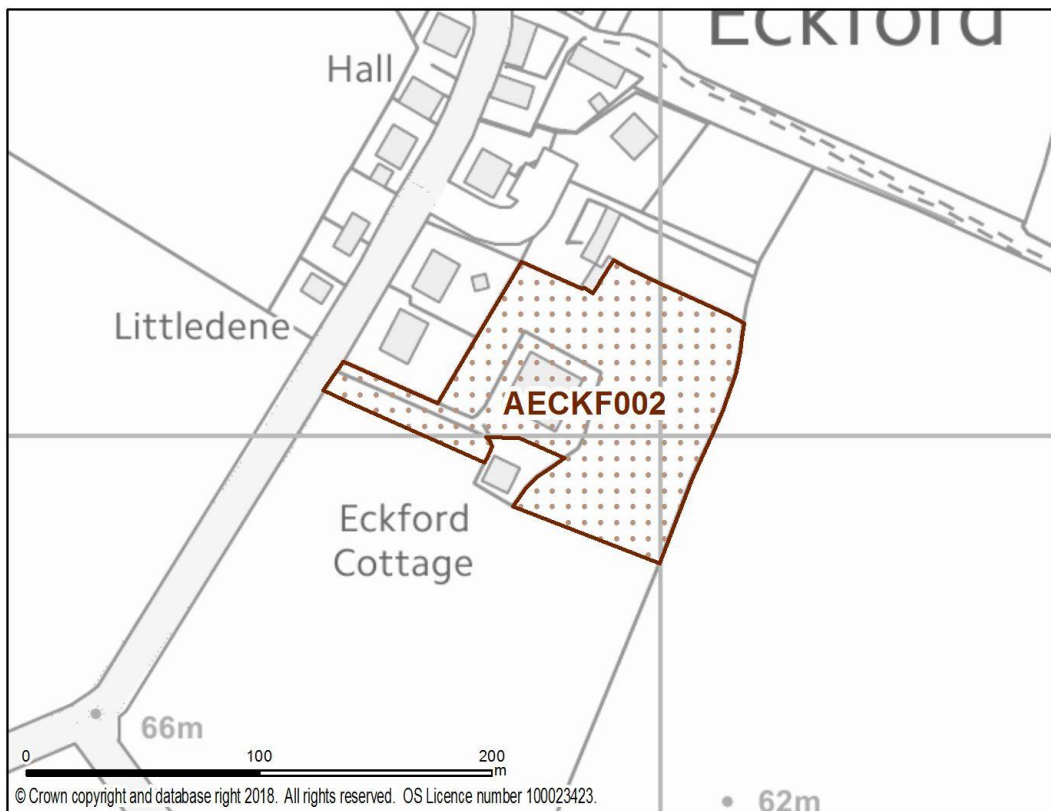
SITE REFERENCE	SITE NAME	SETTLEMENT	SITE SIZE (HA)	SITE CAPACITY	Option
AANCRO02	Dick's Croft II	Ancrum	3.2	60	Alternative
Site Requirements					
<ul style="list-style-type: none"> • Surface water mitigation measures to be considered during the design stage • Archaeology evaluation/mitigation may be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

Cheviot Locality: Alternative Option: Crailing



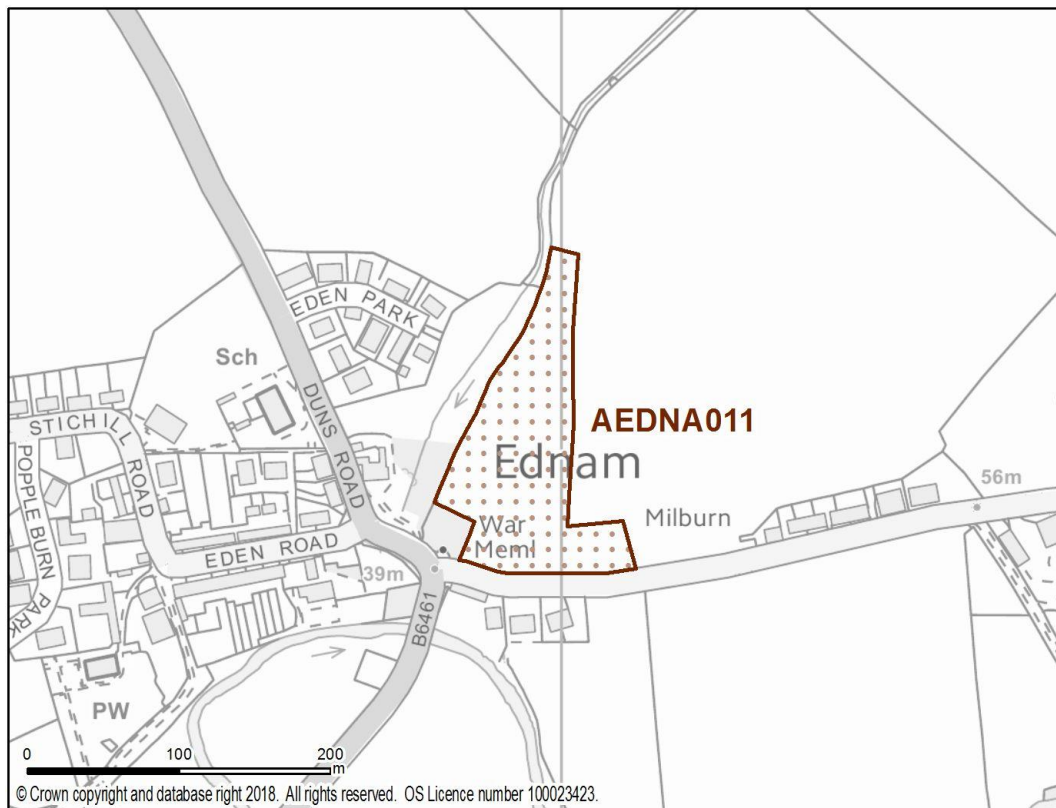
SITE REFERENCE	SITE NAME	SETTLEMENT	SITE SIZE (HA)	SITE CAPACITY	Option
ACRAI004	Crailling Toll (Larger Site)	Crailling	0.7	5	Alternative
Site Requirements					
<ul style="list-style-type: none"> Flood Risk Assessment is required by SEPA to assess the risk from the small watercourse which appears to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

Cheviot Locality: Alternative Option: Eckford



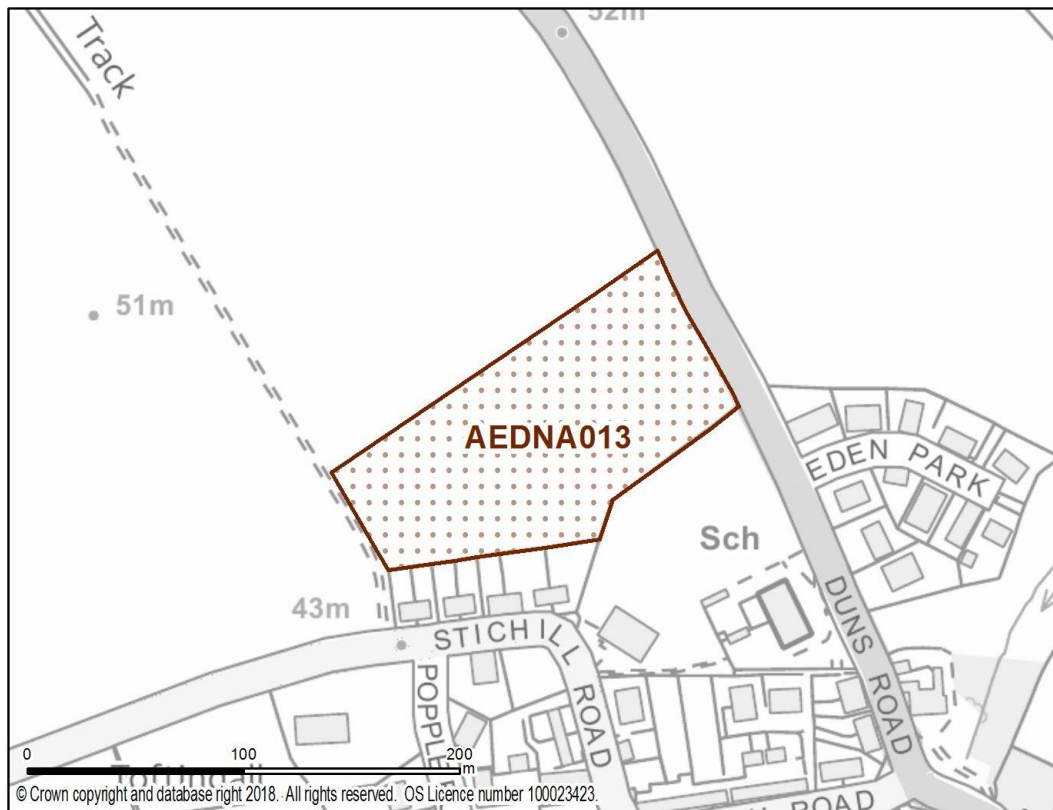
SITE REFERENCE	SITE NAME	SETTLEMENT	SITE SIZE (HA)	SITE CAPACITY	Option
AECKF002	Land at Black Barn	Eckford	1.1	10	Alternative
Site Requirements					
<ul style="list-style-type: none"> • Flood Risk Assessment is required by SEPA • Assessment of ecology impacts and provision of mitigation, where appropriate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

Cheviot Locality: Alternative Option: Ednam



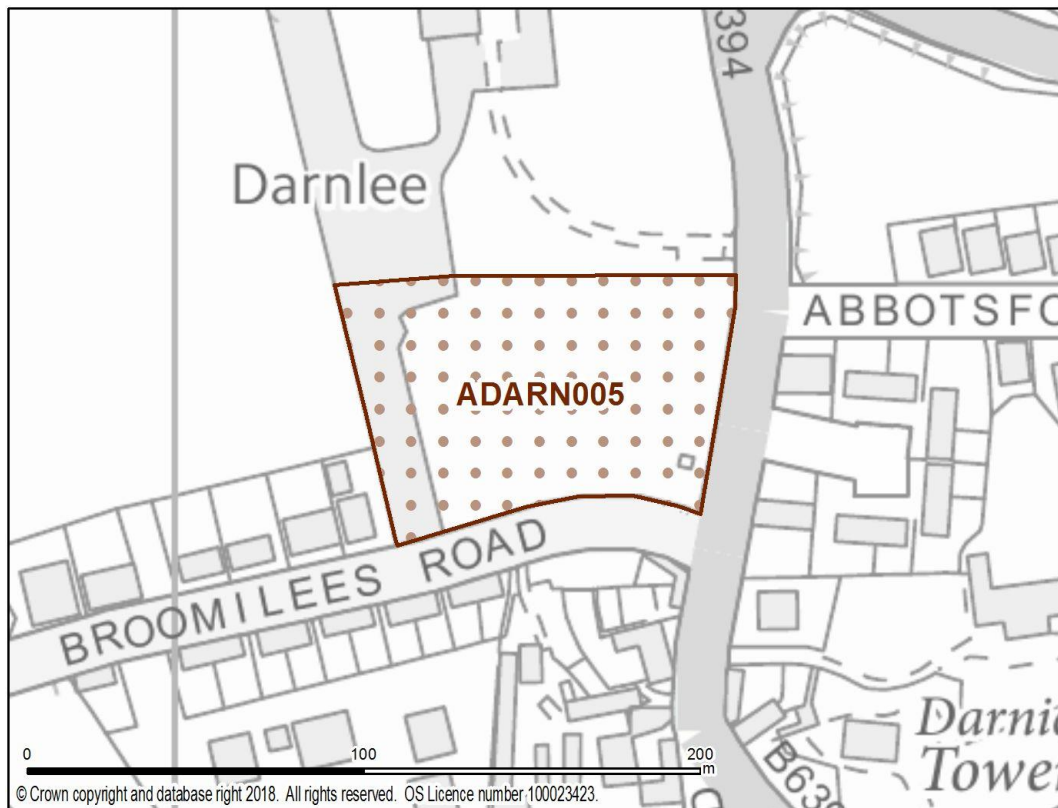
SITE REFERENCE	SITE NAME	SETTLEMENT	SITE SIZE (HA)	SITE CAPACITY	Option
AEDNA011	Cliftonhill (v)	Ednam	1.3	15	Alternative
Site Requirement					
<ul style="list-style-type: none"> Flood Risk Assessment required by SEPA to assess the risk from the small watercourse adjacent to the site Mitigation to ensure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

Cheviot Locality: Alternative Option: Ednam



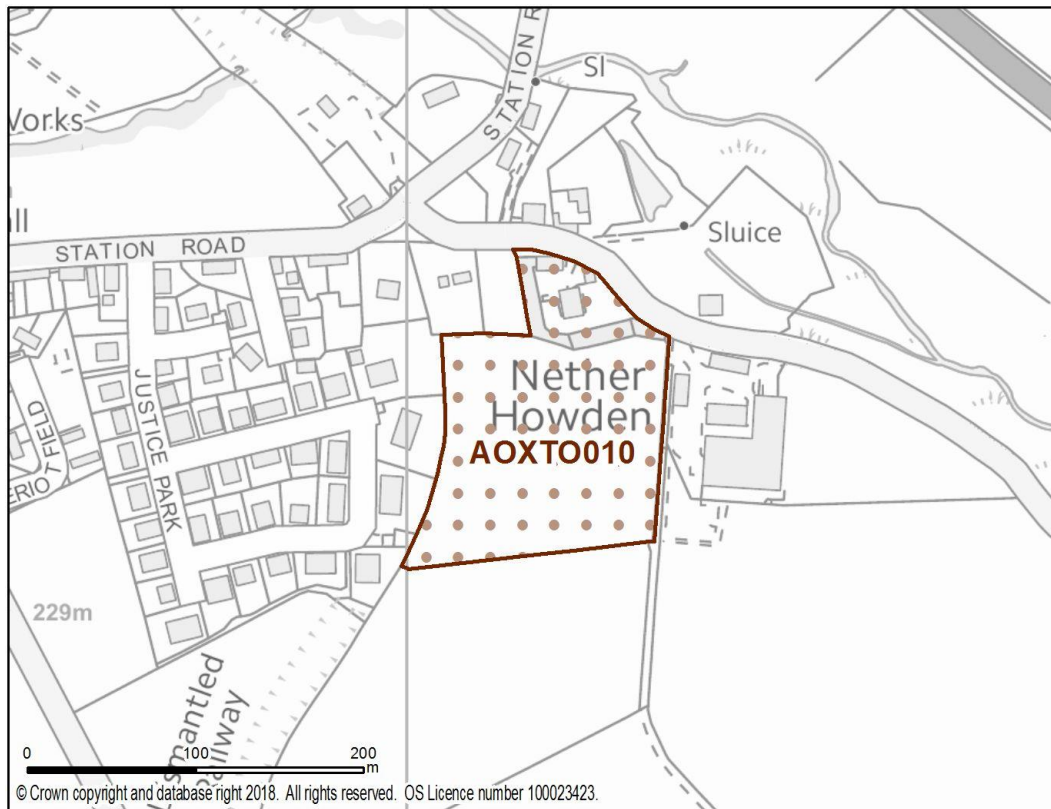
SITE REFERENCE	SITE NAME	SETTLEMENT	SITE SIZE (HA)	SITE CAPACITY	Option
AEDNA013	Land North of Primary School	Ednam	1.4	20	Alternative
Site Requirements					
<ul style="list-style-type: none"> • Protect existing boundary features • Assessment of ecology impacts and provision of mitigation, as appropriate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

Eildon Locality: Preferred: Darnick



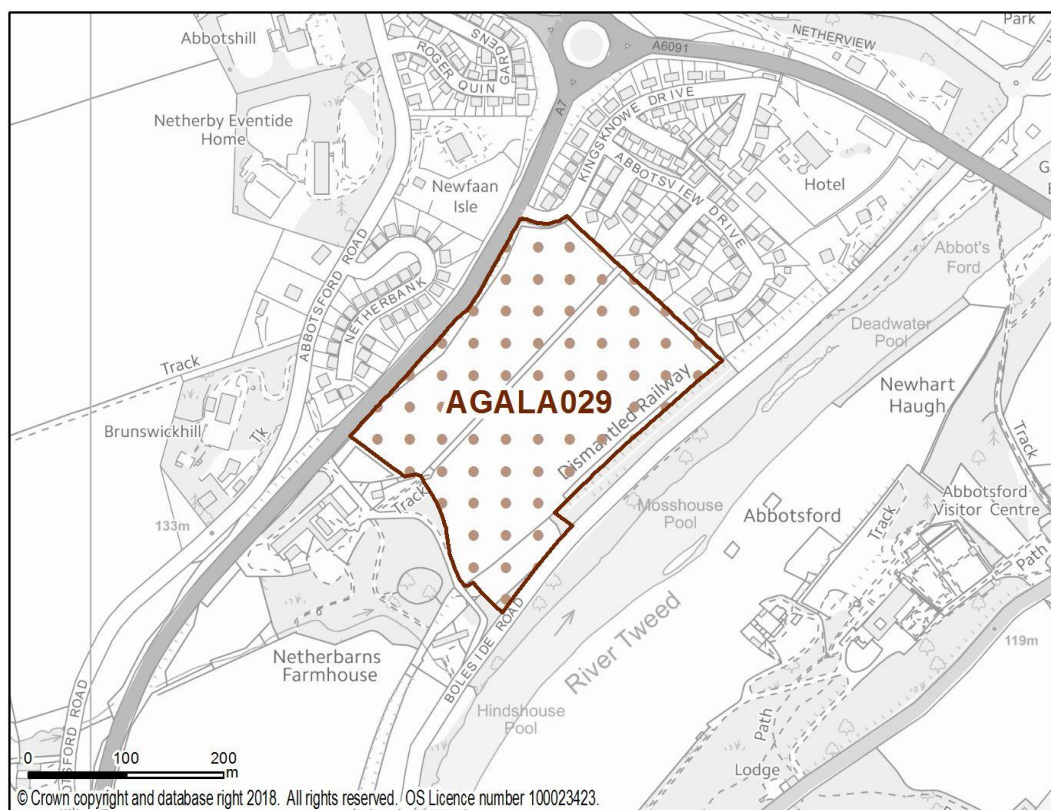
SITE REFERENCE	SITE NAME	SETTLEMENT	SITE SIZE (HA)	SITE CAPACITY	Option
ADARN005	Land South of Darnlee	Darnick	0.8	10	Preferred
Site Requirements					
<ul style="list-style-type: none"> Retain and protect the existing boundary features and trees, where possible Assessment of ecology impacts and provision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

Eildon Locality: Preferred Option: Oxton



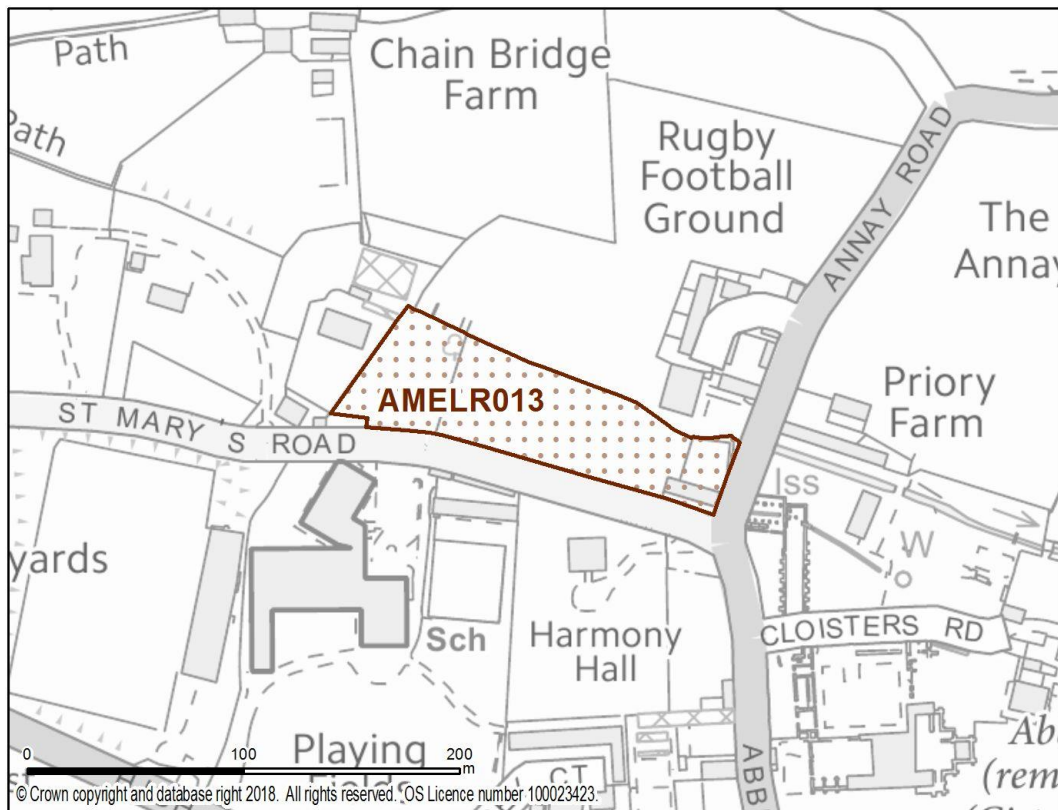
SITE REFERENCE	SITE NAME	SETTLEMENT	SITE SIZE (HA)	SITE CAPACITY	Option
AOXT0010	Deanfoot Road North	Oxton	2.1	30	Preferred
Site Requirements					
<ul style="list-style-type: none"> • Archaeology evaluation/mitigation may be required • In order to achieve a suitable access to this site, the existing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

Eildon Locality: Alternative Option: Galashiels



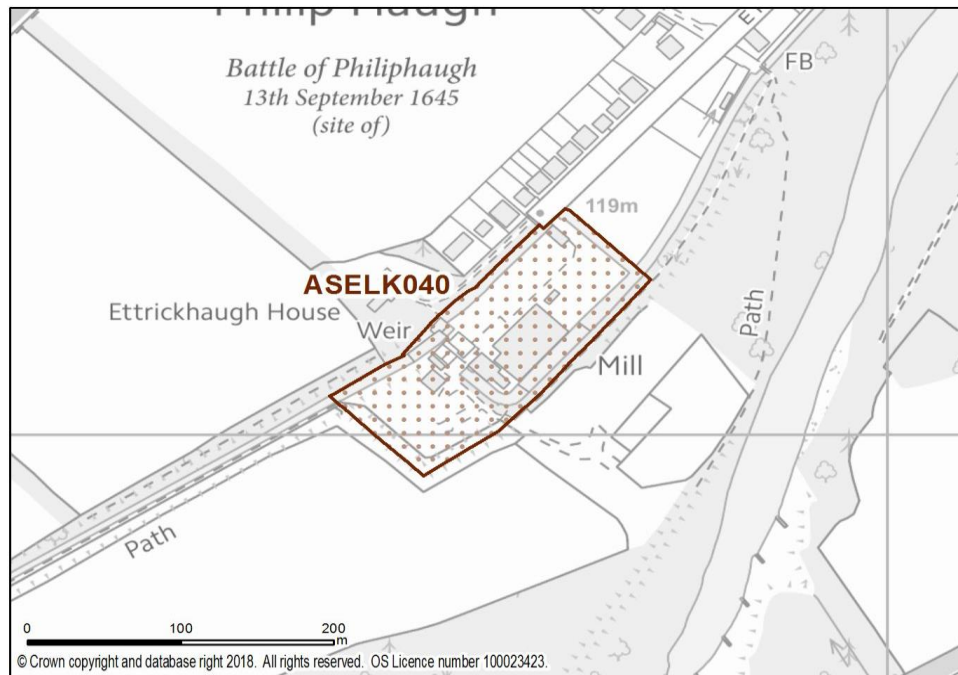
SITE REFERENCE	SITE NAME	SETTLEMENT	SITE SIZE (HA)	SITE CAPACITY	Option
AGALA029	Netherbarns	Galashiels	7.3	45	Alternative
Site Requirements					
<ul style="list-style-type: none"> • A Masterplan to be developed for the site • Surface water runoff, drainage and SUDS require to be considered • A Flood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

Eildon Locality: Alternative Option: Melrose



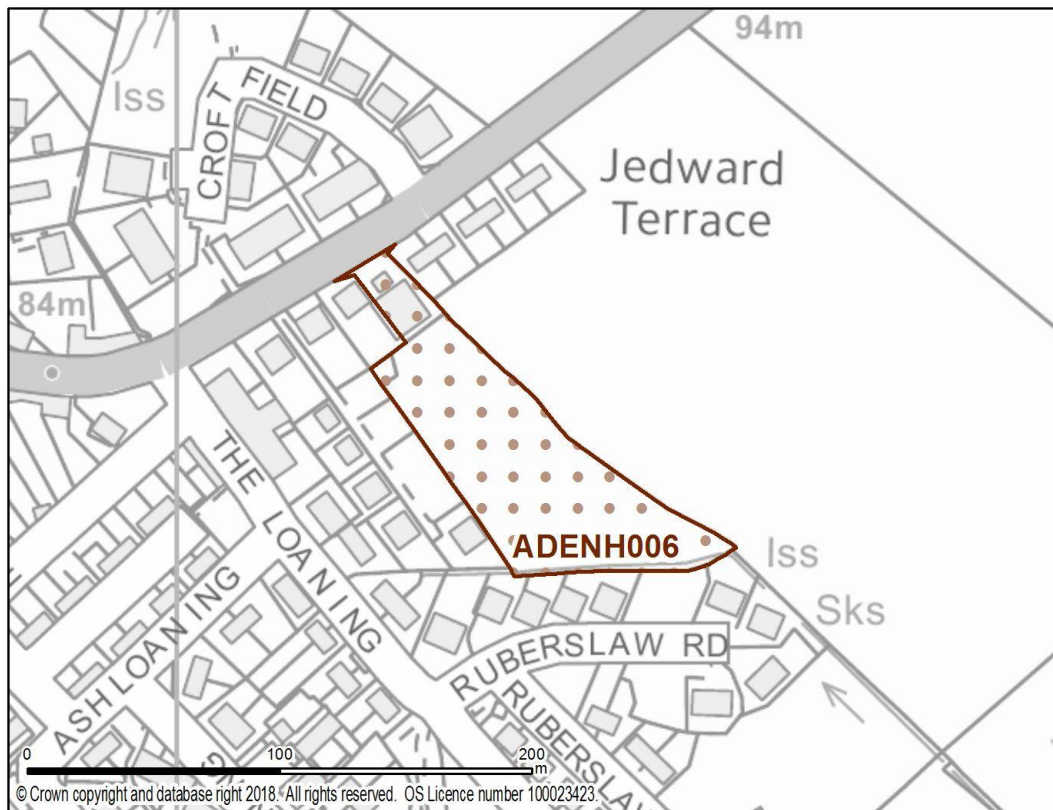
SITE REFERENCE	SITE NAME	SETTLEMENT	SITE SIZE (HA)	SITE CAPACITY	Option
AMELR013	Harmony Hall Gardens	Melrose	0.8	5	Alternative
Site Requirements					
<ul style="list-style-type: none"> • A Flood Risk Assessment is required which should take cognisance of a mill lade which previously flowed along the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

Eildon Locality: Alternative Option: Selkirk



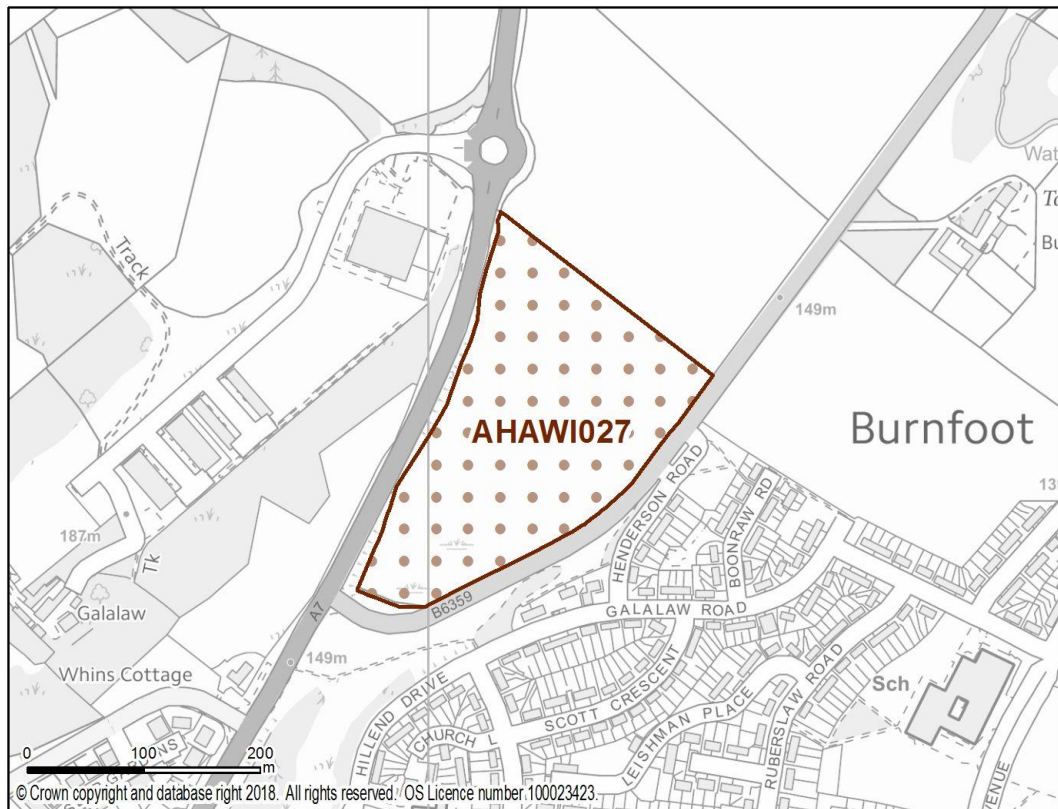
SITE REFERENCE	SITE NAME	SETTLEMENT	SITE SIZE (HA)	SITE CAPACITY	Option
ASELK040	Philiphaugh Mill	Selkirk	1.7	19	Alternative
Site Requirements					
<ul style="list-style-type: none"> • Appropriate structure planting to be agreed • Potential contamination to be investigated and mitigated • Existing mill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

Teviot & Liddesdale Locality: Preferred Option: Denholm



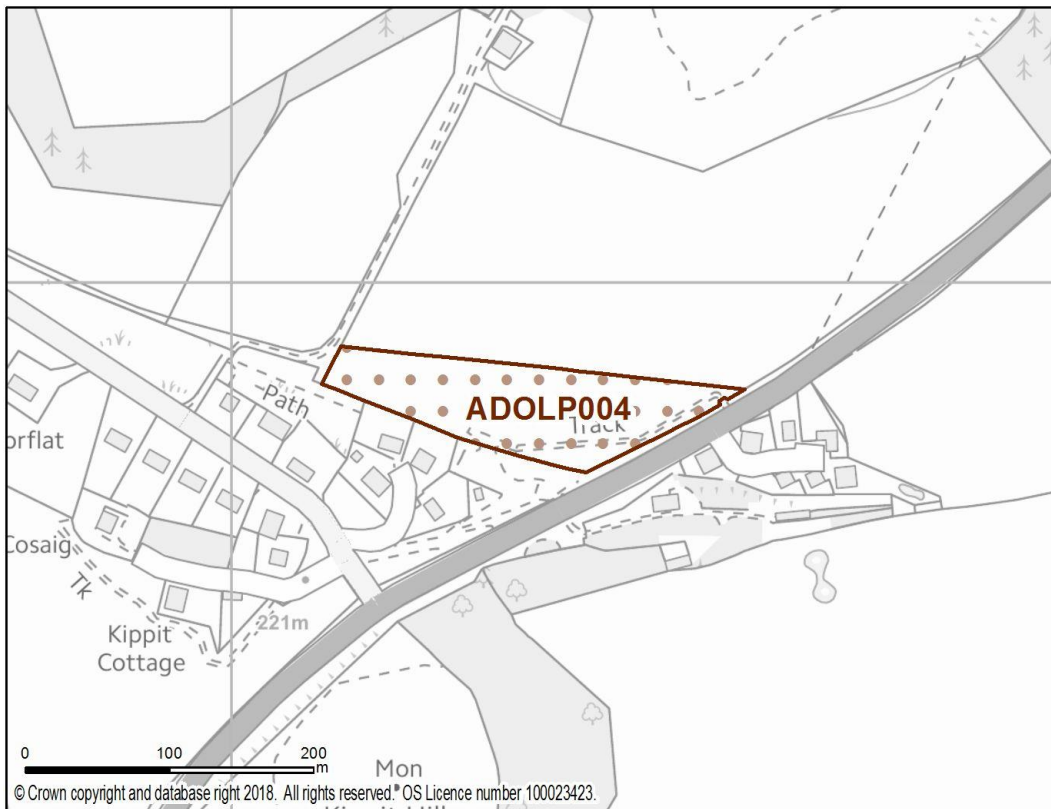
SITE REFERENCE	SITE NAME	SETTLEMENT	SITE SIZE (HA)	SITE CAPACITY	Option
ADENH006	Land South East of Thorncroft	Denholm	0.7	12	Preferred
Site Requirements					
<ul style="list-style-type: none"> • Flood risk assessment is required • Retain and protect the existing boundary features and trees, where possible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

Teviot & Liddesdale Locality: Preferred Option: Hawick



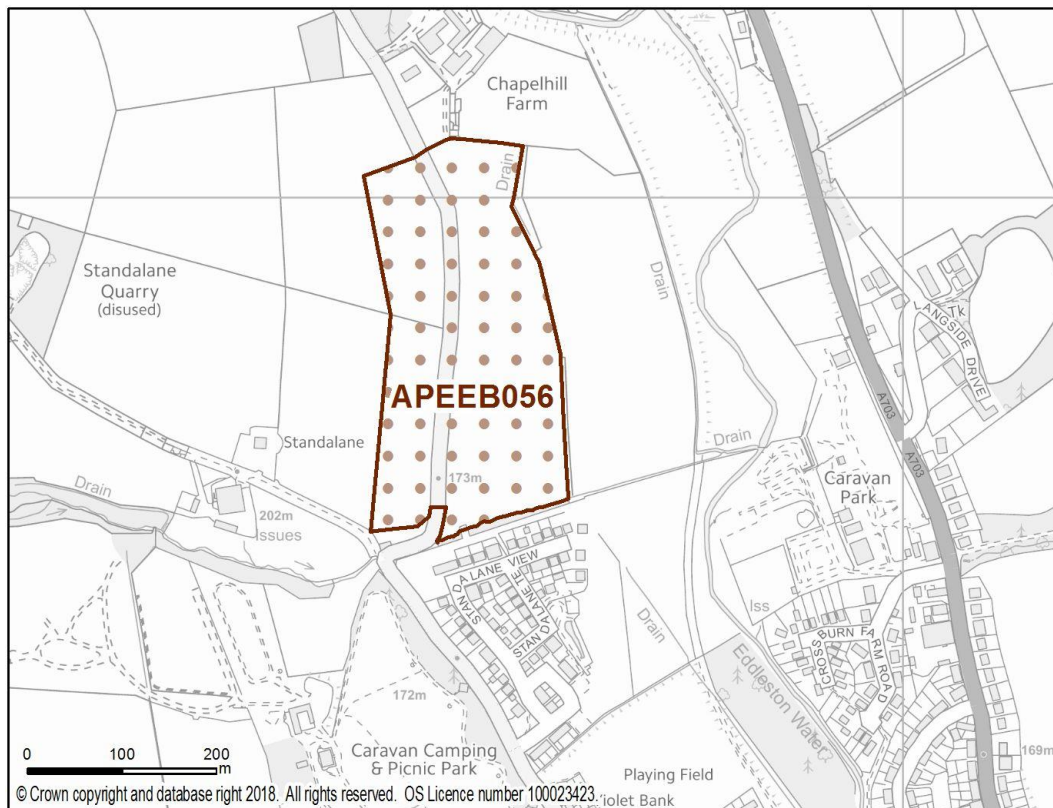
SITE REFERENCE	SITE NAME	SETTLEMENT	SITE SIZE (HA)	SITE CAPACITY	Option
AHAWI027	Burnfoot (Phase 1)	Hawick	5	60	Preferred
Site Requirements					
<ul style="list-style-type: none"> • A flood risk assessment is required to take cognisance of the possibility of a culverted water course within the site,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

Tweeddale Locality: Preferred: Dolphinton



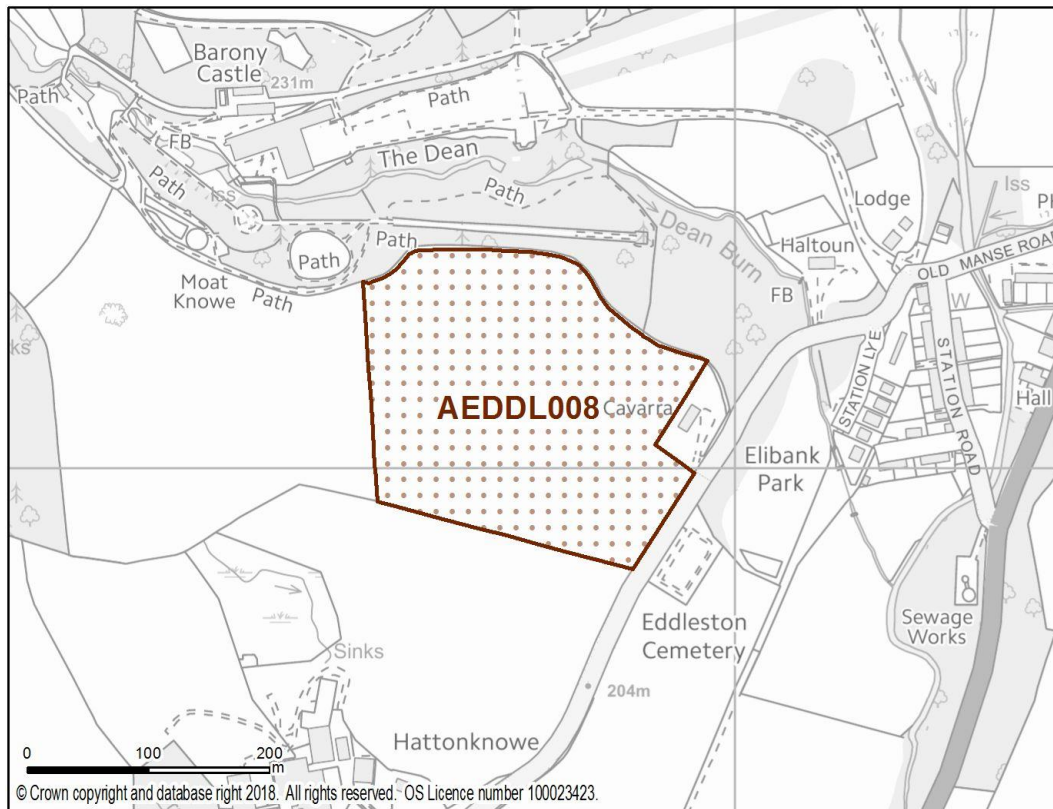
SITE REFERENCE	SITE NAME	SETTLEMENT	SITE SIZE (HA)	SITE CAPACITY	Option
ADOLP004	Land to North of Dolphinton	Dolphinton	1.3	10	Preferred
Site Requirements					
<ul style="list-style-type: none"> Investigation of any potential flood risk within or adjacent to the site should be undertaken prior to development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

Tweeddale Locality: Preferred Option: Peebles



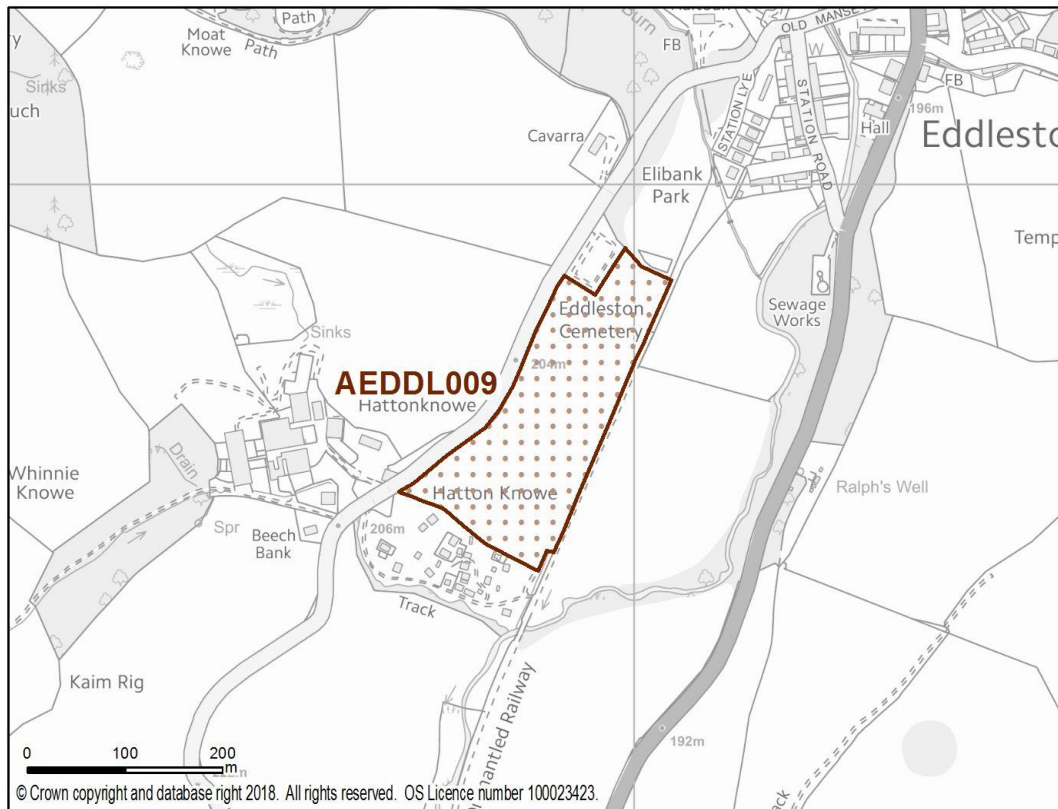
SITE REFERENCE	SITE NAME	SETTLEMENT	SITE SIZE (HA)	SITE CAPACITY	Option
APEEB056	Land South of Chapelhill Farm	Peebles	7.0	150	Preferred
Site Requirements					
<ul style="list-style-type: none"> Flood Risk Assessment required to assess the potential flood risk from the Eddleston Water and small watercourse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

Tweeddale Locality: Alternative: Eddleston



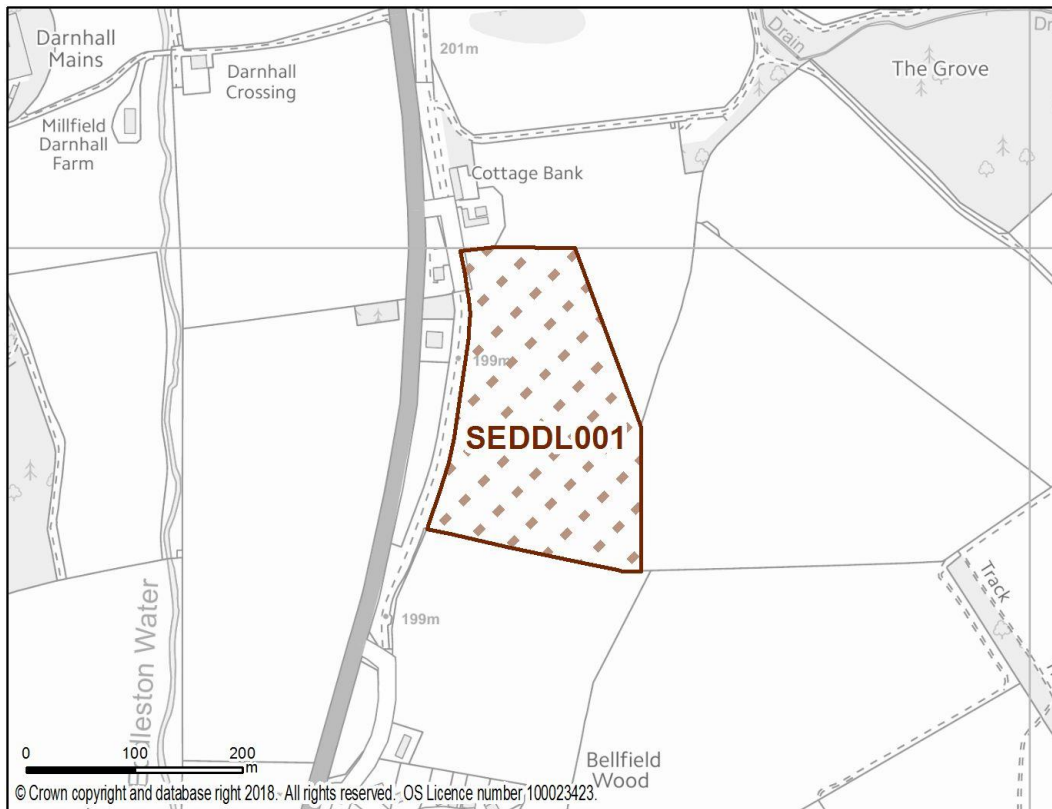
SITE REFERENCE	SITE NAME	SETTLEMENT	SITE SIZE (HA)	SITE CAPACITY	Option
AEDDL008	Land West of Elibank Park	Eddleston	5.5	40	Alternative
Site Requirements					
<ul style="list-style-type: none"> • Consideration must be given to the potential surface water runoff from adjacent hill slopes, to ensure the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

Tweeddale Locality: Alternative Option: Eddleston



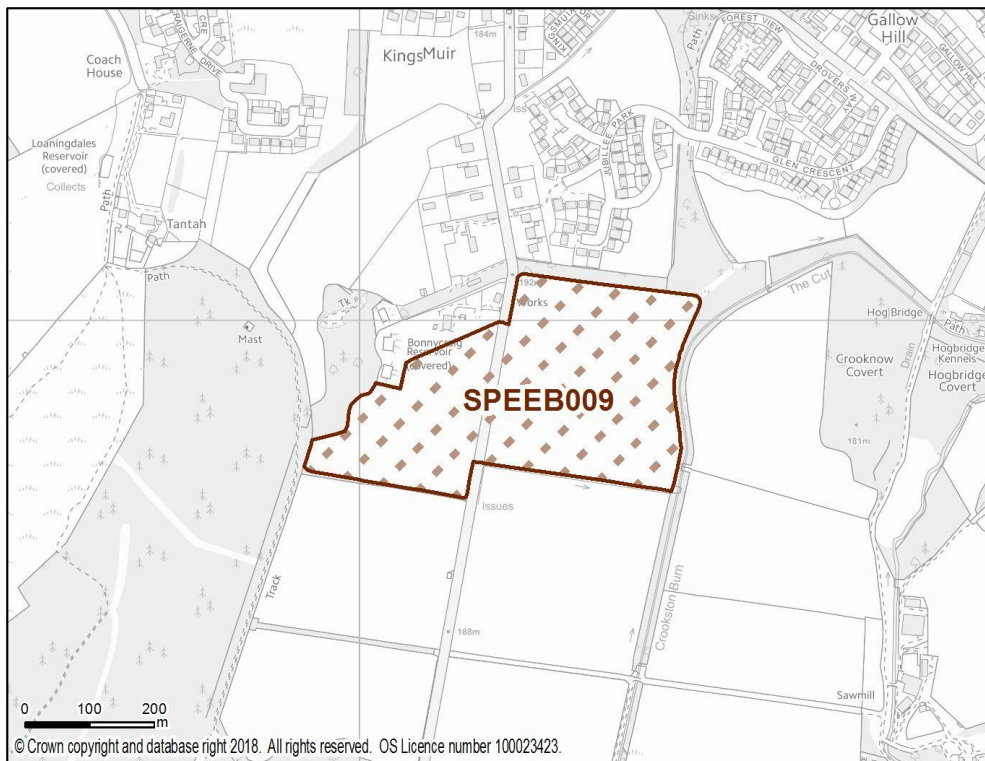
SITE REFERENCE	SITE NAME	SETTLEMENT	SITE SIZE (HA)	SITE CAPACITY	Option
AEDDL009	Land South of Cemetery	Eddleston	3.7	35	Alternative
Site Requirements					
<ul style="list-style-type: none"> • Flood Risk Assessment required, to assess the potential flood risk from the Eddleston Water • Protect and enhance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

Tweeddale Locality: Preferred Longer Term : Eddleston



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

Tweeddale Locality: Preferred Longer Term : Peebles



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

6. SUPPORTING OUR TOWN CENTRES

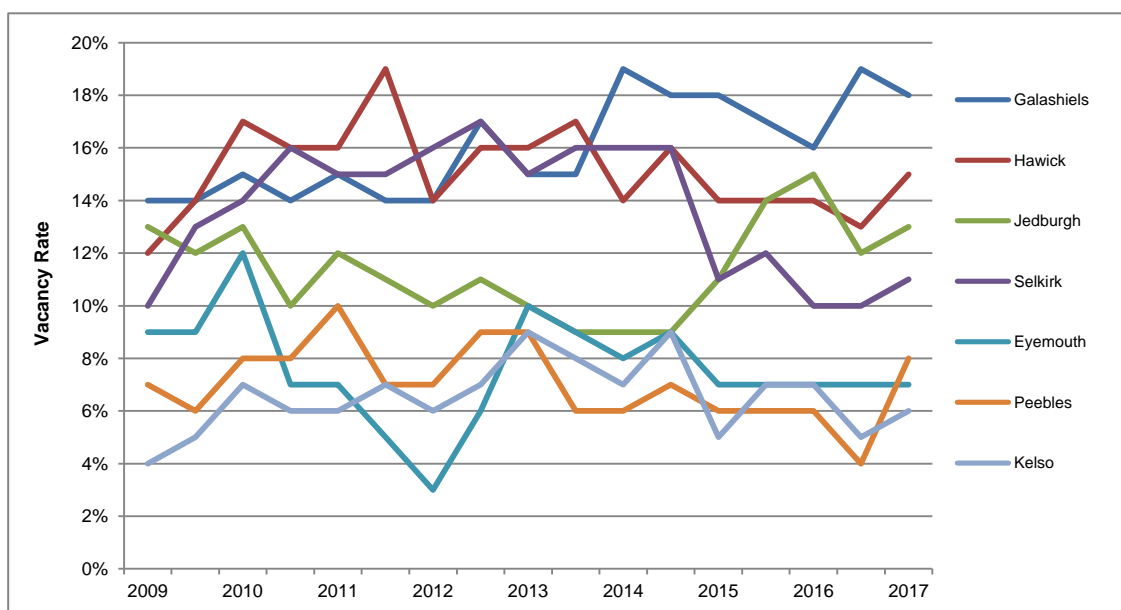
Background

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

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

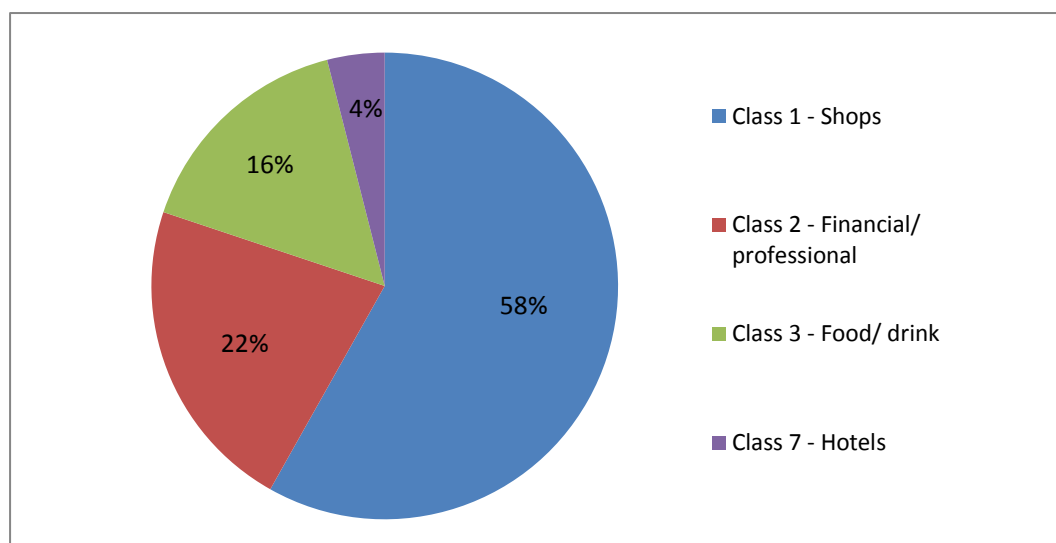
The adopted LDP 2016 allows a wide range of uses within town centres. However, on ground floor properties within the central core area of these town centres, Policy ED4 - Core Activity Areas in Town Centres seeks to encourage and protect retail uses which are key catalysts in increasing footfall and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

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



Source: Draft Retail Survey Report (Summer 2017)

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



Source: Draft Retail Survey Report (Summer 2017)

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

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

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

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

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

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

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

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

Main Issues

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

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

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

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

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

Preferred and Alternative Options

CORE ACTIVITY AREAS

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

Preferred Option

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

Alternative Option 1

Reduce the size of the Core Activity Areas.

Alternative Option 2

Remove the Core Activity Areas completely.

QUESTION 10

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

RETAIL UNIT IN BERWICKSHIRE

QUESTION 11

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

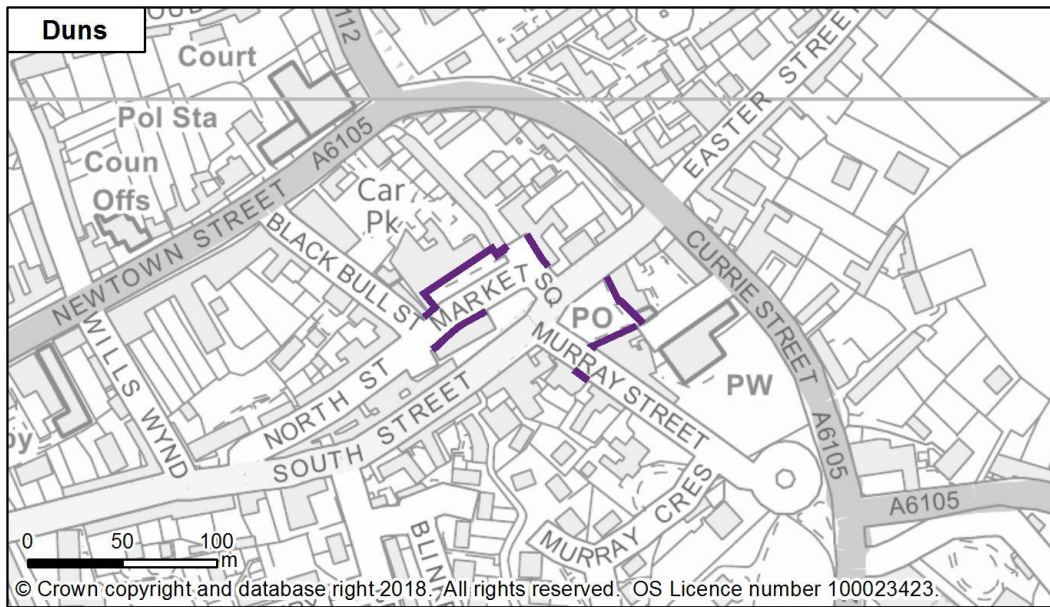
DEVELOPER CONTRIBUTIONS

QUESTION 12

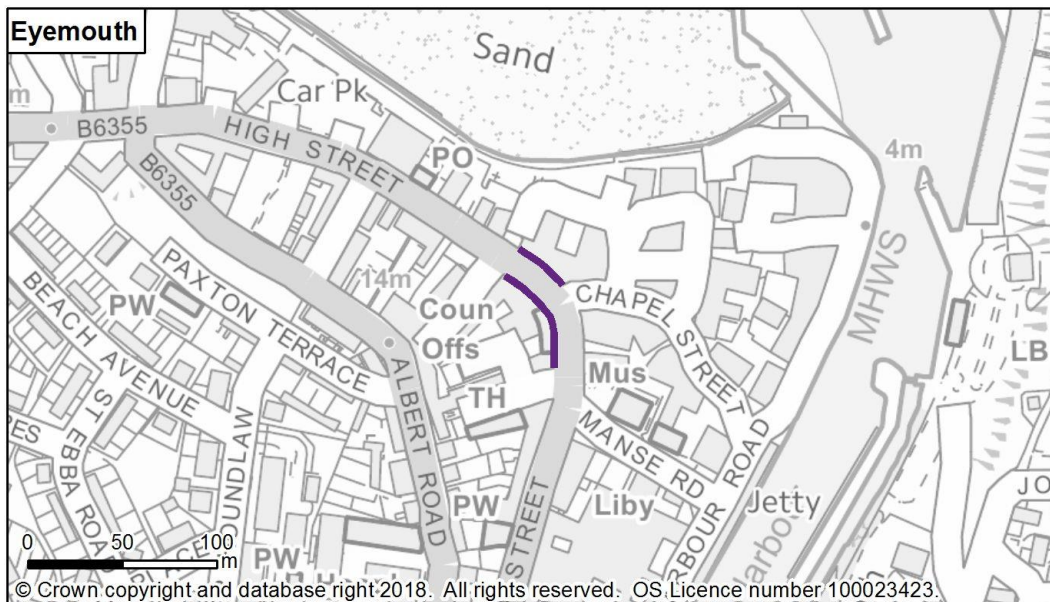
Do you feel the requirement for Developer Contributions could be removed in some parts of town centre core activity areas ?

Berwickshire Locality

Duns Core Activity Area

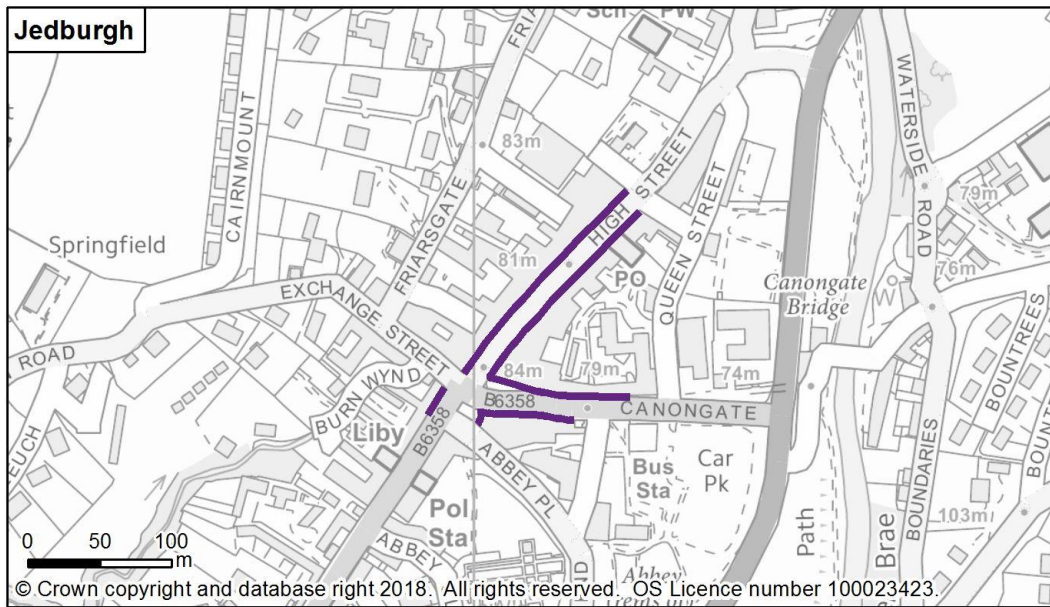


Eymouth Core Activity Area

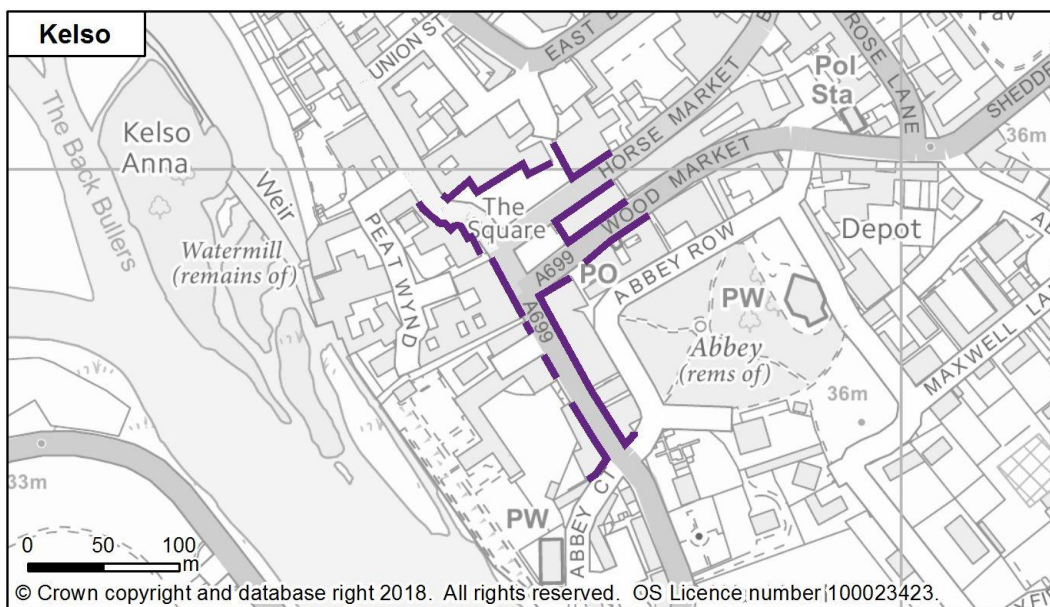


Cheviot Locality

Jedburgh Core Activity Area

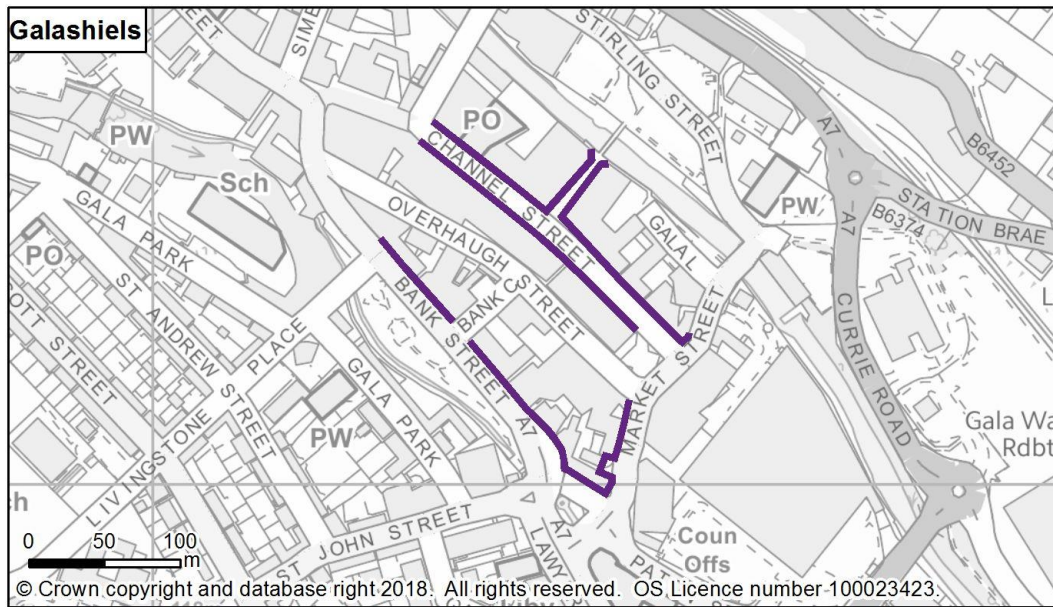


Kelso Core Activity Area

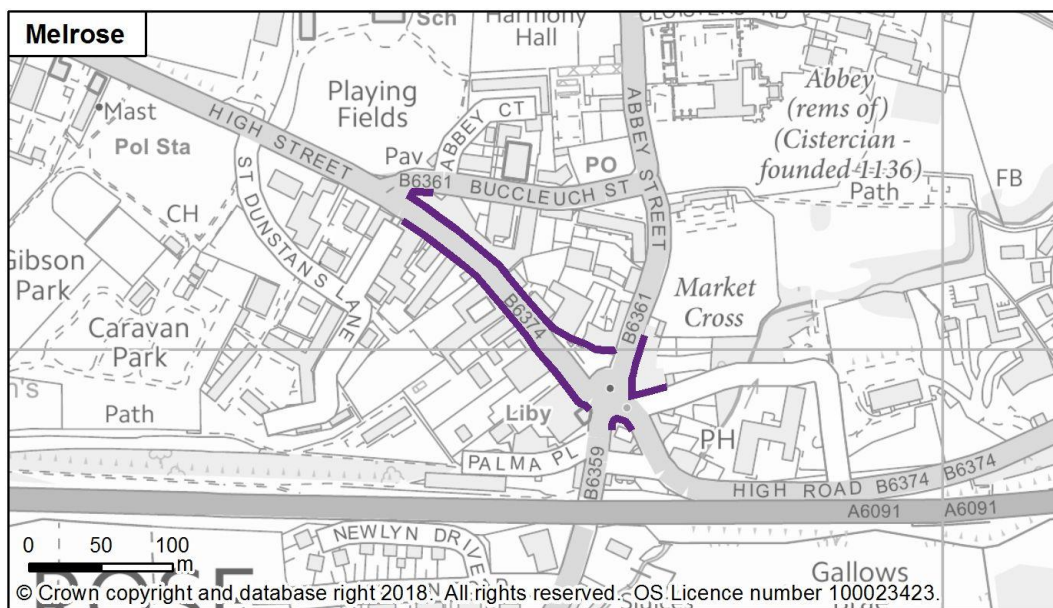


Eildon Locality

Galashiels Core Activity Area

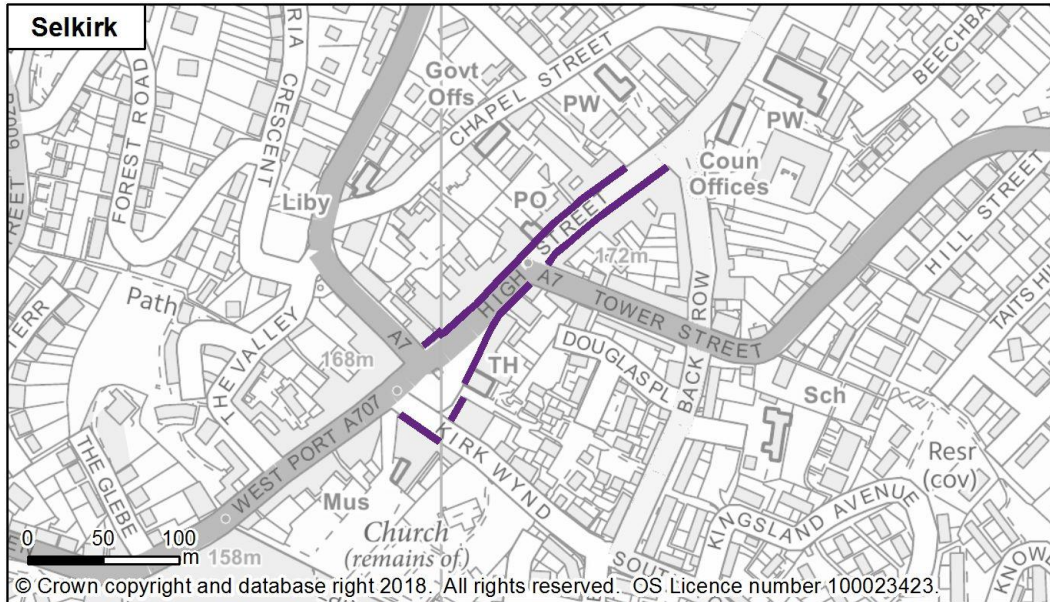


Melrose Core Activity Area

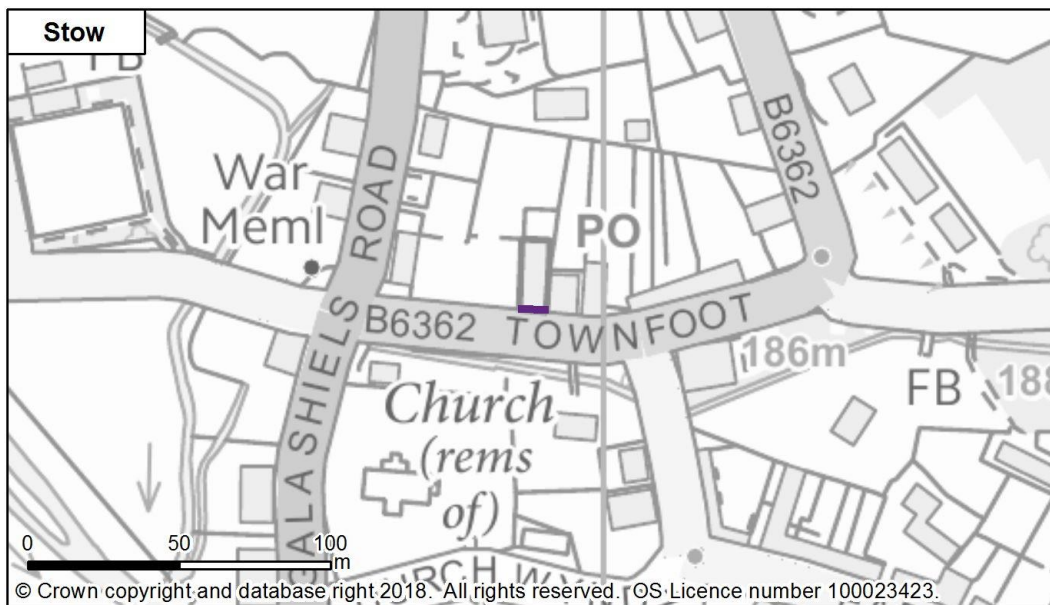


Eildon Locality

Selkirk Core Activity Area

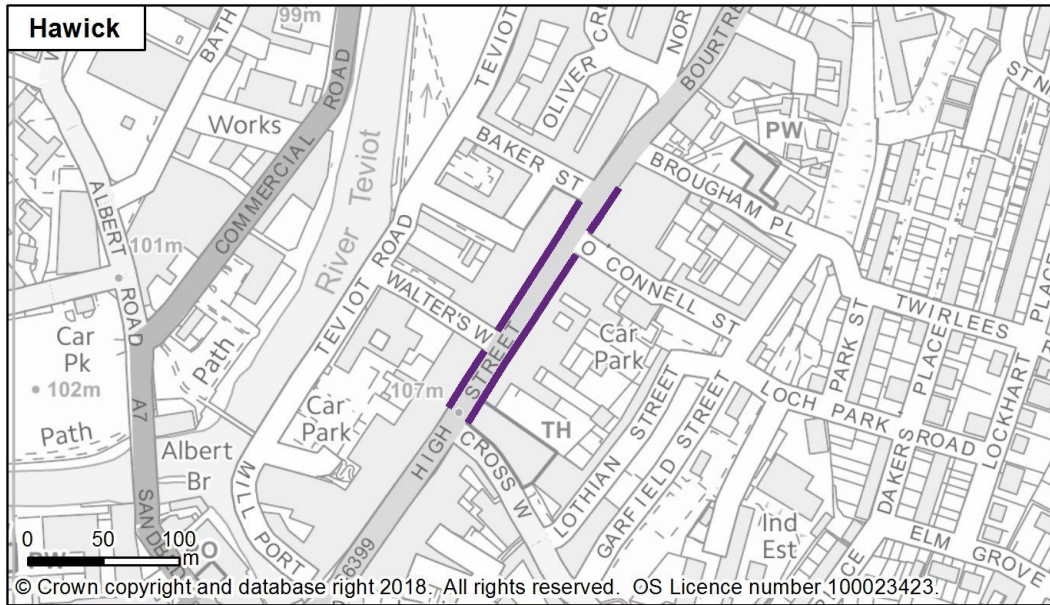


Stow Core Activity Area



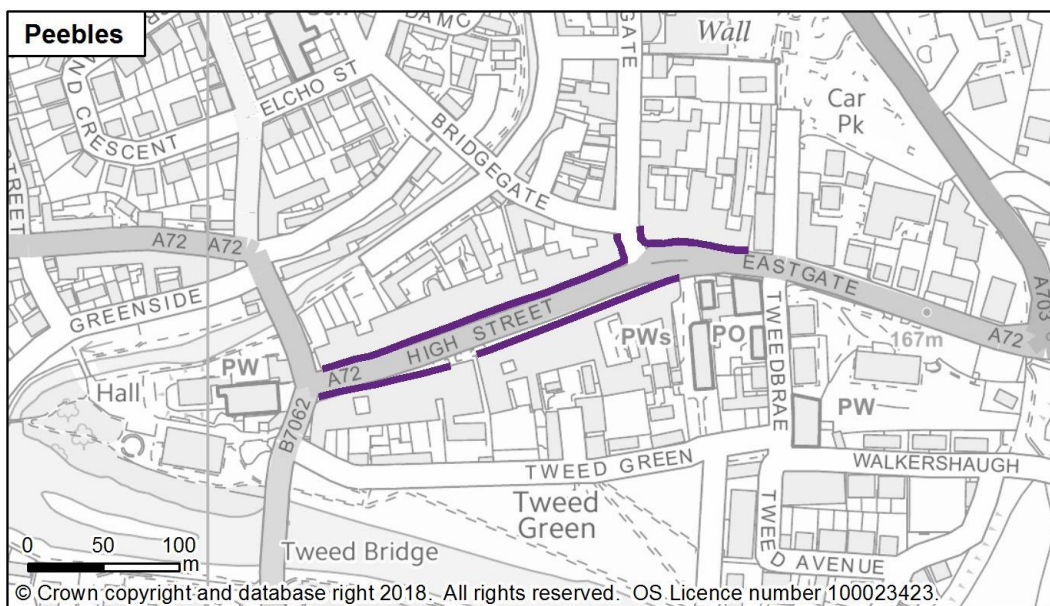
Teviot & Liddesdale Locality

Hawick Activity Area



Tweeddale Locality

Peebles Core Activity Area



7. DELIVERING SUSTAINABILITY AND CLIMATE CHANGE AGENDA

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

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

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

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

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

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

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

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



Draft Supplementary Guidance on Renewable Energy

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

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

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

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

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

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

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

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

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

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

Main Issues

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

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

Preferred and Alternative

SUSTAINABILITY AND CLIMATE CHANGE

Preferred Option

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

Alternative Option

None

QUESTION 13

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

NATIONAL PARK

QUESTION 14

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

8. REGENERATION

Background

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

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

Main Issues

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

REDEVELOPMENT SITES

Preferred Option

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

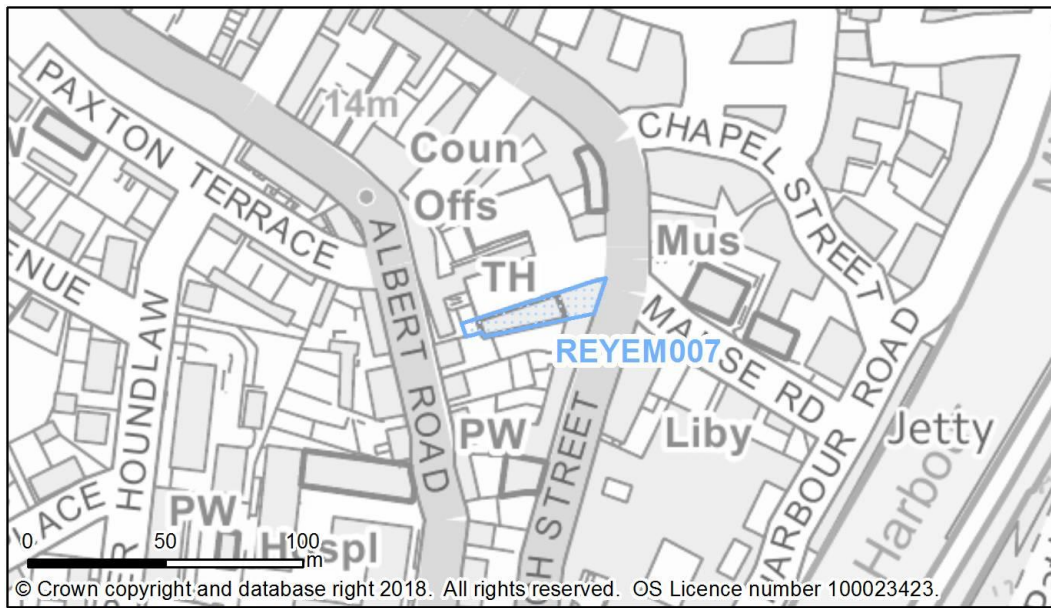
Alternative Option

None

QUESTION 15

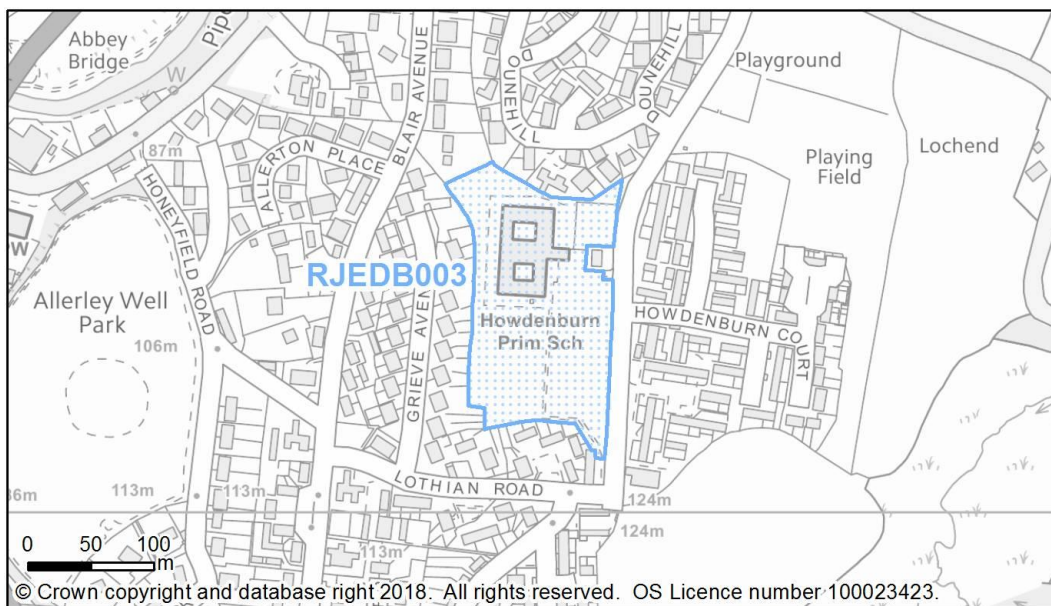
Do you agree with the proposed redevelopment sites to be allocated within the LDP2?
Are there other sites within the Scottish Borders you feel should be included?

Berwickshire Locality: Eyemouth



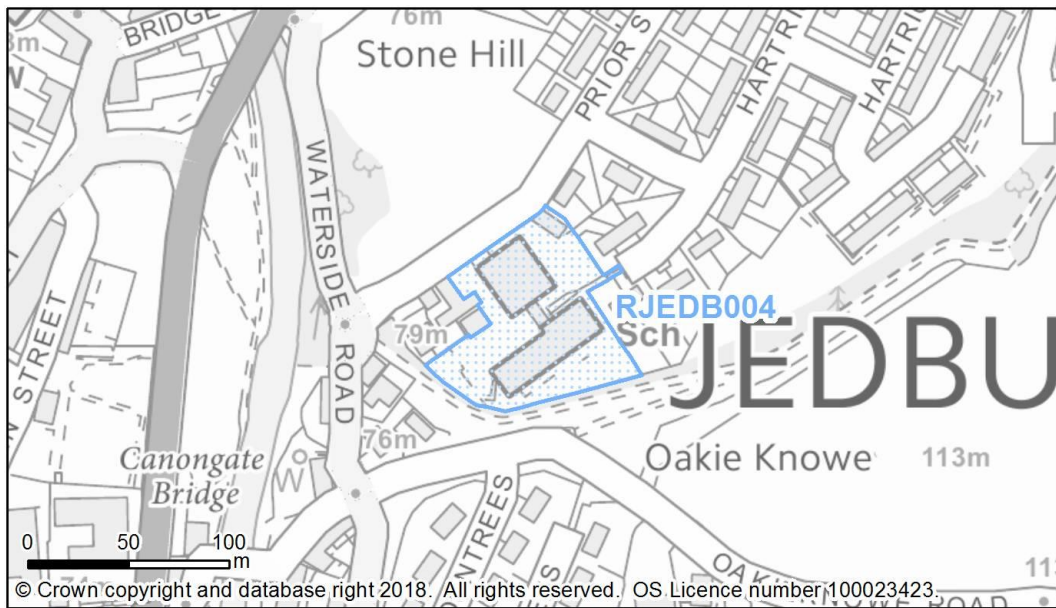
SITE REFERENCE	SITE NAME	SETTLEMENT	SITE SIZE (HA)	SITE CAPACITY
REYEM007	Former Town Hall	Eyemouth	0.06	n/a

Cheviot Locality: Jedburgh



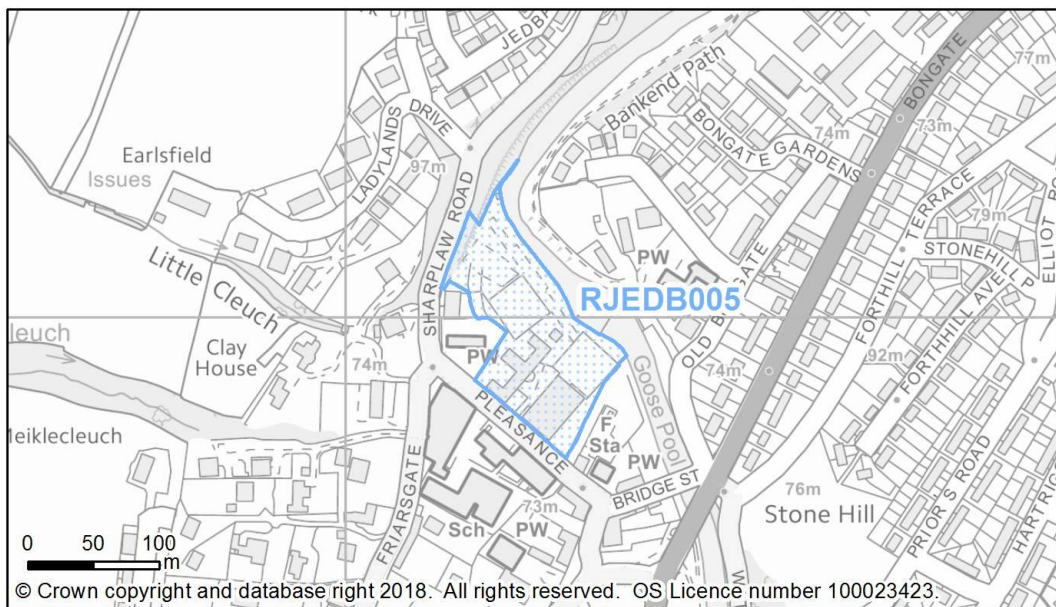
SITE REFERENCE	SITE NAME	SETTLEMENT	SITE SIZE (HA)	SITE CAPACITY
RJEDB003	Howdenburn Primary School	Jedburgh	2.2	n/a

Cheviot Locality: Jedburgh



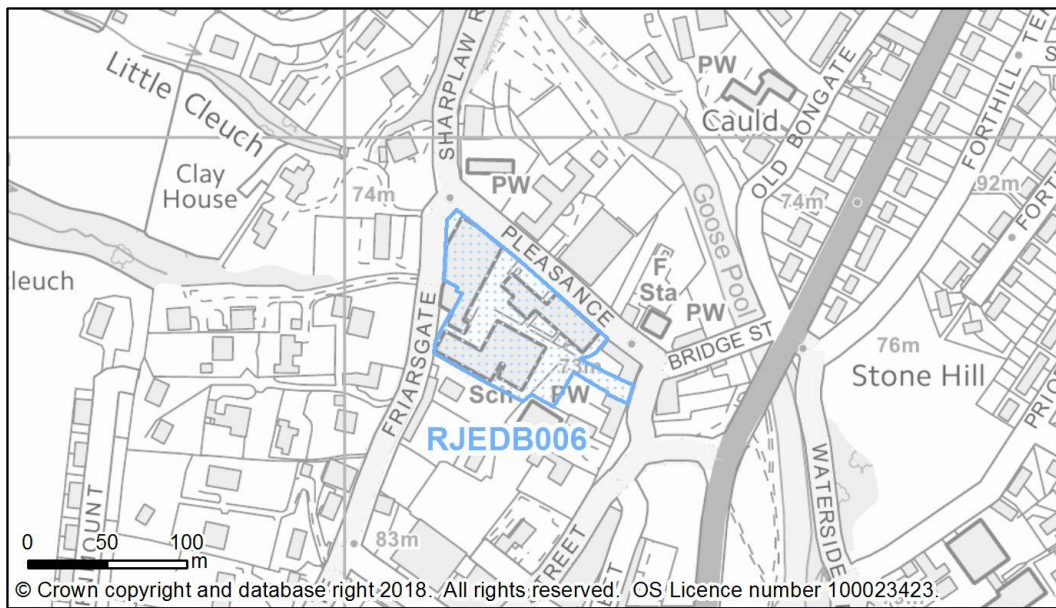
SITE REFERENCE	SITE NAME	SETTLEMENT	SITE SIZE (HA)	SITE CAPACITY
RJEDB004	Parkside Primary School	Jedburgh	0.6	n/a

Cheviot Locality: Jedburgh



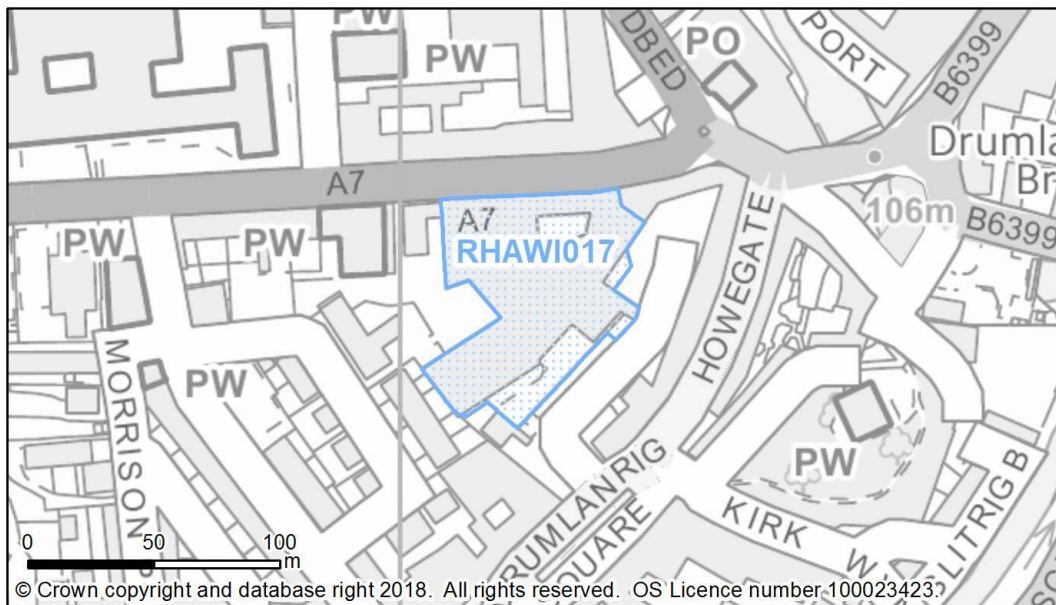
SITE REFERENCE	SITE NAME	SETTLEMENT	SITE SIZE (HA)	SITE CAPACITY
RJEDB005	Former Tennis Court/Ski Slope	Jedburgh	1.3	n/a

Cheviot Locality: Jedburgh



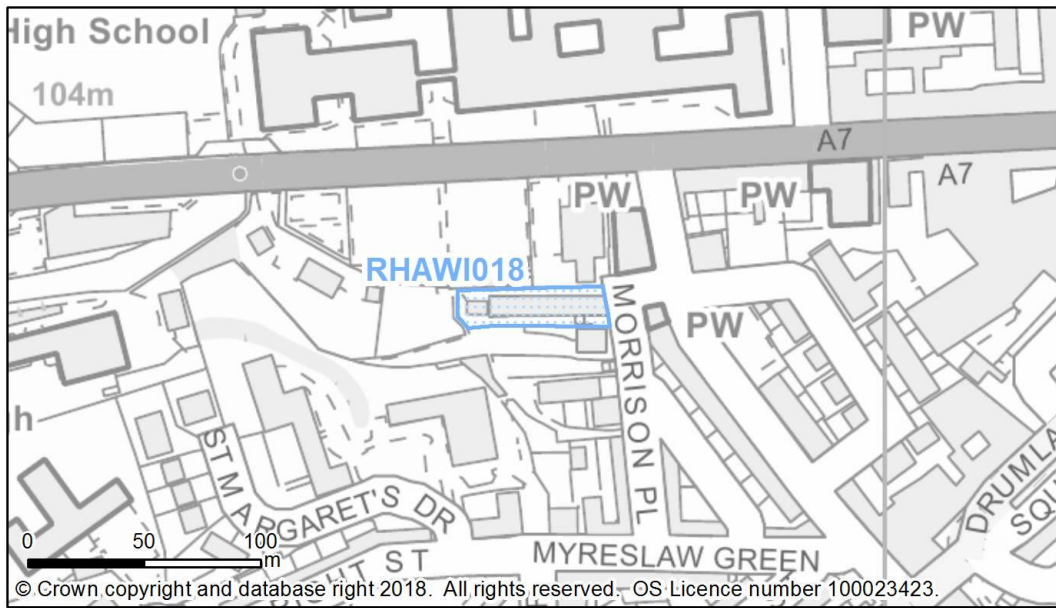
SITE REFERENCE	SITE NAME	SETTLEMENT	SITE SIZE (HA)	SITE CAPACITY
RJEDB006	Jedburgh Grammar School	Jedburgh	0.8	n/a

Teviot & Liddesdale Locality : Hawick



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

Teviot & Liddesdale Locality : Hawick



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

9. Settlement Maps

Background

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

Main Issues

Oxnam Settlement Boundary

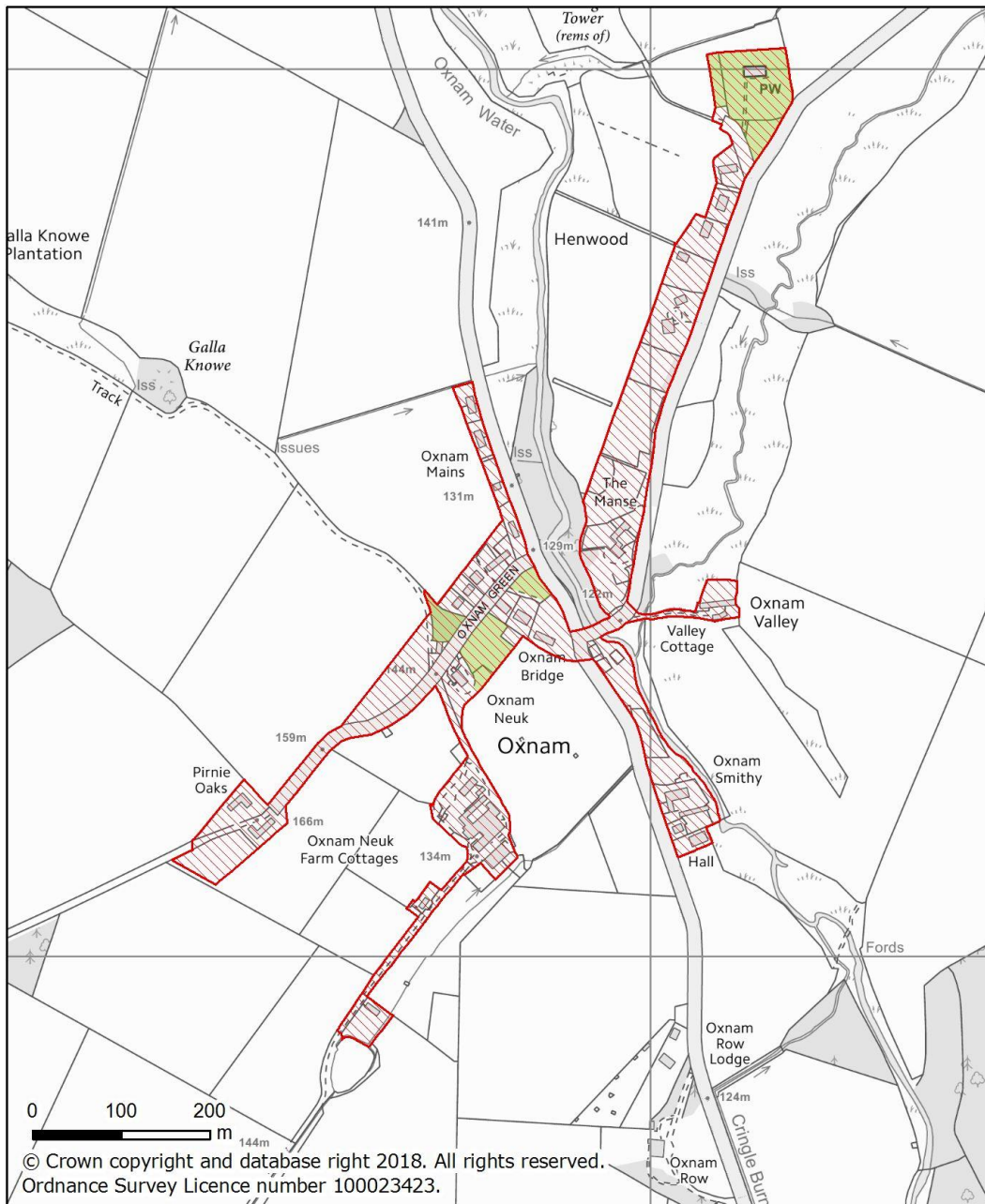
The Council has been approached by Oxnam Community Council with a view to having a development boundary incorporated around the hamlet. This would effectively mean Oxnam would become a recognised settlement within the LDP. It is considered Oxnam is of a size which could justify inclusion within LDP2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

Newcastleton Conservation Area

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

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

Figure 8: Proposed Oxnam Settlement Boundary

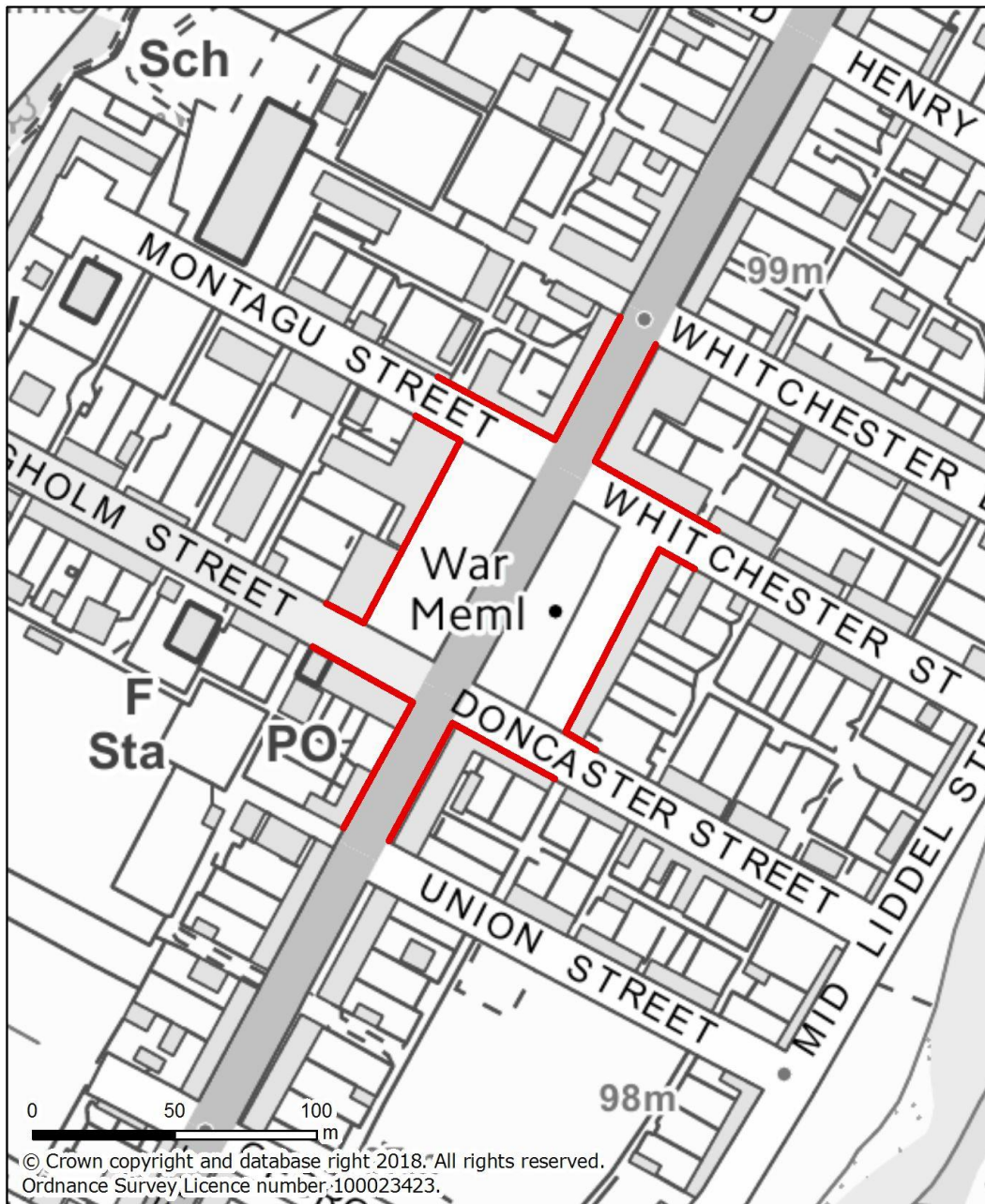


OXNAM DEVELOPMENT BOUNDARY

QUESTION 16

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

Figure 9: Existing core area within Newcastleton Conservation Area



NEWCASTLETON CONSERVATION AREA

QUESTION 17

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

10. PLANNING POLICY ISSUES

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

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

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

PLANNING POLICY ISSUES

QUESTION 18

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

ANY OTHER COMMENTS

QUESTION 19

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

11. CONSULTATION QUESTIONS

Summary of the Questions contained within the MIR.

VISION, AIMS AND SPATIAL STRATEGY

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

GROWING YOUR ECONOMY

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

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

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

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

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

PLANNING FOR HOUSING

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

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

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

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

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

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

DELIVERING SUSTAINABILITY AND CLIMATE CHANGE AGENDA

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

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

REGENERATION

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

SETTLEMENT MAPS

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

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

PLANNING POLICY ISSUES

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

ANY OTHER COMMENTS

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

Appendix 1 – Policy ED1 Site Categorisation Table

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

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

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

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

A GENERAL GUIDE TO USE CLASSES ORDER IN SCOTLAND

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

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

Guidelines

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

Appendix 3 – Local Development Plan Policy Review

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

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

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

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

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

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

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

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

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

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

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