

Discussion Output: Place (12th September 2018)

Issues/ Challenges	Solution / Commentary	Priority Rating
Town Centre Regeneration (MIR)	<p>Repair buildings within town centres Attract investment into town centres, into existing units Attract new businesses to invest within town centres Pedestrian the High Street/town centres Restaurants and Cafes within town centres Facilities for the tourists to get to in the centre Potential for a conference centre and/or hotel Usually welcoming/neat & tidy. Derelict properties in centre- brings down reputation of town- must be developed to look better. Can SBC do compulsory purchase order? Develop community hub/centre Accessible to all in Town centre Tourism friendly- better traffic/ town centre offer/ tourism offer. Cafes etc. open in the evenings welcoming young people Remove scaffolding Bus stops on high street Incentives for coaches to stop Attracting people to shops Attracting tourists to Jed e.g. not driving straight through. Signs to tell people where to go and what to visit. Need to attract people into the High Street - through signage/free toilets and car parking/monthly markets. Improve streetscape - hard and soft landscaping - make more attractive. Deal with dereliction - remove scaffolding from corner property – either demolish or re-develop. Develop gap site. Provision of facilities for the young - café/meeting place. Need to get range of uses in town centre that attract people - role of town centres is changing and cannot rely on retail bringing people in - perhaps need to focus on entertainment.</p>	22

<p>Infrastructure / Services (MIR)</p>	<p>There are potential flooding issues within Jedburgh and this is known about. This could impact upon the future development of some of the redevelopment sites. Therefore, need to think about what could be delivered within these sites.</p> <p>Roads- issue but SBC starting to address them. Parking/speeding/ volume of traffic.</p> <p>Improve bus service</p> <p>Infrastructure of the future - start planning now.</p> <p>More sustainable methods of transport.</p> <p>Renewable energy</p> <p>District heating system</p> <p>Transport free for young people</p> <p>Superfast broadband in rural areas</p> <p>Broadband a major issue</p> <p>Transport NB - bus stops in on Jed high street. Need to deal with car parking on street!</p> <p>Too expensive and not enough options e.g. £8 for gala return. Bus drivers not believing people are the right age to have a bus pass.</p> <p>Need to maintain and improve bus services - connection to Hawick ok but more problematic to central Borders and beyond - need to avoid rural isolation – links to jobs and opportunities.</p> <p>Free buses for the young to encourage them to access jobs/education but stay in the Borders.</p>	<p>13</p>
<p>Housing / Affordable Housing (MIR)</p>	<p>Issue is getting people to invest into the town and actually deliver the sites</p> <p>Mixed tenure housing, younger and elderly housing development together in the one building. There are examples of this in Scandinavia. Could have studio units for younger people. If the units are no longer needed for elderly residents, they can easily be adapted and available for younger generations.</p> <p>The 3 Jedburgh school sites could be a mixed tenure development, mini community</p> <p>Must be more industry to increase need for more housing. Must provide an economic area to attract need for housing.</p> <p>New school will attract more families to Jedburgh.</p> <p>More suitable homes for older people with availability for family/carers to stay.</p> <p>Housing with onsite care intergenerational housing with care/support.</p> <p>Warm, safe appropriate housing</p> <p>Starter homes for young people</p> <p>Independent homes for the elderly- not enough sheltered accommodation.</p> <p>Sheltered or hostel accommodation for young people</p> <p>Need to provide 3 to 4 bedroom family homes.</p> <p>Housing adapted for the elderly near facilities is a priority.</p>	<p>12</p>

	Development opportunity for the old school site - this could be mixed use for housing, business and community use - key location within the town centre. Could be a Hub for community and older people.	
Business and Industrial Land (MIR)	<p>Need to attract high quality businesses into towns, for example in Jedburgh along with the new school Need decent high quality jobs to retain people within the Scottish Borders. Attract people to move to the Scottish Borders.</p> <p>Ballantynes building houses up 'Burn area' already a few businesses up that end. St Boswells have Charlesfield- could have been a better set up. Some of the council land available is not serviced (not attractive to businesses or buyers) High street- empty space could be used. More in the area would be beneficial getting people to be aware of them. Not just about providing land - which there appeared to be being provide in Local Plan but facilities and wider support for new and small scale businesses. Like to see investment from Council/SoSEP help provide land and new business accommodation - provision of incubator units for small business start-ups.</p>	6
Vacant Land / Derelict Sites (MIR)	<p>Think about the potential with the facilities on existing brownfield/vacant sites. For example the school sites have pitches, ski slope etc., can a developer use these in regenerating the sites? Sheep skin works at Bankend should be a redevelopment site School sites have potential flooding constraints, so need to think about what could be suitable. Façade High street Jed Bankend south possible development Incentivise sites to retain features to keep them where the site costs may be higher. Social enterprise hub Areas in centre : empty Linked to comments on Town Centre Regeneration above</p>	5
Climate Change (MIR)	<p>Education to raise awareness in school of climate change. Needs to be a bigger part of the curriculum. Energy saving measures in all buildings More sustainable modes of transport, lost the bus services! Push government to apply landfill tax to big business for packaging or people producing packaging. Not everything recyclable everywhere! Not everyone recycling!! Expanding resilient community groups Not on curriculum, raise awareness in schools. Green infrastructure e.g. For housing Renewables on housing e.g. Solar panels Sustainable heating systems</p>	3

Note of templates used for discussion: MIR = Main Issues Report template; LHS = Local Housing Strategy template; Other = Blank template
Priority Rating indicates number of stickers (set against issue/challenge)

	<p>People need to be aware of reducing waste Flooding an issue - need adaption of houses/businesses – additional costs Issues of fuel poverty - ability in a low wage economy of people to heat homes and reasonable costs</p>	
Housing in the Countryside (MIR)	<p>The existing policy works well Need to create communities, without isolating housing and people If there are one of unique houses proposed (i.e.) an eco-house or grand design type house, within the countryside, they should be made to pay for the cost of providing infrastructure and services incurred, out with an existing building group. No, its fine as it is now. It would only encourage to build more. Better to regenerate derelict properties. Yes if transport infrastructure supports this. Energy efficiency- off gas grid, travelling time to develop services Incentivise developers Community development Issue with greater pressure on services. Enable people to build for families if they can't afford to buy land. Price of land is high. If more isolated housing is approved it will increase costs of providing services particularly with an ageing population – better to locate in towns and villages where services are available and can be provided at a lower cost.</p>	
Economic Development (Other)	Need to attract opportunities which are unique to the Scottish Borders (i.e.) tourism and food for example	
High Street Appearance (Other)	<p>Gutters/windows and high street buildings unkempt. Buildings must be visually more appealing. Can SBC enforce landlords/licences to upkeep building exterior for property on high streets?</p>	
Bins & Lighting (Other)	<p>Lack of ownership/identity Must be stabilised so landlord can act on issue.</p>	
Housing Association (Other)	<p>Must be held accountable How frequently/when do they get audited or checked on regulations</p>	
Ageing Population (Other)	What is being put in place to look after the elderly? Health care, Care home provision- bed blocking at BGH	
Wages (Other)	Not enough for carers, there is not enough going into the profession	
Things for Younger People (Other)		
No jobs for people with degree (Other)		

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