

## **APPENDIX C: Action Programme**



2022



# SCOTTISH BORDERS COUNCIL ACTION PROGRAMME

BACKGROUND DOCUMENT

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## ACTION PROGRAMME

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## 1. INTRODUCTION

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- 1.1 The purpose of this Action Programme is to set out how Scottish Borders Council proposes to implement the Local Development Plan (LDP). The Planning etc. (Scotland) Act 2006 requires that all Development Plans should contain an Action Programme. The Action Programme is updated every two years to ensure it remains current and up to date.
- 1.2 This Action Programme has been prepared to support the delivery of the LDP and it is considered to be a useful tool in driving forward the plan strategy through to its implementation.
- 1.3 The Action Programme sets out, where possible:
- The identification of LDP proposals which require implementation and monitoring
  - The key actions required to deliver policies and proposals
  - A progress update for each of the proposals
  - A timescale for when it is anticipated the identified action will be carried out, and
  - The parties who will take the lead on the delivery of the identified action
- 1.4 Although the Action Programme makes reference to proposed timescales for the delivery of certain works where possible, the majority of identified actions are generally proposed within the five year period from adoption of the Plan. It will be subject to monitoring to ensure progress is maintained and updates are made where required. The Action Programme also seeks to consider if any new actions are identified to be addressed.
- 1.5 The delivery of the Plan can be achieved within the following stages:
- Enabling and facilitating development of the identified site proposals
  - Targeting of resources towards identified priorities and infrastructure
  - Monitoring and implementing the policy context of the Plan through development management decisions, negotiations and the preparation of relevant Supplementary Planning Guidance and Planning Briefs

- 1.6 The Forward Planning Team will continue to work with other departments within the Council including Economic Development and Estates to promote allocated sites within the LDP. This will be through the Scottish Borders Council website and regular stakeholder meetings with the aim to increase public awareness and developer interest.

### Development of the Action Programme

- 1.7 The Action Programme has been prepared in consultation throughout the LDP process with input from officers within Scottish Borders Council as well as discussion and consultation with various stakeholders including Scottish Water, Scottish Environment Protection Agency and the National Health Service.

### Contents of the Action Programme

- 1.8 The Action Programme has been split into seven key parts identifying areas of work to be carried out to help enable the effective implementation of the Plan. These parts comprise of the following:

- ***Key Strategic Projects and Major Infrastructure Proposals (Page 5)***  
Details key projects and major infrastructure proposals to be carried out and issues to be addressed to ensure implementation.
- ***Key Areas for Co-ordinated Action within Settlements (Page 9)***  
Whilst a number of specific actions will be required to enable development across the Scottish Borders, this section identifies settlements where key areas of co-ordinated action must be carried out.
- ***Development of Allocated Sites (Page 10)***  
Details of the larger allocated sites for housing, redevelopment, redevelopment and business and industrial use with reference to constraints which are to be addressed and mitigated.
- ***Policy Monitoring (Page 55)***  
This makes reference to where it is anticipated further work or updates are required to improve the performance of specific policies.
- ***Preparation of Supplementary Planning Guidance (Page 61)***  
Identifies where new Supplementary Planning Guidance needs to be prepared or where existing guidance needs to be updated.
- ***Preparation of Planning Briefs (Page 63)***  
Makes reference to planning briefs and masterplans to be prepared in relation to allocated sites within the LDP.
- ***Development Monitoring (Page 68)***  
Makes reference to other research projects and surveys carried out to monitor the performance of the LDP.

## Abbreviations and Acronyms

1.9 Where identified lead partners and participants have been included within the document, the abbreviations and acronyms listed below are used. It should be noted it is likely that the newly established South of Scotland Enterprise will become involved in the implementation of some projects, most likely the delivery of business and industrial sites, once their role and key projects are confirmed

HES	Historic Environment Scotland
HSE	Health and Safety Executive
NHS	National Health Service
RSL	Registered Social Landlord
SBC	Scottish Borders Council
SOSE	South of Scotland Enterprise
SEPA	Scottish Environment Protection Agency
SEStran	South East of Scotland Transport Partnership
SG	Scottish Government
SNH	Scottish Natural Heritage
SW	Scottish Water

## 2. KEY STRATEGIC PROJECTS AND MAJOR INFRASTRUCTURE PROPOSALS

2.1 A number of key projects and major infrastructure proposals will help enable the implementation of the Local Development Plan. Table 1 identifies the main projects planned which will help achieve this, it should be noted that some of these are aspirational. The lead partner/participants for each project are identified in bold.

**TABLE 1: KEY STRATEGIC PROJECTS AND MAJOR INFRASTRUCTURE PROPOSALS**

PROJECT	DESCRIPTION/ REQUIREMENT/ PROGRESS	TIMESCALE	LEAD PARTNER/ PARTICIPANTS
<b>EDUCATION</b>			
Primary School Provision	The School Estates continue to be reviewed on an ongoing basis and plans for each cluster are being developed for the short, medium and long term.	Ongoing	<b>SBC</b>
Peebles Primary School Capacity	The latest projections do not indicate that there will be capacity issues however the Council are monitoring this on an annual basis and will proactively seek to address any future issues.	Ongoing	<b>SBC</b>
Reston Primary School Capacity	This is being monitored but capacity is not currently identified as an issue. The Council will be monitoring this closely with planning to identify any demand for development in the area.	Ongoing	<b>SBC</b>
Earlston and Eyemouth Primary Schools	The Council are progressing plans to replace both Earlston and Eyemouth Primary Schools. The designs are fairly well progressed and these are both contained within the Capital Plan.		
High School Review	Plans to replace High Schools in Peebles, Galashiels and Hawick are progressing. An application for planning permission for Peebles High School was submitted February 2022 and the application for Galashiels is expected to be submitted soon. Designs for Hawick are progressing well. Options for Selkirk will be considered as part of the strategy being developed for each cluster.	Ongoing	<b>SBC</b>
Jedburgh Intergenerational Community Campus	The new Intergenerational Community Campus in Jedburgh, is now operational.	N/A	<b>SBC, Scottish Government</b>
<b>TRANSPORT INFRASTRUCTURE</b>			
Peebles Bridge	Proposal for second bridge crossing to reduce traffic flow and alleviate congestion in the town centre and on the current bridge. This would allow the opportunity for development to the south of Peebles.	Unknown	<b>SBC, SG</b>

	Longer term development in the town will be required to contribute towards a second river crossing based on projected costs. At this point in time there is no definitive date as to when the new bridge might be constructed and a feasibility study must be prepared in advance. In this interim period development sites need to contribute towards improving traffic management in and around the town centre and/or towards the funding of transport appraisal work for the town.		
Reston Station	New railway station on the East Coast Main Line at Reston is currently under development and likely completed shortly.  There is policy support for a new Reston Station within Policy IS4.	2022	<b>Network Rail, SG, SBC, Scotrail, SEStran</b>
Dualling of A1 (T)	Aspirational dualling of part of A1 to improve links to the north and south.  There is policy support for the dualling of the A1 within Policy IS4.	Unknown	<b>SG, SBC, SEStran</b>
Extending Borders railway to Carlisle	Aspirational longer term link through the Scottish Borders to Carlisle. There is funding for a feasibility study into the extension of the Borders Railway, as part of the Borderlands Growth Deal.  There is policy support for the extension of the Borders Railway Line to Carlisle.	Unknown	<b>Network Rail, SG, Scotrail, SBC</b>
A7 (T) Selkirk Bypass	Aspirational bypass on eastern side of Selkirk to ease congestion and improve traffic flows.  There is policy support for the Selkirk bypass within Policy IS4.	Unknown	<b>SG, SBC, SEStran</b>
Dalatho Bridge, Peebles	Requirement for another bridge crossing linking Kingsland Square to Dalatho Street to be brought forward within a future planning application.  This bridge is required in order to allow allocations to the north of the settlement.	Unknown	<b>SBC</b>
Lowood Bridge supplement/replace	Aspirational replacement/supplement bridge in order to ease traffic congestion. Further work is required into the feasibility of the bridge.  There is policy support for a replacement/supplement Lowood Bridge.	Unknown	<b>SBC</b>
<b>MAIN ROAD IMPROVEMENTS</b>			
A68 (T)	The Soutra to Oxtou improvement scheme will be considered for progression during the Scottish Governments next spending review. General road improvements.	Unknown	<b>SG, AMEY, SBC</b>



A72	General road improvements.		
A697	General road improvements.	Ongoing	<b>SBC</b>
A698	General road improvements.	Ongoing	<b>SBC</b>
A699	General road improvements.	Ongoing	<b>SBC</b>
A701	General road improvements.	Ongoing	<b>SBC</b>
A702	General road improvements.	Ongoing	<b>SG, AMEY, SBC</b>
A703	General road improvements.	Ongoing	<b>SBC</b>
A6105	General road improvements.	Ongoing	<b>SBC</b>
A7 (T)	General road improvements.	Ongoing	<b>SBC, AMEY</b>
Proposed new roundabout at Easter Langlee	New roundabout to improve the flow of traffic in the Easter Langlee area of Galashiels.	Unknown	<b>SBC</b>
Improvements to Weak Bridges	Works to strengthen and remove/limit restriction.	Ongoing	<b>SBC</b>
<b>FLOODING IMPLEMENTATION PROGRAMME</b>			
Hawick (Short/ Medium term 2 – 5 years)	The scheme is currently under construction and is due for completion in December 2023.	Due for completion December 2023.	SBC, SG, SEPA
<p>Note: Flood risk is now managed in a risk based, plan-led approach. Scotland has been split into 14 local plan districts. Each lead local authority has developed a Local Flood Risk Management Plan based on the Flood Risk Management Plan developed by SEPA; Scottish Borders Council are the lead local authority for the Tweed catchment. This will determine how flood risk is managed in the 2022-28 flood risk management planning cycle. Scottish Borders Council during the previous cycle, 2016-22, have delivered the Peebles Flood Study, Broughton Flood Study, Innerleithen Flood Study, Newcastleton Flood Study, Earlston Flood Study and Surface Water Management Plans for Peebles, Hawick, Galashiels and Newcastleton. SBC are also currently delivering the Berwickshire Coast Shoreline Management Plan, Eyemouth Coastal Study and Gala Water Natural Flood Management Flood Study.</p>			

<b>WATER/WASTE WATER</b>			
Growth projects and upgrades within various settlements.	Ensure water and waste water infrastructure upgrades are carried out to allow delivery of allocated sites.	Ongoing	<b>SW, SEPA</b>
<b>GREEN NETWORKS</b>			
Central Borders (Galashiels – Selkirk – Earlston – Melrose – Newtown St Boswells – St Boswells) and Peebles area	Green network throughout the Central Borders area. The Strategic Green Network also takes in the Peebles area. Projects include the Eddleston River Restoration Project and the Completion of the Earlston to Leaderfoot Multi Use Path.	Unknown	<b>SBC, Sustrans</b>

### 3. KEY AREAS FOR CO-ORDINATED ACTION WITHIN SETTLEMENTS

3.1 Whilst several actions may be required in order to encourage development in settlements across the Scottish Borders, Table 2 identifies key areas where considerable co-ordinated action is needed to ensure development can be delivered. The lead partner/ participants for each proposal are identified in bold.

**TABLE 2: KEY AREAS FOR CO-ORDINATED ACTION WITHIN SETTLEMENTS**

SETTLEMENT	ACTION	TIMESCALE	LEAD PARTNER/ PARTICIPANTS
Eyemouth	Regeneration, business and industrial land and housing.	Ongoing	<b>SBC, Developer</b> , NHS, SOSE, SEPA
Galashiels	Regeneration, education and housing linked to the promotion of Borders Railway.	Ongoing	<b>SBC, Developer</b> , Scotrail, SW, SEPA, Network Rail, SG
Hawick	Housing, education, regeneration and business and industrial land.	Ongoing	<b>SBC, Developer</b> , NHS, SEPA, SOSE
Kelso	Housing and business and industrial land.	Ongoing	<b>SBC, Developer</b> , SW, NHS, SEPA
Newtown St Boswells	Housing, roads, school, regeneration and health services.	Ongoing	<b>SBC, Developer</b> , SEPA, SW, NHS
Peebles	Housing, business and industrial land, school capacity and road infrastructure.	Ongoing	<b>SBC, Developer</b> , SW, SG, SOSE, SEPA
Reston	Railway, housing and school capacity.	Ongoing	<b>SBC, Network Rail, Developer</b> , SW, Scotrail, SG, SEPA
Tweedbank	Housing, business and industrial land and tourism opportunities linked to the promotion of the Borders Railway.	Ongoing	<b>SBC, Network Rail</b> , Scotrail, SG, Visit Scotland, SOSE

## 4. DEVELOPMENT OF ALLOCATED SITES WITHIN THE LOCAL DEVELOPMENT PLAN

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- 4.1 To ensure development of allocated sites within the Plan (referred to in tables as LDP2), a range of constraints may need to be addressed and mitigated. Table 3 identifies where more significant site constraints need to be resolved such as flood risk, educational capacity issues and infrastructure constraints. It should be noted that Table 3 only includes the following allocated sites:
- Housing – where the site capacity is greater than 10 units
  - Redevelopment – sites with a site area greater than 0.5 hectares
  - Mixed use – all mixed use sites
  - Business and industrial use – where the site remains undeveloped
- 4.2 There may be other minor constraints which may also need to be addressed but these are generally less onerous to resolve than those identified in Table 3. These are included within the site requirements in the settlement profiles in Volume 2 of the LDP. The lead partner/ participants for each proposal are identified in bold.
- 4.3 For each site within Table 3, there are progress notes. These contain information, for example, extant planning consent on the site, development progress on the site and whether the site is included within the SHIP. The progress on each housing allocation is based on the information held within the 2019 Housing Land Audit (HLA), this is reviewed and updated annually. The progress on each business and industrial allocation is based on the information held within the 2019 Employment Land Audit (ELA).
- 4.4 NHS Borders are a key consultee within the Local Development Plan process. As part of the consultation process, NHS Borders have not submitted site or settlement specific comments. However NHS Borders have stated there is a need to ensure that new housing development goes hand in hand with the provision of a range of community facilities when this is practicable and reasonable. They state that planning permission for housing development should only be granted where there are associated proposals to provide any necessary health and other community facilities relative to the impact and scale of development proposed. Development involving the loss of valuable health or other community facilities should not be allowed, unless appropriate alternative provision is to be made. It may be appropriate to seek contributions for such provision on a case by case basis.
- 4.5 Regular meetings are held with both Scottish Water and SEPA to discuss site and settlement issues. Where comments have been received these have been incorporated within the site requirements in the LDP. Some settlements within the Scottish Borders have water and wastewater capacity issues which are being prioritised and addressed through Scottish Water’s Growth Capital Expenditure Programme.

**TABLE 3: DEVELOPMENT OF ALLOCATED SITES**

**BERWICKSHIRE HOUSING MARKET AREA**

Settlement	Site Name	Site Code	Type	Main Actions/Progress	Timescale	Lead Partner/Participants
Ayton	Lawfield	AAYTO003	Housing	<ul style="list-style-type: none"> <li>Developer contribution towards Eyemouth High School</li> <li>A Flood Risk Assessment will be required to inform the site layout, design and mitigation.</li> </ul> <p><b>Progress:</b> There is a planning application for 50 units (18/01804/FUL) pending consideration, which covers both this allocation (AAYTO003) and the adjacent allocation (AY1A). Part of this site is included within the SHIP (2019-2024), alongside the adjacent allocation (AY1A) for 29 affordable units. This would be Phase 1 of a larger development.</p>	TBC	Developer, SEPA
	Beanburn	AY1A	Housing	<ul style="list-style-type: none"> <li>Developer contribution towards Eyemouth High School.</li> </ul> <p><b>Progress:</b> There is a planning application for 50 units (18/01804/FUL) pending consideration, which covers both this allocation (AY1A) and the adjacent allocation (AY1A). Part of this site is included within the SHIP (2019-2024), alongside the adjacent allocation (AY1A) for 29 affordable units. This would be Phase 1 of a larger development.</p>	TBC	Developer
Chirside	Site Name	Site Code	Type	Main Actions/Progress	Timescale	Lead Partner/Participants
	Comrades Park East	MCHIR001	Mixed Use	<ul style="list-style-type: none"> <li>Developer contribution towards Berwickshire High School and Chirside Primary School.</li> </ul> <p><b>Progress:</b> This site is allocated for mixed use development, with 3ha for housing and 3ha for a retail opportunity. A planning application is pending consideration for 57 units (18/00147/FUL) within the western part of the site, for affordable housing.</p>	TBC	Developer

	Southfield	zEL1	Business and Industrial	<ul style="list-style-type: none"> <li>N/A</li> </ul> <p><b>Progress:</b> The site remains undeveloped and is contained within the employment land supply, within the ELA. The site is available immediately and is serviced.</p>	Unknown	-
<b>Cockburnspath</b>	<b>Site Name</b>	<b>Site Code</b>	<b>Type</b>	<b>Main Actions/Progress</b>	<b>Timescale</b>	<b>Lead Partner/Participants</b>
	Dunglass Park	BCO4B	Housing	<ul style="list-style-type: none"> <li>Developer contribution towards Eyemouth High School.</li> </ul> <p><b>Progress:</b> No progress on the site to date.</p>	TBC	<b>Developer</b>
	Burnwood	BC010B	Housing	<ul style="list-style-type: none"> <li>A Flood Risk Assessment will be required to inform the site layout, design and mitigation</li> <li>Developer contribution towards Eyemouth High School.</li> </ul> <p><b>Progress:</b> No progress on the site to date.</p>	TBC	<b>Developer, SEPA</b>
<b>Coldingham</b>	<b>Site Name</b>	<b>Site Code</b>	<b>Type</b>	<b>Main Actions/Progress</b>	<b>Timescale</b>	<b>Lead Partner/Participants</b>
	Bogangreen	BCL2B	Housing	<ul style="list-style-type: none"> <li>Developer contribution towards Eyemouth High School.</li> </ul> <p><b>Progress:</b> A Planning Brief has been produced for this site. Outline planning consent granted for housing, no detailed planning application submitted to date.</p>	TBC	<b>Developer</b>
<b>Coldstream</b>	<b>Site Name</b>	<b>Site Code</b>	<b>Type</b>	<b>Main Actions/Progress</b>	<b>Timescale</b>	<b>Lead Partner/Participants</b>
	South of West Paddock	ACOLD004	Housing	<ul style="list-style-type: none"> <li>Developer contribution towards Berwickshire High School.</li> </ul> <p><b>Progress:</b> The site has planning consent and is currently under construction.</p>	TBC	<b>Developer</b>
	Hillview North (Phase 1)	ACOLD011	Housing	<ul style="list-style-type: none"> <li>Investigation will be required to assess the potential flood risk within the site and mitigation where required</li> <li>Investigate the need for diversion of water mains in the eastern part of the adjacent site (SCOLD002)</li> <li>Developer contribution towards Berwickshire High School.</li> </ul> <p><b>Progress:</b> It is intended that a Planning Brief is produced for</p>	TBC	<b>Developer, SEPA, SW</b>

				this site alongside (ACOLD014).		
	Hillview North (Phase 2)	ACOLD014	Housing	<ul style="list-style-type: none"> <li>Investigation will be required to assess the potential flood risk within the site and mitigation where required</li> <li>A Drainage Impact Assessment and a Water Impact Assessment will be required</li> <li>Developer contribution towards Berwickshire High School.</li> </ul> <p><b>Progress:</b> It is intended that a Planning Brief is produced for this site alongside (ACOLD011).</p>	TBC	<b>Developer,</b> SEPA, SW
	West Paddock	BCS5B	Housing	<ul style="list-style-type: none"> <li>A Drainage Impact Assessment will be required</li> <li>Developer contribution towards Berwickshire High School.</li> </ul> <p><b>Progress:</b> A Planning Brief has been produced for this site. The site has planning consent and is currently under construction.</p>	TBC	<b>Developer,</b> SW
	Lennel Mount North	BCOLD001	Business and Industrial	<ul style="list-style-type: none"> <li>N/A</li> </ul> <p><b>Progress:</b> The site remains undeveloped and is contained within the employment land supply, within the ELA. The site is available immediately and is partially serviced.</p>	Unknown	-
	Duns Road	zRO17	Redevelopment	<ul style="list-style-type: none"> <li>Investigation of possible contamination</li> </ul> <p><b>Progress:</b> No update.</p>	Unknown	<b>Developer,</b> SBC, EH
<b>Duns</b>	<b>Site Name</b>	<b>Site Code</b>	<b>Type</b>	<b>Main Actions/Progress</b>	<b>Timescale</b>	<b>Lead Partner/Participants</b>
	Berrywell East	BD12B	Housing	<ul style="list-style-type: none"> <li>Developer contribution towards Berwickshire High School and Duns Primary School.</li> </ul> <p><b>Progress:</b> A Planning Brief has been produced for this site. No planning consent on the site.</p>	TBC	<b>Developer</b>
	Langton Edge	BD200	Housing	<ul style="list-style-type: none"> <li>A Flood Risk Assessment will be required</li> <li>Developer contribution towards Berwickshire High School and Duns Primary School.</li> </ul> <p><b>Progress:</b> A Planning Brief has been produced for this site.</p>	TBC	<b>Developer,</b> SEPA

	Bridgend II	BD20B	Housing	<ul style="list-style-type: none"> <li>• Developer contribution towards Berwickshire High School and Duns Primary School.</li> </ul> <p><b>Progress:</b> The site has planning consent. The site is included within the SHIP (2019-2024) for affordable housing.</p>	TBC	<b>Developer</b>
	Todlaw Playing Fields	ADUNS010	Housing	<ul style="list-style-type: none"> <li>• Developer contribution towards Berwickshire High School and Duns Primary School.</li> </ul> <p><b>Progress:</b> A Planning Brief has been produced for this site. Planning consent granted (17/01710/FUL) for extra care housing. The site is included within the SHIP (2019-2024) for extra care housing.</p>	TBC	<b>Developer</b>
	South of Earlsmeadow (Phase 1)	ADUNS023	Housing	<ul style="list-style-type: none"> <li>• Investigation will be required to assess the potential flood risk within the site and mitigation where required</li> <li>• Developer contribution towards Berwickshire High School and Duns Primary School.</li> </ul> <p><b>Progress:</b> Planning application (18/01635/FUL) was refused planning consent. Discussions are ongoing between SBC and the developer regarding the reasons for refusal.</p>	TBC	<b>Developer, SEPA</b>
	Duns Primary School	RDUNS002	Redevelopment	<ul style="list-style-type: none"> <li>• A Drainage Impact Assessment will be required</li> <li>• Developer contribution towards Berwickshire High School and Duns Primary School.</li> </ul> <p><b>Progress:</b> A Planning Brief has been produced for this site. The site is currently being marketed by SBC.</p>	Unknown	<b>Developer, SEPA, SW</b>
	Disused Chicken Hatchery, Clockmill	RDUNS003	Redevelopment	<ul style="list-style-type: none"> <li>• Developer contribution towards Berwickshire High School and Duns Primary School</li> <li>• Investigation will be required to assess the potential flood risk within the site and mitigation where required.</li> </ul> <p><b>Progress:</b> No update.</p>	Unknown	<b>Developer, SEPA</b>
	Peelrig Farm	zEL8	Business and Industrial	<ul style="list-style-type: none"> <li>• A Flood Risk Assessment will be required</li> <li>• Consideration of whether there are culverted watercourses within or adjacent to the site is required to</li> </ul>	Unknown	<b>Developer, SEPA</b>



				inform the site layout, design and mitigation.  <b>Progress:</b> The site remains undeveloped and is contained within the employment land supply, within the ELA. The site is available immediately and is partially serviced.		
<b>Eyemouth</b>	<b>Site Name</b>	<b>Site Code</b>	<b>Type</b>	<b>Main Actions/Progress</b>	<b>Timescale</b>	<b>Lead Partner/Participants</b>
	Acredale Farm Cottages	BEY2B	Housing	<ul style="list-style-type: none"> <li>• A Drainage Impact Assessment will be required</li> <li>• Developer contribution towards Eyemouth High School and Eyemouth Primary School.</li> </ul> <b>Progress:</b> Planning Brief has been produced for this site. Part of the site has planning consent, the site is under construction and there have been 30 completions.	TBC	<b>Developer, SW</b>
	Gunsgreenhill	BEY15B	Housing	<ul style="list-style-type: none"> <li>• A Drainage Impact Assessment will be required</li> <li>• Developer contribution towards Eyemouth High School and Eyemouth Primary School.</li> </ul> <b>Progress:</b> A Planning Brief has been produced for this site. No update.	TBC	<b>Developer, SW</b>
	Gunsgreenhill Site B	AEYEM007	Housing	<ul style="list-style-type: none"> <li>• Investigation will be required to assess the potential flood risk within the site and mitigation where required</li> <li>• A Drainage Impact Assessment will be required</li> <li>• Developer contribution towards Eyemouth High School and Eyemouth Primary School.</li> </ul> <b>Progress:</b> A Planning Brief has been produced for this site. No update.	TBC	<b>Developer, SEPA, SW</b>
	Gunsgreenhill Site C	AEYEM006	Housing	<ul style="list-style-type: none"> <li>• Investigation will be required to assess the potential flood risk within the site and mitigation where required</li> <li>• A Drainage Impact Assessment will be required</li> <li>• Developer contribution towards Eyemouth High School and Eyemouth Primary School.</li> </ul> <b>Progress:</b> A Planning Brief has been produced for this site.	TBC	<b>Developer, SEPA, SW</b>

				No update.		
	Gunsgreen Mixed Use	MEYEM001	Mixed Use	<ul style="list-style-type: none"> <li>Investigation will be required to assess the potential flood risk within the site and mitigation where required</li> <li>Developer contribution towards Eyemouth High School and Eyemouth Primary School.</li> </ul> <p><b>Progress:</b> A Planning Brief has been produced for this site. No development has commenced on the helicopter access facility approved under Planning Consent 17/01451/FUL, and none of the details required for prior approval under planning conditions attached to this same consent, have yet been provided. Although the consent does not expire until October 2021, it is not known at this time whether or not there is still any active concern to implement it.</p>	Unknown	<b>Developer, SEPA</b>
	Former Eyemouth High School	REYEM002	Redevelopment	<ul style="list-style-type: none"> <li>Investigation will be required regarding an underground water tank within the site</li> <li>A Drainage Impact Assessment will be required</li> <li>Developer contribution towards Eyemouth High School and Eyemouth Primary School.</li> </ul> <p><b>Progress:</b> A Planning Brief has been produced for this site. The site is included within the SHIP (2019-2024) for extra care housing, however the site capacity and exact location are not confirmed. No further update.</p>	Unknown	<b>Developer, SW</b>
	Hawk's Ness	zEL6	Business and Industrial	<ul style="list-style-type: none"> <li>N/A</li> </ul> <p><b>Progress:</b> The site remains undeveloped and is contained within the employment land supply, within the ELA. The site is available immediately and is serviced.</p>	Unknown	-
	Gunsgreenhill	BEYEM001	Business and Industrial	<ul style="list-style-type: none"> <li>N/A</li> </ul> <p><b>Progress:</b> The site remains undeveloped and is contained within the employment land supply, within the ELA. The site is available immediately and is partially serviced.</p>	Unknown	-
	Former Town	REYEM007	Redevelopment	<ul style="list-style-type: none"> <li>A Flood Risk Assessment is required</li> </ul>	Unknown	<b>Developer,</b>

	Hall			<ul style="list-style-type: none"> <li>Developer contribution towards Eye.</li> </ul> <p><b>Progress:</b> The site is being marketed by SBC. No further update.</p>		SEPA
<b>Gavinton</b>	<b>Site Name</b>	<b>Site Code</b>	<b>Type</b>	<b>Main Actions/Progress</b>	<b>Timescale</b>	<b>Lead Partner/Participants</b>
	West Gavinton	BGA1	Housing	<ul style="list-style-type: none"> <li>Developer contribution towards Berwickshire High School and Duns Primary School.</li> </ul> <p><b>Progress:</b> A planning brief has been produced for the site. No further update.</p>	TBC	<b>Developer</b>
<b>Gordon</b>	<b>Site Name</b>	<b>Site Code</b>	<b>Type</b>	<b>Main Actions/Progress</b>	<b>Timescale</b>	<b>Lead Partner/Participants</b>
	Larger Glebe	BGO9D	Housing	<ul style="list-style-type: none"> <li>Developer contribution towards Earlston High School.</li> </ul> <p><b>Progress:</b> No update.</p>	2021-2026	<b>Developer</b>
	Land at Eden Road	AGORD004	Housing	<ul style="list-style-type: none"> <li>Developer contribution towards Earlston High School</li> <li>Early engagement is required with Scottish Water, in respect of the waste water treatment works.</li> </ul> <p><b>Progress:</b> This site is being taken forward as part of the LDP2. Therefore, no progress to date.</p>	TBC	<b>Developer, SW</b>
<b>Greenlaw</b>	<b>Site Name</b>	<b>Site Code</b>	<b>Type</b>	<b>Main Actions/Progress</b>	<b>Timescale</b>	<b>Lead Partner/Participants</b>
	Marchmont Road	BG200	Housing	<ul style="list-style-type: none"> <li>Early discussions with Scottish Water and SEPA are encouraged</li> <li>Developer contributions required towards Berwickshire High School.</li> </ul> <p><b>Progress:</b> A planning brief has been produced for the site. N update.</p>	TBC	<b>Developer, SEPA, SW</b>
	North of Edinburgh Road	AGREE004	Housing	<ul style="list-style-type: none"> <li>Developer contributions required towards Berwickshire High School.</li> </ul> <p><b>Progress:</b> No update.</p>	TBC	<b>Developer</b>

	Marchmont Road II	AGREE006	Housing	<ul style="list-style-type: none"> <li>Developer contributions required towards Berwickshire High School.</li> </ul> <p><b>Progress:</b> No update.</p>	TBC	<b>Developer</b>
	Poultry Farm	AGREE009	Housing	<ul style="list-style-type: none"> <li>A Flood Risk Assessment is required and consideration must be given to any surface water runoff</li> <li>Early engagement is required with Scottish Water, to ascertain whether a Drainage Impact Assessment is required, in respect of the waste water treatment works</li> <li>A Water Impact Assessment is required, in respect of the water treatment works</li> <li>Potential contamination on the site to be investigated and mitigated, where required</li> <li>Developer contributions required towards Berwickshire High School.</li> </ul> <p><b>Progress:</b> This site is being taken forward as part of the LDP2. Planning permission in principle granted for housing on the site, however no detailed planning application has been submitted to date.</p>	TBC	<b>Developer, SEPA, SW, SBC, EH</b>
	Former Extension to Duns Road Industrial Estate	MGREE003	Mixed Use	<ul style="list-style-type: none"> <li>Developer contributions required towards Berwickshire High School.</li> </ul> <p><b>Progress:</b> No update.</p>	Unknown	<b>Developer</b>
	Land South of Edinburgh Road	BGREE005	Business and Industrial	<ul style="list-style-type: none"> <li>Consideration must be given to surface water runoff and any flood risk</li> <li>Early engagement with Scottish Water to ascertain whether a Drainage Impact Assessment and Water Impact Assessment are required, in respect of WWTW and WTW.</li> </ul> <p><b>Progress:</b> This site was previously allocated as a mixed use site and is being taken forward as part of the LDP2 as a business and industrial allocation. Therefore, no further update.</p>	Unknown	<b>Developer, SEPA, SW</b>
<b>Hutton</b>	<b>Site Name</b>	<b>Site Code</b>	<b>Type</b>	<b>Main Actions/Progress</b>	<b>Timescale</b>	<b>Lead Partner/</b>

	Rosebank	BHU2B	Housing	<ul style="list-style-type: none"> <li>Developer contributions towards Berwickshire High School and Chirnside Primary School.</li> </ul> <p><b>Progress:</b> No update.</p>	TBC	<b>Participants</b> <b>Developer</b>
<b>Leitholm</b>	<b>Site Name</b>	<b>Site Code</b>	<b>Type</b>	<b>Main Actions/Progress</b>	<b>Timescale</b>	<b>Lead Partner/Participants</b>
	Main Street	BLE2B	Housing	<ul style="list-style-type: none"> <li>Developer contributions towards Berwickshire High School.</li> </ul> <p><b>Progress:</b> No update.</p>	TBC	<b>Developer</b>
<b>Reston</b>	<b>Site Name</b>	<b>Site Code</b>	<b>Type</b>	<b>Main Actions/Progress</b>	<b>Timescale</b>	<b>Lead Partner/Participants</b>
	It is proposed that an overall Masterplan for Reston will be undertaken, incorporating the housing and mixed use allocations, along with the proposals for the Reston Station.					
	Reston Long Term 2	AREST004	Housing	<ul style="list-style-type: none"> <li>A Flood Risk Assessment will be required and consideration should be given to whether there are any culverted/bridges within or nearby which may exacerbate flood risk</li> <li>Investigation of the possibility for de-culverting should also be undertaken</li> <li>Potential contamination on the site to be investigated and mitigation, where required</li> <li>Developer contributions towards Eyemouth High School and Reston Primary School.</li> </ul> <p><b>Progress:</b> A planning brief has been produced for the site. No further update.</p>	TBC	<b>Developer, SEPA, SBC, EH</b>
	West Reston	BR5	Housing	<ul style="list-style-type: none"> <li>Developer contributions towards Eyemouth High School and Reston Primary School.</li> </ul> <p><b>Progress:</b> No update.</p>	TBC	<b>Developer</b>
	Rear of Primary School	BR6	Housing	<ul style="list-style-type: none"> <li>A Flood Risk Assessment will be required to inform the site layout, design and mitigation</li> <li>Developer contributions towards Eyemouth High School</li> </ul>	TBC	<b>Developer, SEPA</b>

				and Reston Primary School. <b>Progress:</b> Planning application pending (17/01555/FUL). No further update.		
	Auction Mart	MREST001	Mixed Use	<ul style="list-style-type: none"> <li>• A Drainage Impact Assessment will be required</li> <li>• Developer contributions towards Eyemouth High School and Reston Primary School.</li> </ul> <b>Progress:</b> A planning brief has been produced for the site. Planning application (08/01531/FUL) remains pending consideration. No further update.	TBC	<b>Developer,</b> SW, landowners
<b>Swinton</b>	<b>Site Name</b>	<b>Site Code</b>	<b>Type</b>	<b>Main Actions/Progress</b>	<b>Timescale</b>	<b>Lead Partner/Participants</b>
	Well Field	BSW2B	Housing	<ul style="list-style-type: none"> <li>• Developer contributions towards Berwickshire High School.</li> </ul> <b>Progress:</b> No update.	TBC	<b>Developer</b>
	Land Adjacent to Swinton Primary School	MSWIN002	Mixed Use	<ul style="list-style-type: none"> <li>• Developer contributions towards Berwickshire High School.</li> </ul> <b>Progress:</b> The site is allocated for mixed use development and has an indicative site capacity for 25 units. Planning consent was granted (12/01488/PPP) and the detailed applications (18/01540/FUL) and (18/01541/FUL) remain pending consideration. Therefore, no further update.	TBC	<b>Developer</b>
<b>Westruther</b>	<b>Site Name</b>	<b>Site Code</b>	<b>Type</b>	<b>Main Actions/Progress</b>	<b>Timescale</b>	<b>Lead Partner/Participants</b>
	Land South West of Mansefield House	BWESR001	Business and Industrial	<ul style="list-style-type: none"> <li>• A feasibility study, including a Flood Risk Assessment will be required to assess the potential for channel restoration and the risk from the small watercourse which is adjacent to the site</li> <li>• Early engagement with Scottish Water, in respect of WWTW and WTW</li> <li>• Potential contamination on the site to be investigated and mitigated, where required.</li> </ul>	Unknown	<b>Developer,</b> SEPA, SW, EH

				<p><b>Progress:</b> The site is being taken forward as part of the LDP2 for business and industrial use. Therefore, no further update.</p>		
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### CENTRAL (EAST) HOUSING MARKET AREA

Settlement	Site Name	Site Code	Type	Main Actions/Progress	Timescale	Lead Partner/Participants
Earlston	Surplus Land at Earlston High School	AEARL002	Housing	<ul style="list-style-type: none"> <li>• A Flood Risk Assessment will be required</li> <li>• Potential contamination from the former gas works to be investigated</li> <li>• Developer contributions required towards Earlston Primary School and Earlston High School.</li> </ul> <p><b>Progress:</b> A planning brief has been undertaken for this site. Planning application (19/00090/FUL) has been approved subject to a legal agreement. The site is included within the SHIP (2019-2024) for affordable housing.</p>	TBC	Developer, SEPA, SBC
	East Turfford	AEARL010	Housing	<ul style="list-style-type: none"> <li>• A Flood Risk Assessment will be required</li> <li>• Developer contributions required towards Earlston Primary School and Earlston High School.</li> </ul> <p><b>Progress:</b> A coherent Masterplan is to be produced covering the whole area of Georgefield, including this site, AEARL011 and the longer term mixed use site SEARL006. No further update.</p>	TBC	Developer, SEPA
	Georgefield Site	AEARL011	Housing	<ul style="list-style-type: none"> <li>• A Flood Risk Assessment will be required</li> <li>• Developer contributions required towards Earlston Primary School and Earlston High School.</li> </ul> <p><b>Progress:</b> A coherent Masterplan is to be produced covering the whole area of Georgefield, including this site, AEARL010 and the longer term mixed use site SEARL006. No further</p>	TBC	Developer, SEPA

				update.		
	Brownlie Yard	zRO12	Redevelopment	<ul style="list-style-type: none"> <li>• A Flood Risk Assessment may be required</li> <li>• Potential contamination on the site, to be investigated and mitigated</li> <li>• Developer contributions required towards Earlston Primary School and Earlston High School.</li> </ul> <p><b>Progress:</b> No update.</p>	Unknown	<b>Developer,</b> SEPA, SBC
	Halcombe Fields	REARL001	Regeneration	<ul style="list-style-type: none"> <li>• A Flood Risk Assessment will be required</li> <li>• Suitable access to the site would be determined by the proposed use and would require discussion with the Council's Roads Planning Team</li> <li>• Mitigation measures to be considered regarding the overhead power lines through part of the site.</li> </ul> <p><b>Progress:</b> No update.</p>	Unknown	<b>Developer,</b> SEPA, SBC
	Townhead	BEARL002	Business and Industrial	<ul style="list-style-type: none"> <li>• N/A</li> </ul> <p><b>Progress:</b> It is intended that a Planning Brief will be produced for this site.</p>	Unknown	<b>SBC</b>
<b>Ednam</b>	<b>Site Name</b>	<b>Site Code</b>	<b>Type</b>	<b>Main Actions/Progress</b>	<b>Timescale</b>	<b>Lead Partner/Participants</b>
	West Mill	AEDNA002	Housing	<ul style="list-style-type: none"> <li>• Developer contributions required to Kelso High School.</li> </ul> <p><b>Progress:</b> Planning application (17/01563/FUL) pending consideration. No further update.</p>	TBC	<b>Developer</b>
<b>Heiton</b>	<b>Site Name</b>	<b>Site Code</b>	<b>Type</b>	<b>Main Actions/Progress</b>	<b>Timescale</b>	<b>Lead Partner/Participants</b>
	Heiton Mains	RHE2B	Housing	<ul style="list-style-type: none"> <li>• Developer contributions required towards Kelso High School.</li> </ul> <p><b>Progress:</b> No update.</p>	TBC	<b>Developer</b>
	Ladyrig	RHE3B	Housing	<ul style="list-style-type: none"> <li>• Developer contributions required towards Kelso High School.</li> </ul>	TBC	<b>Developer</b>



				<b>Progress:</b> No update. The site is included within the SHIP (2019-2024)		
<b>Jedburgh</b>	<b>Site Name</b>	<b>Site Code</b>	<b>Type</b>	<b>Main Actions/Progress</b>	<b>Timescale</b>	<b>Lead Partner/ Participants</b>
	Wildcat Gate South	AJEDB005	Housing	<ul style="list-style-type: none"> <li>• A Drainage Impact Assessment will be required</li> <li>• Developer contributions may be required towards Jedburgh Community Campus.</li> </ul> <p><b>Progress:</b> A planning brief has been produced for this site. No further update.</p>	TBC	<b>Developer, SW</b>
	Queen Mary Building	AJEDB010	Housing	<ul style="list-style-type: none"> <li>• A Flood Risk Assessment will be required</li> <li>• Developer contributions may be required towards Jedburgh Community Campus.</li> </ul> <p><b>Progress:</b> A planning brief has been produced for this site. No further update.</p>	TBC	<b>Developer, SEPA</b>
	Oxnam Road	RJ14B	Housing	<ul style="list-style-type: none"> <li>• Developer contributions may be required towards Jedburgh Community Campus.</li> </ul> <p><b>Progress:</b> Partially completed. No further progress on the remainder of the site.</p>	TBC	<b>Developer</b>
	Lochend	RJ2B	Housing	<ul style="list-style-type: none"> <li>• A Drainage Impact Assessment will be required</li> <li>• Developer contributions may be required towards Jedburgh Community Campus.</li> </ul> <p><b>Progress:</b> A planning brief has been undertaken for this site. No further update.</p>	TBC	<b>Developer, SW</b>
	Howden Drive	RJ30B	Housing	<ul style="list-style-type: none"> <li>• A Drainage Impact Assessment will be required</li> <li>• Developer contributions may be required towards Jedburgh Community Campus.</li> </ul> <p><b>Progress:</b> A planning brief has been undertaken for this site. There is planning consent (18/00006/FUL) for 32 units. The site is included within the SHIP (2019-2024).</p>	TBC	<b>Developer, SW</b>
	Annefield	RJ7B	Housing	<ul style="list-style-type: none"> <li>• A Drainage Impact Assessment will be required</li> </ul>	TBC	<b>Developer,</b>

				<ul style="list-style-type: none"> <li>• Developer contributions may be required towards Jedburgh Community Campus.</li> </ul> <p><b>Progress:</b> A planning brief has been undertaken for this site. No further update.</p>		SW
	Land East of Howdenburn Court II	AJEDB018	Housing	<ul style="list-style-type: none"> <li>• Consideration to be given to surface water within the site</li> <li>• Potential contamination to be investigated and mitigated</li> <li>• Developer contributions may be required towards Jedburgh Community Campus.</li> </ul> <p><b>Progress:</b> This site is being taken forward as part of the LDP2. The site is also included within the SHIP (2019-2024).</p>	TBC	<b>Developer, SEPA</b>
	Howdenburn Primary School	RJEDB003	Redevelopment	<ul style="list-style-type: none"> <li>• Consideration to be given to surface water within the site</li> <li>• A Drainage Impact Assessment and Water Impact Assessment may be required</li> <li>• Any potential contamination on site to be investigated and mitigated</li> <li>• There is an existing outdoor sports facility within this site, and any development must take this into account in line with Scottish Planning Policy</li> <li>• Developer contributions may be required towards Jedburgh Community Campus.</li> </ul> <p><b>Progress:</b> This site is being taken forward as part of the LDP2. Therefore no further update.</p>	Unknown	<b>Developer, SEPA, SW, Sport Scotland</b>
	Jedburgh Grammar School	RJEDB006	Redevelopment	<ul style="list-style-type: none"> <li>• A Flood Risk Assessment will be required and consideration must be given to surface runoff</li> <li>• Opportunities should be taken to de-culvert Meikle Cleugh as part of any development</li> <li>• Retention and conversion of the category 'C' Listed school building will be required</li> <li>• A Drainage Impact Assessment and Water Impact Assessment may be required</li> <li>• Any potential contamination on site to be investigated and mitigated</li> </ul>	Unknown	<b>Developer, HES, SEPA, SW</b>

				<ul style="list-style-type: none"> <li>• Developer contributions may be required towards Jedburgh Community Campus.</li> </ul> <p><b>Progress:</b> This site is being taken forward as part of the LDP2. Therefore no further update.</p>		
	Wildcat Wood	BJEDB001	Business and Industrial	<ul style="list-style-type: none"> <li>• N/A</li> </ul> <p><b>Progress:</b> The site remains undeveloped and is contained within the employment land supply, within the ELA as three sites. The three sites range from available immediately to beyond five years and serviced, to not serviced.</p>	Unknown	-
<b>Kelso</b>	<b>Site Name</b>	<b>Site Code</b>	<b>Type</b>	<b>Main Actions/Progress</b>	<b>Timescale</b>	<b>Lead Partner/Participants</b>
	Wallacenick 3	AKELS008	Housing	<ul style="list-style-type: none"> <li>• Developer contributions required towards Kelso High School.</li> </ul> <p><b>Progress:</b> A planning brief has been produced for this site. Outline planning consent granted and detailed AMC application is pending.</p>	TBC	<b>Developer,</b>
	Broomlands North	AKELS009	Housing	<ul style="list-style-type: none"> <li>• Developer contributions required towards Kelso High School and Broomlands Primary School</li> </ul> <p><b>Progress:</b> A planning brief has been produced for this site. Planning consent granted on the site. The site is currently under construction.</p>	TBC	<b>Developer,</b>
	Nethershot (Phase 1)	AKELS021	Housing	<ul style="list-style-type: none"> <li>• A Water Impact Assessment will be required</li> <li>• Developer contributions required towards Kelso High School.</li> </ul> <p><b>Progress:</b> Planning application pending consideration. The site is in the SHIP (2019-2024) for 40 affordable homes. No further update.</p>	TBC	<b>Developer, SW</b>
	Hendersyde (Phase 1)	AKELS022	Housing	<ul style="list-style-type: none"> <li>• The effect of pipelines through site to be considered including consultation with the Health and Safety Executive and Scottish Gas Networks</li> </ul>	TBC	<b>Developer, SW, HSE, Scottish Gas</b>

				<ul style="list-style-type: none"> <li>• A Water Impact Assessment would be required</li> <li>• Developer contributions required towards Kelso High School and Broomlands Primary School.</li> </ul> <p><b>Progress:</b> A planning brief has been produced for this site. Planning permission in principle granted for housing. No further update.</p>		
Rosebank 2	RKE12B	Housing	<ul style="list-style-type: none"> <li>• A Flood Risk Assessment will be required</li> <li>• Mitigation measures to be considered regarding overhead power lines through part of site and electricity sub-station</li> <li>• Developer contributions required towards Kelso High School and Broomlands Primary School.</li> </ul> <p><b>Progress:</b> No update.</p>	TBC	<b>Developer,</b> SEPA, Scottish Power	
Broomlands East	RKE1B	Housing	<ul style="list-style-type: none"> <li>• Developer contributions required towards Kelso High School and Broomlands Primary School.</li> </ul> <p><b>Progress:</b> A planning brief has been produced for this site. Planning consent granted on the site. The site is currently under construction.</p>	TBC	<b>Developer,</b>	
Wallacenick 2	RKE15F	Housing	<ul style="list-style-type: none"> <li>• Developer contributions required towards Kelso High School.</li> </ul> <p><b>Progress:</b> A planning brief has been produced for this site. Outline planning consent granted consent a detailed AMC application is pending.</p>	TBC	<b>Developer</b>	
Tweed Court	AKELS025	Housing	<ul style="list-style-type: none"> <li>• A Water Impact Assessment will be required</li> <li>• Developer contributions required towards Kelso High School.</li> </ul> <p><b>Progress:</b> This site was brought forward as part of the Housing SG. Full planning consent on the site.</p>	TBC	<b>Developer,</b> SW	
Nethershot (Phase 2)	AKELS026	Housing	<ul style="list-style-type: none"> <li>• Investigation and mitigation measures may be required in relation to surface water run-off within the site</li> <li>• A Water Impact Assessment may be required along with</li> </ul>	TBC	<b>Developer,</b> SEPA, SW	

				<p>associated mitigation</p> <ul style="list-style-type: none"> <li>• Developer contributions required towards Kelso High School.</li> </ul> <p><b>Progress:</b> A planning brief will be produced for this site, along with future development phases at Nethershot. This site was brought forward as part of the Housing SG. No further update.</p>		
	Former Foundry	RKELS001	Redevelopment	<ul style="list-style-type: none"> <li>• Potential contamination on the site to be investigated and mitigated</li> <li>• Developer contributions required towards Kelso High School.</li> </ul> <p><b>Progress:</b> Planning consent on the site for housing. The site is included within the SHIP (2019-2024) for affordable housing.</p>	TBC	<b>Developer, SW</b>
	Former Kelso High School	RKELS002	Redevelopment	<ul style="list-style-type: none"> <li>• Investigation and mitigation measures may be required in relation to surface water run-off within the site.</li> <li>• Investigation and mitigation of potential contamination on site</li> <li>• The presumption is for retention of the B-listed building. Any proposals for substantial or total demolition of the listed building will need to be in line with Historic Environment Policy for Scotland</li> <li>• Developer contributions required towards Kelso High School.</li> </ul> <p><b>Progress:</b> This site was recently brought forward as part of the Housing SG. The site is included within the SHIP (2019-2024) for 37 extra care units. No planning application submitted to date.</p>	TBC	<b>Developer, HES, SEPA</b>
	Wooden Linn	BKELS003	Business and Industrial	<ul style="list-style-type: none"> <li>• A Flood Risk Assessment will be required</li> <li>• Consideration to be given to the potential for culvert removal and channel restoration.</li> </ul>	Unknown	<b>Developer, SEPA</b>

				<p><b>Progress:</b> The site is undeveloped and contained within the employment land supply, within the ELA. The site is available in one to five years and is not serviced.</p>		
	Extension to Pinnaclehill Industrial Estate	zEL206	Business and Industrial	<ul style="list-style-type: none"> <li>Consideration must be given to the potential for culvert removal and channel restoration.</li> </ul> <p><b>Progress:</b> There are a number of undeveloped plots within this site, contained within the employment land supply. These plots are available immediately and are serviced.</p>	Unknown	<b>Developer,</b> SEPA
	Wooden Linn II	BKELS006	Business and Industrial	<ul style="list-style-type: none"> <li>A Flood Risk Assessment will be required</li> <li>Consideration must be given to surface water runoff</li> <li>Caution must be exercised as there are two water mains on the access road to the west</li> <li>Foul water from the site must be suitably planned</li> <li>Access is achievable from the new Pinnaclehill Industrial Estate road network. A further access into the B6352 is desirable however further discussion would be needed with the Roads Planning Team.</li> </ul> <p><b>Progress:</b> This site has been brought forward as part of the LPD2. Therefore, no further update.</p>	Unknown	<b>Developer,</b> SEPA, SW, SBC
<b>Morebattle</b>	<b>Site Name</b>	<b>Site Code</b>	<b>Type</b>	<b>Main Actions/Progress</b>	<b>Timescale</b>	<b>Lead Partner/Participants</b>
	West Renwick Gardens	AMORE001	Housing	<ul style="list-style-type: none"> <li>Developer contributions required towards Kelso High School.</li> </ul> <p><b>Progress:</b> A planning brief has been produced for this site. No further update.</p>	TBC	<b>Developer</b>
	Extension to Croft Industrial Park	BMORE001	Business and Industrial	<ul style="list-style-type: none"> <li>N/A</li> </ul> <p><b>Progress:</b> The site is undeveloped and contained within the employment land supply, within the ELA. The site is available in one to five years and is not serviced.</p>	Unknown	-
<b>Sprouston</b>	<b>Site Name</b>	<b>Site Code</b>	<b>Type</b>	<b>Main Actions/Progress</b>	<b>Timescale</b>	<b>Lead Partner/Participants</b>

	Church Field	RSP2B	Housing	<ul style="list-style-type: none"> <li>Developer contributions required towards Kelso High School.</li> </ul> <p><b>Progress:</b> No update.</p>	TBC	<b>Developer</b>
	Teasel Bank	RSP3B	Housing	<ul style="list-style-type: none"> <li>Developer contributions required towards Kelso High School.</li> </ul> <p><b>Progress:</b> No update.</p>	TBC	<b>Developer</b>
<b>St Boswells</b>	<b>Site Name</b>	<b>Site Code</b>	<b>Type</b>	<b>Main Actions/Progress</b>	<b>Timescale</b>	<b>Lead Partner/Participants</b>
	Extension to Charlesfield	zEL19	Business and Industrial	<ul style="list-style-type: none"> <li>Consideration must be given to public transport provision, pedestrian connectivity with St Boswells and the suitability of the existing junction with the A68 which will require discussions with Transport Scotland.</li> </ul> <p><b>Progress:</b> The majority of the site remains undeveloped and contained within the employment land supply, within the ELA. The site is available immediately and is partially serviced.</p>	Unknown	<b>Developer, Transport Scotland</b>
<b>Yetholm</b>	<b>Site Name</b>	<b>Site Code</b>	<b>Type</b>	<b>Main Actions/Progress</b>	<b>Timescale</b>	<b>Lead Partner/Participants</b>
	Morebattle Road	RY4B	Housing	<ul style="list-style-type: none"> <li>Developer contributions required towards Kelso High School.</li> </ul> <p><b>Progress:</b> No update.</p>	TBC	<b>Developer</b>
	Land North West of Deanfield Place	BYETH001	Business and Industrial	<ul style="list-style-type: none"> <li>Consideration must be given to the presence of foul and surface sewers within site.</li> </ul> <p><b>Progress:</b> This site is being taken forward as part of the LPD2. No further update.</p>	Unknown	<b>Developer, SW</b>

**CENTRAL (WEST) HOUSING MARKET AREA**

Settlement	Site Name	Site Code	Type	Main Actions/Progress	Timescale	Lead Partner/Participants
<b>Ashkirk</b>	Cransfield	EA200	Housing	<ul style="list-style-type: none"> <li>N/A</li> </ul> <p><b>Progress:</b> No update.</p>	TBC	-
<b>Clovenfords</b>	Site Name	Site Code	Type	Main Actions/Progress	Timescale	Lead Partner/Participants
	Clovenfords West	EC6	Housing	<ul style="list-style-type: none"> <li>A Flood Risk Assessment will be required</li> <li>A Drainage Impact Assessment and a Water Impact Assessment will be required</li> <li>Investigation and mitigation of potential contamination on site</li> <li>Developer contributions required towards Clovenfords Primary School and Galashiels Academy.</li> </ul> <p><b>Progress:</b> No update.</p>	TBC	<b>Developer,</b> SEPA, SW
<b>Denholm</b>	Site Name	Site Code	Type	Main Actions/Progress	Timescale	Lead Partner/Participants
	Denholm Hall Farm East	ADENH001	Housing	<ul style="list-style-type: none"> <li>A Flood Risk Assessment will be required</li> <li>A Drainage Impact Assessment will be required</li> <li>Developer contribution required towards Denholm Primary School.</li> </ul> <p><b>Progress:</b> A planning brief has been undertaken for this site. No further update.</p>	TBC	<b>Developer,</b> SEPA, SW
<b>Galashiels</b>	Site Name	Site Code	Type	Main Actions/Progress	Timescale	Lead Partner/Participants
	Mossilee	EGL19B	Housing	<ul style="list-style-type: none"> <li>Consider the potential for culvert removal and channel restoration</li> <li>Developer contributions required towards Balmoral Primary School and Galashiels Academy.</li> </ul> <p><b>Progress:</b> No update.</p>	TBC	<b>Developer,</b> SEPA



	Buckholm Corner	EGL17B	Housing	<ul style="list-style-type: none"> <li>• Flood risk from Buckholm Burn to be addressed</li> <li>• Consider the potential for culvert removal and channel restoration</li> <li>• Developer contributions required towards Glendinning Primary School and Galashiels Academy.</li> </ul> <p><b>Progress:</b> A planning brief has been produced for this site. The site has been included as a pipeline project within the SHIP (2019-2024).</p>	TBC	<b>Developer, SW, SEPA</b>
	Buckholm North	EGL41	Housing	<ul style="list-style-type: none"> <li>• Flood risk from Buckholm Burn to be addressed</li> <li>• Consider the potential for culvert removal and channel restoration</li> <li>• Developer contributions required towards Glendinning Primary School and Galashiels Academy.</li> </ul> <p><b>Progress:</b> A planning brief has been produced for this site. No further update.</p>	TBC	<b>Developer, SW, SEPA</b>
	South Crotchetknowe	EGL16B	Housing	<ul style="list-style-type: none"> <li>• Developer contributions required towards Langlee Primary School and Galashiels Academy.</li> </ul> <p><b>Progress:</b> No update.</p>	TBC	<b>Developer</b>
	Grange	EGL20B	Housing	<ul style="list-style-type: none"> <li>• Developer contributions required towards St Peter's Primary School and Galashiels Academy.</li> </ul> <p><b>Progress:</b> There is planning consent on the site and works have commenced. It is anticipated that the site will be complete by 2020.</p>	TBC	<b>Developer</b>
	Crotchetknowe	EGL13B	Housing	<ul style="list-style-type: none"> <li>• A Drainage Impact Assessment will be required</li> <li>• Developer contributions required towards Langlee Primary School and Galashiels Academy.</li> </ul> <p><b>Progress:</b> A planning brief has been undertaken for this site. No further update.</p>	TBC	<b>Developer, SW</b>
	Forest Hill	EGL42	Housing	<ul style="list-style-type: none"> <li>• A Flood Risk Assessment will be required</li> <li>• Developer contributions required towards Balmoral</li> </ul>	TBC	<b>Developer, SEPA</b>

				<p>Primary School and Galashiels Academy.</p> <p><b>Progress:</b> A planning brief has been produced for the site. No update</p>		
	North Ryehaugh	EGL200	Housing	<ul style="list-style-type: none"> <li>• Developer contributions required towards Glendinning Primary School and Galashiels Academy.</li> </ul> <p><b>Progress:</b> No update.</p>	TBC	<b>Developer</b>
	Coopersknowe Phase 4	AGALA017	Housing	<ul style="list-style-type: none"> <li>• Developer contributions required towards Langlee Primary School and Galashiels Academy</li> <li>• New vehicular access road from the north.</li> </ul> <p><b>Progress:</b> Planning consent (16/00869/FUL) was approved for 60 units, however lapsed in December 2019. Planning application (18/01417/FUL) refused for 69 units. An appeal against the refusal was sustained. The site is included within the SHIP (2019-2024) for 50-60 units for affordable housing.</p>	TBC	<b>Developer</b>
	Easter Langlee Expansion Area	AGALA024	Housing	<ul style="list-style-type: none"> <li>• A Drainage Impact Assessment is required</li> <li>• Developer contributions required towards Langlee Primary School and Galashiels Academy.</li> </ul> <p><b>Progress:</b> A planning brief and masterplan have been produced for this site. The site has planning consent for over 500 units and work is considerably underway. The majority of the affordable units have now been developed. Active developer on site at present and units programmed for another 6 years.</p>	TBC	<b>Developer, SW</b>
	Netherbarns	AGALA029	Housing	<ul style="list-style-type: none"> <li>• A Flood Risk Assessment will be required</li> <li>• Consideration to be given to surface water runoff and drainage within the site</li> <li>• Early engagement with Scottish Water required</li> <li>• A Water Impact Assessment is required</li> <li>• Developer contributions required towards St Peter's Primary School and Galashiels Academy.</li> </ul>	TBC	<b>Developer, SEPA, SW</b>

				<p><b>Progress:</b> This site has been taken forward as part of the LDP2, therefore no further update. A masterplan will be developed for this site.</p>		
South of Coopersknowe	MGALA002	Mixed Use	<ul style="list-style-type: none"> <li>• Potential contaminated land from agricultural activity should be investigated and mitigated.</li> </ul> <p><b>Progress:</b> No update.</p>	Unknown	Developer	
Winston Road	MGALA003	Mixed Use	<ul style="list-style-type: none"> <li>• N/A</li> </ul> <p><b>Progress:</b> No update.</p>	Unknown	-	
Plumtreehall Brae	zRO4	Redevelopment	<ul style="list-style-type: none"> <li>• A Flood Risk Assessment may be required</li> <li>• Improvements to access to the A7 required</li> <li>• The character and setting of the Category B Listed Bristol Mill must be safeguarded.</li> </ul> <p><b>Progress:</b> Full and LBC applications pending consideration for the change of use of former mill and alterations to form 25 residential units and associated works (17/00930/FUL &amp; 17/00935/LBC).</p>	Unknown	Developer, SEPA	
Roxburgh Street	zRO6	Redevelopment	<ul style="list-style-type: none"> <li>• A Flood Risk Assessment may be required</li> <li>• The Category B Listed former Glasite Chapel and Botany Mill and Category C Listed Morrison and Murray Engineering Works and their setting must be protected and retained.</li> </ul> <p><b>Progress:</b> No update.</p>	Unknown	Developer, HES, SEPA	
Heriot-Watt Halls of Residence	zRO24	Redevelopment	<ul style="list-style-type: none"> <li>• Developer contributions towards St Peters Primary School and Galashiels Academy.</li> </ul> <p><b>Progress:</b> No update.</p>	Unknown	-	
Melrose Road	zRO202	Redevelopment	<ul style="list-style-type: none"> <li>• Presumption in favour of retaining the listed building, boundary walls, railing and gate piers</li> <li>• A Drainage Impact Assessment is required</li> <li>• Developer contributions towards Langlee Primary School</li> </ul>	Unknown	Developer, HES, SW	

				and Galashiels Academy.  <b>Progress:</b> A planning brief has been produced for this site. The site is included within the SHIP (2019-2024) for affordable housing.		
	Huddersfield Street/ Hill Street	zCR2	Redevelopment	<ul style="list-style-type: none"> <li>• A Flood Risk Assessment will be required</li> <li>• Consideration to be given to surface water runoff</li> <li>• Possible contamination issues to be addressed</li> <li>• Developer contributions towards Primary and Galashiels Academy.</li> </ul> <p><b>Progress:</b> A planning brief has been undertaken for this site. No further update.</p>	Unknown	<b>Developer,</b> SW
	Stirling Street	zCR3	Redevelopment	<ul style="list-style-type: none"> <li>• A Flood Risk Assessment will be required</li> <li>• Consideration to be given to surface water runoff</li> <li>• Possible contamination issues to be addressed</li> <li>• Promotion of a range of uses to reinforce the vitality and viability of the town centre whilst being linked to the Galashiels Transport Interchange.</li> </ul> <p><b>Progress:</b> A planning brief has been undertaken for this site. No further update.</p>	Unknown	<b>Developer,</b> SW, SEPA
	Galafoot	BGALA002	Business and Industrial	<ul style="list-style-type: none"> <li>• Potential contamination from the former gas works should be investigated and mitigated</li> <li>• Any implications in respect of the consultation zone associated with the Dewarton/Selkirk major accident hazard pipeline must be assessed</li> <li>• A Flood Risk Assessment will be required.</li> </ul> <p><b>Progress:</b> The site remains undeveloped and is contained within the employment land supply, within the ELA. The site is available beyond five years and is partially serviced.</p>	Unknown	<b>Developer,</b> HSE, SEPA
	Land at Winston Road I	BGALA006	Business and Industrial	<ul style="list-style-type: none"> <li>• A Flood Risk Assessment will be required</li> <li>• Surface water mitigation required</li> <li>• Potential contamination to be investigated and mitigated</li> </ul>	Unknown	<b>Developer,</b> HSE, SEPA, SW

				<ul style="list-style-type: none"> <li>• Health and Safety Executive consultation required in respect of underground gas pipeline</li> <li>• Odour from the nearby Sewage Treatment Works to be mitigated</li> <li>• A Water Impact Assessment is required.</li> </ul> <p><b>Progress:</b> This site is being taken forward within the LDP2 for business and industrial use. Therefore, no further update.</p>		
	Former Castle Warehouse Site	AGALA037	Housing	<ul style="list-style-type: none"> <li>• Investigation of surface water flood risk</li> <li>• Site investigations required to establish whether or not a culverted watercourse exists</li> <li>• Potential contamination to be investigated and mitigated</li> <li>• Contact with Scottish Water in respect of water treatment works local network issues</li> <li>• Developer contributions required towards Langlee Primary School and Galashiels Academy.</li> </ul> <p><b>Progress:</b> Planning consent granted for 39 extra care units (17/01284/FUL). The site is included within the SHIP (2019-2024) and indicates that the site will be complete by the end of 2020.</p>	TBC	<b>Developer, SEPA, SW, SBC</b>
<b>Gattonside</b>	<b>Site Name</b>	<b>Site Code</b>	<b>Type</b>	<b>Main Actions/Progress</b>	<b>Timescale</b>	<b>Lead Partner/Participants</b>
	St Aidans	AGATT007	Housing	<ul style="list-style-type: none"> <li>• The B listed Gattonside House and its setting must be retained</li> <li>• Developer contributions for Earlston High School and Melrose Primary School.</li> </ul> <p><b>Progress:</b> Previous planning consent lapsed. Pending planning application (18/01161/FUL).</p>	TBC	<b>Developer, HES</b>
<b>Hawick</b>	<b>Site Name</b>	<b>Site Code</b>	<b>Type</b>	<b>Main Actions/Progress</b>	<b>Timescale</b>	<b>Lead Partner/Participants</b>
	Summerfield 1	RHA12B	Housing	<ul style="list-style-type: none"> <li>• Consideration to be given to the National Grid gas main within the southern part of the site</li> <li>• 33kv cables run through the central part of the site and</li> </ul>	TBC	<b>Developer, HSE, National Grid, Scottish</b>

				<p>other high voltage cables along the eastern boundary</p> <ul style="list-style-type: none"> <li>• A Drainage Impact Assessment will be required.</li> </ul> <p><b>Progress:</b> A Planning brief has been undertaken for this site, alongside (RHA13B). No further update.</p>		Power, SW
Summerfield 2	RHA13B	Housing	<ul style="list-style-type: none"> <li>• Consideration to be given to the National Grid gas main within southern part of the site</li> <li>• 33kv cables run through the central part of the site and other high voltage cables along the eastern boundary</li> <li>• A Drainage Impact Assessment will be required.</li> </ul> <p><b>Progress:</b> A planning brief has been undertaken for this site, alongside (RHA12B). No further update.</p>	TBC	<b>Developer,</b> HSE, National Grid, Scottish Power, SW	
Stirches 2	RHA25B	Housing	<ul style="list-style-type: none"> <li>• Consideration to be given to the high voltage underground cable and the National Grid gas main within the southern part of the site</li> <li>• A Drainage Impact Assessment will be required.</li> </ul> <p><b>Progress:</b> A planning brief has been undertaken for this site. The site is included within the SHIP (2019-2024) for extra care housing.</p>	TBC	<b>Developer,</b> HSE, National Grid, SW	
Crumhaughill	RHA24A	Housing	<ul style="list-style-type: none"> <li>• Consideration to be given to the Scottish Power cable which crosses the site from north-west to south-east</li> <li>• A Flood Risk Assessment will be required</li> <li>• A Drainage Impact Assessment will be required.</li> </ul> <p><b>Progress:</b> A planning brief has been undertaken for this site. No further update.</p>	TBC	<b>Developer,</b> Scottish Power, SEPA, SW	
Leaburn 2	RHA21B	Housing	<ul style="list-style-type: none"> <li>• N/A</li> </ul> <p><b>Progress:</b> No update.</p>	TBC	-	
Gala Law/ Guthrie Drive	RHA27B	Housing	<ul style="list-style-type: none"> <li>• A Drainage Impact Assessment will be required</li> </ul> <p><b>Progress:</b> A planning brief has been undertaken for this site. No further update.</p>	TBC	<b>Developer,</b> SW	

	Guthrie Drive	AHAWI006	Housing	<ul style="list-style-type: none"> <li>• Undergrounding of overhead transmission lines to be considered.</li> </ul> <p><b>Progress:</b> No update.</p>	TBC	<b>Developer,</b> Scottish Power
	Gala Law	AHAWI013	Housing	<ul style="list-style-type: none"> <li>• Overhead high voltage electricity cables to be addressed / rerouted underground</li> <li>• A Drainage Impact Assessment will be required.</li> </ul> <p><b>Progress:</b> A planning brief has been undertaken for this site. No further update.</p>	TBC	<b>Developer,</b> SW, Scottish Power
	Burnfoot (Phase 1)	AHAWI027	Housing	<ul style="list-style-type: none"> <li>• A Flood Risk Assessment is required to take cognisance of the possibility of a culverted water course within the site, the need for a sustainable drainage system and the wetland area to the south west</li> <li>• Potential contamination on the site should be investigated and mitigated.</li> </ul> <p><b>Progress:</b> This site is being taken forward as part of the LDP2 for housing. A planning brief will be prepared to include the principles of 'Designing Streets'.</p>	TBC	<b>Developer,</b> SEPA
	Gala Law	MHAWI001	Mixed Use	<ul style="list-style-type: none"> <li>• N/A</li> </ul> <p><b>Progress:</b> No update.</p>	Unknown	-
	Commercial Road	zRO8	Redevelopment	<ul style="list-style-type: none"> <li>• A Flood Risk Assessment will be required</li> <li>• A Drainage Impact Assessment will be required</li> <li>• A primary substation is located in the centre of the allocation, relocation of this and the provision of a suitable alternative would need to be provided by the developer</li> <li>• Two secondary substation are also located within the site. Early discussions with Scottish Water and SEPA are encouraged.</li> </ul> <p><b>Progress:</b> A planning brief has been produced for this site.</p>	Unknown	<b>Developer,</b> SEPA, Scottish Power, SW
	Slitrig Crescent	RHAWI001	Redevelopment	<ul style="list-style-type: none"> <li>• A Flood Risk Assessment will be required</li> <li>• Contamination assessment required due to the relation to</li> </ul>	Unknown	<b>Developer,</b> SEPA

				<p>the former Waverley railway and appropriate mitigation measures to be carried out thereafter</p> <p><b>Progress:</b> No update.</p>		
	Cottage Hospital	RHAWI010	Redevelopment	<ul style="list-style-type: none"> <li>• The B Listed former Cottage Hospital and its setting must be retained. Any extension, alterations, new building and associated landscaping should be designed sympathetically to this setting</li> <li>• Site investigation of any potential contamination and appropriate mitigation measures to be carried out thereafter</li> <li>• Due to the regional historic interest of the building, a Historic Building Survey to be undertaken.</li> </ul> <p><b>Progress:</b> The site has extant planning consent for 15 units. No progress on site to date.</p>	Unknown	<b>Developer,</b> HES
	Former Peter Scott Building	RHAWI017	Redevelopment	<ul style="list-style-type: none"> <li>• The submission of a Flood Risk Assessment would be required</li> <li>• Any development must be sympathetic to the character and setting of this C listed building and Hawick Conservation Area</li> <li>• Site investigation of any potential contamination and appropriate mitigation measures to be carried out thereafter.</li> </ul> <p><b>Progress:</b> Planning Consent and Listed Building Consent has been secured on two separate occasions for alterations and a change of use to the weaving shed building in the southwest of this site. The first set of consents consists of: 18/00498/FUL and 18/00499/LBC; the second, and most recently approved, consists of: 19/01813/FUL and 19/01812/LBC. There is a current, but as yet undetermined Listed Building Consent Application (19/01619/LBC), which proposes the demolition of sheds within the centre of the Peter Scott Factory site; however there is at the time of</p>	Unknown	<b>Developer,</b> HES, SEPA



				writing, not yet any proposed redevelopment of the area that is proposed for demolition.		
Gala Law Business and Industrial Land Proposal	zEL60	Business and Industrial	<ul style="list-style-type: none"> <li>• N/A</li> </ul> <p><b>Progress:</b> The site remains undeveloped and is contained within the employment land supply, within the ELA. The site is available immediately and is serviced.</p>	Unknown	-	
North West Burnfoot	BHAWI001	Business and Industrial	<ul style="list-style-type: none"> <li>• N/A</li> </ul> <p><b>Progress:</b> It is intended that a planning brief will be produced for this site. The site remains undeveloped and is contained within the employment land supply, within the ELA. The site is available beyond five years and is not serviced.</p>	Unknown	-	
Gala Law North	BHAWI002	Business and Industrial	<ul style="list-style-type: none"> <li>• There are potential issues with contaminated land on the site and this should be further investigated.</li> </ul> <p><b>Progress:</b> It is intended that a planning brief will be produced for this site. The site remains undeveloped and is contained within the employment land supply, within the ELA. The northern part of the site is available in one to five years and is not serviced. The southern part of the site is available in one to five years and is partially serviced.</p>	Unknown	<b>Developer</b>	
Gala Law II	BHAWI003	Business and Industrial	<ul style="list-style-type: none"> <li>• Consideration is required to be given to surface water and water environment considerations</li> <li>• Potential contamination to be investigated and mitigated</li> <li>• Water and Drainage Impact Assessments may be required</li> <li>• A water main runs through the middle of the site.</li> </ul> <p><b>Progress:</b> This site has been taken forward as part of the LPD2. Therefore, no further update.</p>	Unknown	<b>Developer, SW, SEPA</b>	
Land to South of Burnhead	BHAWI004	Business and Industrial	<ul style="list-style-type: none"> <li>• Surface water flooding issues and water environment considerations will require to be addressed</li> <li>• Burnhead Tower, a category B listed tower house, lies to the north east of the site. Mitigation measures must</li> </ul>	Unknown	<b>Developer, HES, SEPA, SW</b>	

				<p>ensure there is no impact upon the setting of the tower house</p> <ul style="list-style-type: none"> <li>• An existing water mains runs through the site</li> <li>• A Drainage Impact Assessment may be required.</li> </ul> <p><b>Progress:</b> A planning brief will be produced for this site. This site has been taken forward as part of the LDP2. Therefore, no further update.</p>		
<b>Lilliesleaf</b>	<b>Site Name</b>	<b>Site Code</b>	<b>Type</b>	<b>Main Actions/Progress</b>	<b>Timescale</b>	<b>Lead Partner/Participants</b>
	West of St Dunstans	ALILL003	Housing	<ul style="list-style-type: none"> <li>• N/A</li> </ul> <p><b>Progress:</b> A planning brief has been produced for the site. No further update.</p>	TBC	<b>Developer</b>
<b>Melrose</b>	<b>Site Name</b>	<b>Site Code</b>	<b>Type</b>	<b>Main Actions/Progress</b>	<b>Timescale</b>	<b>Lead Partner/Participants</b>
	Dingleton Hospital	EM32B	Housing	<ul style="list-style-type: none"> <li>• Developer contributions for Earlston High School and Melrose Primary School.</li> </ul> <p><b>Progress:</b> Planning consent granted on site and is substantially developed.</p>	TBC	<b>Developer</b>
	The Croft	EM4B	Housing	<ul style="list-style-type: none"> <li>• A Flood Risk Assessment and Drainage Impact Assessment may be required</li> <li>• Consideration to be given to the potential for culvert removal and channel restoration</li> <li>• Developer contributions for Earlston High School and Melrose Primary School.</li> </ul> <p><b>Progress:</b> A planning brief has been produced for this site. Full planning consent granted for erection of 28 dwellinghouses with associated parking, roads and landscaping (18/01385/FUL).</p>	TBC	<b>Developer, SEPA, SW</b>
<b>Newtown St Boswells</b>	<b>Site Name</b>	<b>Site Code</b>	<b>Type</b>	<b>Main Actions/Progress</b>	<b>Timescale</b>	<b>Lead Partner/Participants</b>
	Melrose Road	ENT4B	Housing	<ul style="list-style-type: none"> <li>• Developer contributions for Earlston High School and</li> </ul>	TBC	<b>Developer</b>

				<p>Newtown St Boswells Primary School</p> <ul style="list-style-type: none"> <li>• Requirement for pedestrian link, with a footbridge over Sprouston Burn, to the south of the site providing a connection to Sprouston Road.</li> </ul> <p><b>Progress:</b> No update.</p>		
Sergeants Park II	ENT15B	Housing	<ul style="list-style-type: none"> <li>• A Drainage Impact Assessment may be required</li> <li>• Developer contributions for Earlston High School and Newtown St Boswells Primary School.</li> </ul> <p><b>Progress:</b> A planning brief has been produced for this site. Planning consent granted on the site and the site is nearly complete. The site is included within the SHIP (2019-2024).</p>	TBC	<b>Developer, SW</b>	
Newtown Expansion Area	ANEWT005	Housing	<ul style="list-style-type: none"> <li>• A Flood Risk Assessment is recommended</li> <li>• Developer contributions for Earlston High School and Newtown St Boswells Primary School</li> <li>• Access from A68 (including new roundabout) and road/transport network within the settlement</li> <li>• Provision of school and nursery to serve the local catchment area.</li> </ul> <p><b>Progress:</b> This allocation is for an expansion to Newtown St Boswells, with an indicative capacity for 900 units. An outline planning application is pending consideration.</p>	TBC	<b>Developer, SEPA, Transport Scotland, SBC</b>	
Auction Mart	MNEWT001	Mixed Use	<ul style="list-style-type: none"> <li>• A Drainage Impact Assessment will be required</li> <li>• Consideration to be given to the impact of run-off within the site</li> <li>• Developer contributions for Earlston High School and Newtown St Boswells Primary School.</li> </ul> <p><b>Progress:</b> A planning brief has been produced for the site. Planning application pending consideration for a mixed use development.</p>	Unknown	<b>Developer, SEPA, SW</b>	
Mills	zRO23	Redevelopment	<ul style="list-style-type: none"> <li>• Potential contamination to be investigated and mitigated.</li> </ul>	Unknown	<b>Developer</b>	

				<b>Progress:</b> A development framework has been produced for this site. No further update.		
	Depot	zRO21	Redevelopment	<ul style="list-style-type: none"> <li>Contamination assessment required with appropriate mitigation.</li> </ul> <b>Progress:</b> No update.	Unknown	<b>Developer</b>
	Tweed Horizons Expansion	BNEWT001	Business and Industrial	<ul style="list-style-type: none"> <li>Development of the site should include a new access from the A68 and may require to be supported by a new roundabout on the A68</li> <li>A Flood Risk Assessment is recommended. The assessment should include consideration of the potential for culvert removal and channel restoration.</li> </ul> <b>Progress:</b> A planning brief will be produced for this site. The site remains undeveloped and is included within the employment land supply, as part of the ELA. The site is available in one to five years and is partially serviced.	Unknown	<b>Developer, SW, Transport Scotland, SEPA</b>
<b>Selkirk</b>	<b>Site Name</b>	<b>Site Code</b>	<b>Type</b>	<b>Main Actions/Progress</b>	<b>Timescale</b>	<b>Lead Partner/Participants</b>
	Linglie Road	ESE10B	Housing	<ul style="list-style-type: none"> <li>Development is to be restricted to the area, about 0.75ha, at the west end of the site that is outwith the functional flood plain and not at risk from a 1 in 200 year event</li> <li>Remainder of the site is to be used for prevention of flood risk and a holistic consideration of site landscape</li> <li>Consider the potential for culvert removal and channel restoration.</li> </ul> <b>Progress:</b> The site has PPP consent for housing. No detailed planning application has been submitted to date.	TBC	<b>Developer, SEPA</b>
	Kerr's Land	ESE2	Housing	<ul style="list-style-type: none"> <li>N/A</li> </ul> <b>Progress:</b> Pending planning application on the site.	TBC	<b>Developer</b>
	Philippaugh Steading	ASELK006	Housing	<ul style="list-style-type: none"> <li>Part of the site is at flood risk during the 1 in 200 year flood event. A flood risk assessment is required to inform site layout, design and mitigation. Potential developers</li> </ul>	TBC	<b>Developer, SEPA</b>

				<p>should be aware of the provisions of the Selkirk Flood Protection Scheme (FPS). Any land raising would need to take the FPS into account.</p> <ul style="list-style-type: none"> <li>• No built development should take place on the functional flood plain; this area should be safeguarded as open space.</li> </ul> <p><b>Progress:</b> No update.</p>		
	Philiphaugh North	ASELK021	Housing	<ul style="list-style-type: none"> <li>• Consider the potential for culvert removal and channel restoration.</li> </ul> <p><b>Progress:</b> No update.</p>	TBC	<b>Developer,</b> SEPA
	Angles Field	ASELK033	Housing	<ul style="list-style-type: none"> <li>• A Flood Risk Assessment will be required.</li> </ul> <p><b>Progress:</b> The site was taken forward as part of the Housing SG. No further update.</p>	TBC	<b>Developer,</b> SEPA
	Philiphaugh Mill	ASELK040	Housing	<ul style="list-style-type: none"> <li>• Potential contamination to be investigated and mitigated</li> <li>• Existing mill lade adjacent to site requires to be protected to maintain flow and protect water quality</li> <li>• Some widening of the Ettrickhaugh Road will be required to mitigate the increase in traffic movements</li> <li>• Access to the site will require a new bridge over the Ettrickhaugh Burn</li> <li>• Development must not have a negative impact upon the setting of the historic battlefield (Battle of Philiphaugh)</li> <li>• Contact with Scottish Water in respect of water treatment works local network issues.</li> </ul> <p><b>Progress:</b> This site is being taken forward as part of the LDP2. Therefore, no further update.</p>	TBC	<b>Developer,</b> HES, SEPA, SW
	Heather Mill	MSELK002	Mixed Use	<ul style="list-style-type: none"> <li>• Potential contamination on the site should be investigated and mitigated</li> <li>• Any development on the site should address the risk of any potential surface water ponding behind flood defences</li> </ul>	Unknown	<b>Developer,</b> HES, SEPA

				<ul style="list-style-type: none"> <li>The setting of the Battle of Philiphaugh Battlefield should be considered as part of the site design.</li> </ul> <p><b>Progress:</b> This site was formerly allocated for business and industrial land as part of the LDP. However, the site was brought forward for mixed use as part of the more recent Housing SG. No further update.</p>		
	Riverside 2	zEL11	Business and Industrial	<ul style="list-style-type: none"> <li>A flood risk assessment is required.</li> </ul> <p><b>Progress:</b> The site remains undeveloped and is included within the employment land supply, as part of the ELA. The site is available in one to five years and is partially serviced.</p>	Unknown	<b>Developer, SEPA</b>
	Riverside 5	BSELK002	Business and Industrial	<ul style="list-style-type: none"> <li>N/A</li> </ul> <p><b>Progress:</b> The site remains undeveloped and is included within the employment land supply, as part of the ELA. The site is available immediately and is serviced.</p>	Unknown	<b>Developer</b>
	Riverside 6	zEL15	Business and Industrial	<ul style="list-style-type: none"> <li>A flood risk assessment is required</li> <li>The A Listed Etrick Mill and its setting must be retained.</li> </ul> <p><b>Progress:</b> The site remains undeveloped and is included within the employment land supply, as part of the ELA. The site is available immediately and is partially serviced.</p>	Unknown	<b>Developer, SEPA, HES</b>
<b>Tweedbank</b>	<b>Site Name</b>	<b>Site Code</b>	<b>Type</b>	<b>Main Actions/Progress</b>	<b>Timescale</b>	<b>Lead Partner/Participants</b>
	<p>The railway terminal for the Borders Railway is located at Tweedbank and the village is therefore seen as an appropriate location for growth. The Blueprint for the Borders Railway seeks to ensure economic development opportunities are maximised along the railway corridor. The Proposed LDP seeks to promote these opportunities. The allocated site for mixed use development at Lowood (MTWEE002) provides an opportunity for a range of uses with excellent development opportunities given its attractive setting, its proximity to the railway station and its location within an area with an established housing market demand. A Masterplan, produced in 2017, sets out some initial ideas which are being developed further through the preparation of Supplementary Planning Guidance. The Central Borders Innovation Park is one of the most successful business and industrial areas in the Scottish Borders. It is well located in terms of roads and footway access and is ideally placed to capitalise on the opportunities brought by the Borders Railway. Supplementary Guidance and a Simplified Planning Zone seek to enable development at this location.</p>					
	Site East of	MTWEE001	Mixed Use	<ul style="list-style-type: none"> <li>N/A</li> </ul>	Unknown	<b>Developer</b>

	Railway Terminal			<p><b>Progress:</b> Two storey office development and associated works permitted by Simplified Planning Zone (18/00796/SPZ). Completion due February 2021.</p>		
	Lowood	MTWEE002	Mixed Use	<ul style="list-style-type: none"> <li>• A Flood Risk Assessment will be required</li> <li>• Marketing strategy being undertaken</li> <li>• Possibility of de-culverting should be investigated</li> <li>• Potential need for Environmental Impact Assessment</li> <li>• Potential contamination to be investigated and mitigated</li> <li>• A Drainage Impact Assessment will be required. There is currently no capacity at the Waste Water Treatment Works to accommodate development. An upgrade would be required, the developer would need to meet the 5 growth criteria</li> <li>• Contact with Scottish Water in respect of water treatment work local network issues</li> <li>• A Transport Appraisal is required. There will need to be at least two vehicular access points into the site. The appraisal would be required to determine any potential cumulative impact on the sites, and would identify appropriate and deliverable mitigation measures on the network including on the A6091, A68 and potentially the A7</li> <li>• Site access must take cognisance of the possible extension of the Borders Railway and of the potential for a replacement Lowood Bridge</li> <li>• Developer contributions required for Tweedbank Primary School and Galashiels Academy</li> <li>• An extension to the primary school would potentially be required.</li> </ul> <p><b>Progress:</b> The site was taken forward as part of the recent Housing SG. This is a mixed use allocation which will incorporate a mixture of uses including housing and business land. This will be established in more detail by a masterplan.</p>	TBC	<b>Developer,</b> SEPA, SW, SBC

				Supplementary Planning Guidance is being prepared for the site.		
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## NORTHERN HOUSING MARKET AREA

Settlement	Site Name	Site Code	Type	Main Actions/Progress	Timescale	Lead Partner/Participants
<b>Cardrona</b>	North of Horsbrugh Bridge	MCARD006	Mixed Use	<ul style="list-style-type: none"> <li>• A Flood Risk Assessment will be required</li> <li>• Water supply and waste water treatment capacity to be addressed</li> <li>• Developer contributions to address capacity issues at Peebles High School and Priorsford Primary School.</li> </ul> <p><b>Progress:</b> The site is allocated for mixed use with an indicative site capacity for 25 units. The site has extant planning consent for 20 units (14/00666/FUL) and there is a pending planning application for the variation to the previous consent (18/01289/FUL). No further update.</p>	TBC	<b>Developer,</b> SW, SEPA
<b>Eddleston</b>	Site Name	Site Code	Type	Main Actions/Progress	Timescale	Lead Partner/Participants
	Burnside	TE6B	Housing	<ul style="list-style-type: none"> <li>• A Flood Risk Assessment will be required</li> <li>• Consider the potential for culvert removal and channel restoration</li> <li>• Developer contributions to address capacity issues at Peebles High School.</li> </ul> <p><b>Progress:</b> A planning brief has been produced for this site. No further update.</p>	TBC	<b>Developer,</b> SW, SEPA
	North of Belfield	AEDDL002	Housing	<ul style="list-style-type: none"> <li>• A Flood Risk Assessment will be required</li> <li>• Developer contributions to address capacity issues at Peebles High School.</li> </ul> <p><b>Progress:</b> No update.</p>	TBC	<b>Developer,</b> SW, SEPA
	Land South of Cemetery	AEDDL010	Housing	<ul style="list-style-type: none"> <li>• A Flood Risk Assessment will be required, to assess the potential flood risk from the Eddleston Water</li> </ul>	TBC	<b>Developer,</b> SW, SEPA



				<ul style="list-style-type: none"> <li>• Drainage Impact Assessment required, in respect of WWTW</li> <li>• Water Impact Assessment required, in respect of WTW</li> <li>• Developer contributions to address capacity issues at Peebles High School.</li> </ul> <p><b>Progress:</b> This site is being taken forward as part of the LDP2. Therefore, no further update.</p>		
<b>Eshiels</b>	<b>Site Name</b>	<b>Site Code</b>	<b>Type</b>	<b>Main Actions/Progress</b>	<b>Timescale</b>	<b>Lead Partner/Participants</b>
	Land at Eshiels	BESHI001	Business and Industrial	<ul style="list-style-type: none"> <li>• A Flood Risk Assessment will be required, to assess the risk from the Linn Burn and any small watercourse which flows through and adjacent to the site</li> <li>• Feasibility study will be required to investigate the potential for channel restoration</li> <li>• There is no public sewer within the vicinity. Explore the opportunity to provide satisfactory sewerage provision</li> <li>• New junction onto the A72 would be required</li> <li>• Drainage Impact Assessment required</li> <li>• Water Impact Assessment required</li> <li>• Potential contamination on the site.</li> </ul> <p><b>Progress:</b> This site is being taken forward as part of the LDP2. Therefore, no further update.</p>	Unknown	<b>Developer, SW, SEPA, SBC</b>
<b>Innerleithen</b>	<b>Site Name</b>	<b>Site Code</b>	<b>Type</b>	<b>Main Actions/Progress</b>	<b>Timescale</b>	<b>Lead Partner/Participants</b>
	Kirklands/ Willowbank	T1200	Housing	<ul style="list-style-type: none"> <li>• Developer contributions towards St Ronan's Primary School and Peebles High School</li> <li>• There are pressures on health service accommodation which may require further upgrade.</li> </ul> <p><b>Progress:</b> A planning brief has been undertaken for this site. No further update.</p>	TBC	<b>Developer, NHS</b>
	Kirklands/ Willowbank II	AINNE004	Housing	<ul style="list-style-type: none"> <li>• A Flood Risk Assessment will be required</li> <li>• Vehicular access via site T1200 and possible new junction</li> </ul>	TBC	<b>Developer, NHS, SEPA</b>

				<p>required to the B709</p> <ul style="list-style-type: none"> <li>• Developer contributions towards St Ronan’s Primary School and Peebles High School</li> <li>• There are pressures on health service accommodation which may require further upgrade.</li> </ul> <p><b>Progress:</b> It is intended that a planning brief will be produced for this site. No further update.</p>		
	Traquair Road East	zEL16	Business and Industrial	<ul style="list-style-type: none"> <li>• A Flood Risk Assessment will be required to inform the site layout, design and mitigation, and consideration should be given to the potential for channel restoration.</li> </ul> <p><b>Progress:</b> The site remains undeveloped and is contained within the employment land supply, within the ELA. The site is available immediately and is partially serviced.</p>	Unknown	<b>Developer,</b> SEPA
	Caerlee Mill	MINNE001	Mixed Use	<ul style="list-style-type: none"> <li>• A Flood Risk Assessment will be required</li> <li>• Developer contributions towards St Ronan’s Primary School and Peebles High School</li> <li>• A Water Impact Assessment will be required</li> <li>• Potential contamination on the site should be investigated and mitigated</li> <li>• There are pressures on health service accommodation which may require further upgrade.</li> </ul> <p><b>Progress:</b> A planning brief has been undertaken for this site. This site was taken forward as part of the Housing SG. Planning consent granted for 44 units on the southern part of the site, excluding the mill building. Works have commenced on site and are progressing. It should be noted that the site must accommodate a mix of uses including housing, employment and/or commercial. The site is included within the SHIP (2019-2024).</p>	TBC	<b>Developer,</b> SW, SEPA, NHS
	Land West of Innerleithen	MINNE003	Mixed Use	<ul style="list-style-type: none"> <li>• A Flood Risk Assessment will be required</li> <li>• Developer contributions towards St Ronan’s Primary School and Peebles High School</li> </ul>	TBC	<b>Developer,</b> SW, SEPA, NHS

				<ul style="list-style-type: none"> <li>• Early discussions with Scottish Water in respect of Waste Water Treatment Works and Water Treatment Works capacities and the possibility for DIA and WIA</li> <li>• There are pressures on health service accommodation which may require further upgrade.</li> </ul> <p><b>Progress:</b> A planning brief will be produced for this site. This site is being taken forward as part of the LDP2 and must incorporate a mix of uses including housing and employment. It should be noted that the area in the north east corner is to be safeguarded for potential future expansion of the health centre. There is an area identified within the LDP2 for Business Use on the site.</p>		
<b>Lauder</b>	<b>Site Name</b>	<b>Site Code</b>	<b>Type</b>	<b>Main Actions/Progress</b>	<b>Timescale</b>	<b>Lead Partner/Participants</b>
	Wyndhead II	ELA12B	Housing	<ul style="list-style-type: none"> <li>• Developer contributions for Lauder Primary School and Earlston High School.</li> </ul> <p><b>Progress:</b> Planning consent granted (18/00792/FUL). Part of the site is included within the SHIP (2019-2024) for affordable housing. Work has commenced on the site.</p>	TBC	<b>Developer</b>
	West Allanbank	ALAUD001	Housing	<ul style="list-style-type: none"> <li>• Flood risk from watercourse to the west to be addressed</li> <li>• Developer contributions for Lauder Primary School and Earlston High School</li> <li>• Hazard pipeline exclusion zones in the west of the site should be evaluated and mitigated.</li> </ul> <p><b>Progress:</b> No update.</p>	TBC	<b>Developer, SW, SEPA, HSE</b>
	North Lauder Industrial Estate	BLAUD002	Business and Industrial	<ul style="list-style-type: none"> <li>• Planning Brief has been produced for the site; and</li> <li>• Access road formed.</li> </ul> <p><b>Progress:</b> The site remains undeveloped and is contained within the employment land supply, within the ELA. The site is available immediately and is serviced.</p>	Unknown	-
	Burnmill	RLAUD002	Redevelopment	<ul style="list-style-type: none"> <li>• A flood risk assessment of the northern part of the site</li> </ul>	Unknown	<b>Developer,</b>

				<p>required</p> <ul style="list-style-type: none"> <li>• Evaluation and mitigation of potentially contaminated land from the former gasworks and mill</li> <li>• Developer contributions for Lauder Primary School and Earlston High School.</li> </ul> <p><b>Progress:</b> No update.</p>		<b>SEPA</b>
<b>Oxton</b>	<b>Site Name</b>	<b>Site Code</b>	<b>Type</b>	<b>Main Actions/Progress</b>	<b>Timescale</b>	<b>Lead Partner/Participants</b>
	Deanfoot Road North	AOXTO010	Housing	<ul style="list-style-type: none"> <li>• Developer contributions for Earlston High School</li> <li>• Potential contamination to be investigated and mitigated</li> <li>• Surface water to be managed</li> <li>• In order to provide a suitable access into the site, the existing farm buildings onsite may have to be redeveloped with some demolished</li> <li>• Widening of the minor road carriageway will be required</li> <li>• Explore the potential for a secondary access from the extreme south westerly corner of the site</li> <li>• Water Impact Assessment.</li> </ul> <p><b>Progress:</b> This site has been brought forward as part of the LDP2. No further update.</p>	TBC	<b>Developer, SEPA, SW, SBC</b>
<b>Peebles</b>	<b>Site Name</b>	<b>Site Code</b>	<b>Type</b>	<b>Main Actions/Progress</b>	<b>Timescale</b>	<b>Lead Partner/Participants</b>
	George Place	APEEB031	Housing	<ul style="list-style-type: none"> <li>• Possible on site contamination to be investigated</li> <li>• A Flood Risk Assessment will be required</li> <li>• Developer contributions to address capacity issues at Kingsland Primary School and Peebles High School.</li> </ul> <p><b>Progress:</b> No update.</p>	TBC	<b>Developer, SW, SEPA</b>
	South of South Park	APEEB021	Housing	<ul style="list-style-type: none"> <li>• A Flood Risk Assessment will be required</li> <li>• Developer contributions to address capacity issues at Kingsland Primary School and Peebles High School.</li> </ul> <p><b>Progress:</b> Development has commenced. Part of the site is</p>	TBC	<b>Developer, SW, SEPA</b>

				included within the SHIP (2019-2024).		
	South Park	zEL204	Business and Industrial	<ul style="list-style-type: none"> <li>Contributions may be required for upgrades to water and waste water works.</li> </ul> <p><b>Progress:</b> The site remains undeveloped and is contained within the employment land supply, within the ELA. The site is available within one to five years and is not serviced.</p>	Unknown	<b>Developer, SW</b>
	Rosetta Road	APEEB044	Housing	<ul style="list-style-type: none"> <li>New bridge to be formed over Eddleston Water</li> <li>Developer contributions to address capacity issues at Kingsland Primary School and Peebles High School.</li> </ul> <p><b>Progress:</b> The planning application (13/00444/PPP) remains pending consideration, which also covers the adjacent allocation (MPEEB006). It should be noted that Rosetta Caravan Park is still operational. No further update.</p>	TBC	<b>Developer, SW</b>
	Rosetta Road	MPEEB006	Mixed Use	<ul style="list-style-type: none"> <li>New bridge to be formed over Eddleston Water</li> <li>Developer contributions to address capacity issues at Kingsland Primary School and Peebles High School</li> <li>Flood Risk Assessment will be required</li> <li>Water Impact Assessment may be required</li> <li>Investigation and mitigation of potential contamination on site.</li> </ul> <p><b>Progress:</b> The planning application (13/00444/PPP) remains pending consideration, which also covers the adjacent allocation (APEEB044). It should be noted that Rosetta Caravan Park is still operational. No further update.</p>	TBC	<b>Developer, SW, SEPA</b>
	March Street Mill	MPEEB007	Mixed Use	<ul style="list-style-type: none"> <li>Developer contributions to address capacity issues at Kingsland Primary School and Peebles High School</li> <li>Water Impact Assessment may be required</li> <li>Potential contamination on site to be investigated and mitigated</li> <li>In advance of the development being occupied, connection to waste water (foul) drainage to the public sewer will be required</li> </ul>	TBC	<b>Developer, SW</b>

				<p>Two areas of the site have been identified within LDP2 for Business Use.</p> <p><b>Progress:</b> This site was taken forward as part of the recent Housing SG for mixed use. Planning application (17/00063/PPP) was refused planning consent on this site. No further update. It should be noted that the site must provide a mix of uses including housing, employment, and potentially commercial and community use.</p>		
	Land South of Chapelhill Farm	APEEB056	Housing	<ul style="list-style-type: none"> <li>• New bridge to be formed over Eddleston Water</li> <li>• A Flood Risk Assessment will be required</li> <li>• Developer contributions to address capacity issues at Kingsland Primary School and Peebles High School</li> <li>• Early discussions with Scottish Water, to ascertain whether a Drainage Impact Assessment and Water Impact Assessment is required, in respect of WWTW and WTW.</li> </ul> <p><b>Progress:</b> This site is being taken forward as part of the LDP2. It is intended that a planning brief will be produced for this site. No further update.</p>	TBC	<b>Developer,</b> SW, SEPA
<b>Stow</b>	<b>Site Name</b>	<b>Site Code</b>	<b>Type</b>	<b>Main Actions/Progress</b>	<b>Timescale</b>	<b>Lead Partner/Participants</b>
	Royal Hotel	MSTOW001	Mixed Use	<ul style="list-style-type: none"> <li>• A Flood Risk Assessment will be required.</li> </ul> <p><b>Progress:</b> A planning brief was produced for this site. No update.</p>	TBC	<b>Developer,</b> SEPA
	Stagehall II	ASTOW027	Housing	<ul style="list-style-type: none"> <li>• A Flood Risk Assessment may be required</li> <li>• Surface water runoff from the surrounding area will be required to be considered during the design stage and mitigation put in place.</li> </ul> <p><b>Progress:</b> Planning Application 20/00169/FUL has recently been submitted for this site, which proposes 16 new dwellinghouses with associated infrastructure; at the time of writing, this application is yet to be determined.</p>	TBC	<b>Developer,</b> SEPA

<b>Walkerburn</b>	<b>Site Name</b>	<b>Site Code</b>	<b>Type</b>	<b>Main Actions</b>	<b>Timescale</b>	<b>Lead Partner/ Participants</b>
	Caberston Farm Land	TW200	Housing	<ul style="list-style-type: none"> <li>• A Flood Risk Assessment will be required</li> <li>• Developer contributions to address capacity issues at Peebles High School.</li> </ul> <p><b>Progress:</b> It is intended that a planning brief will be produced for this site. No further update.</p>	TBC	<b>Developer, SEPA</b>
	Caberston Farm Land II	AWALK005	Housing	<ul style="list-style-type: none"> <li>• A Flood Risk Assessment will be required</li> <li>• Developer contributions to address capacity issues at Peebles High School.</li> </ul> <p><b>Progress:</b> It is intended that a planning brief will be produced for this site. No further update.</p>	TBC	<b>Developer, SEPA</b>
	Caberston Farm/ Old Mill Site	zR200	Redevelopment	<ul style="list-style-type: none"> <li>• A Flood Risk Assessment will be required</li> <li>• Developer contributions to address capacity issues at Peebles High School.</li> </ul> <p><b>Progress:</b> It is intended that a planning brief will be produced for this site.</p>	Unknown	<b>Developer, SEPA</b>
<b>West Linton</b>	<b>Site Name</b>	<b>Site Code</b>	<b>Type</b>	<b>Main Actions</b>	<b>Timescale</b>	<b>Lead Partner/ Participants</b>
	Deanfoot Road	zEL18	Business and Industrial	<ul style="list-style-type: none"> <li>• Contributions may be required for upgrades to waste water treatment and local water network.</li> </ul> <p><b>Progress:</b> The site remains undeveloped and is contained within the employment land supply, within the ELA. The site is available in one to five years and is not serviced.</p>	Unknown	<b>Developer, SW</b>

#### SOUTHERN HOUSING MARKET AREA

<b>Settlement</b>	<b>Site Name</b>	<b>Site Code</b>	<b>Type</b>	<b>Main Actions/Progress</b>	<b>Timescale</b>	<b>Lead Partner/ Participants</b>
<b>Newcastleton</b>	Caravan site	MNEWC001	Mixed Use	<ul style="list-style-type: none"> <li>• A Flood Risk Assessment is recommended.</li> </ul>	TBC	<b>Developer,</b>

				<b>Progress:</b> No update.		SEPA
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## 5. POLICY MONITORING

- 5.1 All the policies contained within the Local Development Plan will be monitored throughout the Plan period in order to evaluate performance within the planning application decision making process. This evaluation will help establish which policies need to be amended, updated, merged, removed, where new policies are required and where further guidance is needed to improve the performance of a specific policy.
- 5.2 Although all policies are monitored, the policies in Table 4 have been highlighted to assess where further improvements are necessary as part of future reviews of the Local Development Plan. There are also a number of new policies which will require to be monitored to assess their effectiveness. The lead partner/ participant is identified in bold.

**TABLE 4: POLICY MONITORING**

Policy	Action	Timescale	Lead Partner/ Participants
<b>Placemaking and Design (PMD)</b>			
Delivering sustainable development and ensuring high quality design for all development via good placemaking principles are key themes throughout the LDP. This policy section promotes low carbon technologies and economic growth whilst protecting the built and natural intrinsic qualities of the Scottish Borders. Good design is at the heart of sustainable communities. The Plan acknowledges that quality design is not just about the aesthetic improvement of the environment, but is as much about improved quality of life, equality of opportunity and economic growth.			
<b>Policy PMD2</b> Quality Standards	Placemaking and Design is a core element of the Plan and the performance of the standards set out within this policy will continue to be monitored.  There is Supplementary Planning Guidance (SPG) for Placemaking and Design (2010) and it is intended that this will be updated as part of the LDP2 Plan period. It is proposed that SPG on Sustainability and Climate Change will also be produced as part of the LDP2 Plan period.	Ongoing	<b>SBC</b>
<b>Policy PMD3</b> Land Use Allocations	Placemaking and Design is a core element of the Plan and the delivery of allocations set out in this policy will continue to be monitored.  There is Supplementary Planning Guidance (SPG) for Placemaking and Design (2010) and it is intended that this will be updated as part of the LDP2 Plan period.	Ongoing	<b>SBC</b>

<b>Economic Development (ED)</b>			
<p>This policy section seeks to ensure the identification, safeguarding and delivery of a sufficient supply of business and industrial land taking account of market demands and existing infrastructure. As required by the Blueprint for the Border Railway opportunities are promoted along the railway corridor. Support is given to a wide range of renewable energy proposals within appropriate locations and criteria tests are laid down for considering a wide range of development types within rural areas.</p>			
<b>Policy ED1</b> Protection of Business and Industrial Land	Monitor the performance of the 'high amenity business sites' and 'business and industrial sites' and continue to monitor the land uptake and supply through the annual Employment Land Audit.	Annual	<b>SBC, SOSE, landowners</b>
<b>Policy ED3</b> Town Centres and Shopping Development	Continue to monitor the vitality and viability of town centres including annual footfall surveys, number of vacant units, length of vacancy and the mix of uses within town centres.	Annual	<b>SBC</b>
<b>Policy ED4</b> Core Activity Areas in Town Centres	Monitor the performance of the updated policy which allows more flexibility of the range of uses allowed within the Core Activity Areas.	Annual	<b>SBC</b>
<b>Policy ED5</b> Regeneration	Identify any issues regarding the development of allocated redevelopment sites and non-allocated brownfield sites.  Continue to monitor redevelopment sites as part of the Vacant and Derelict Land Survey (VDLS) annually.	Ongoing	<b>SBC</b>
<b>Policy ED6</b> Digital Connectivity	Monitor the effectiveness of this policy to promote and improve digital connectivity throughout the Borders.	Ongoing	<b>SBC</b>
<b>Policy ED9</b> Renewable Energy Development	Ongoing monitoring of the effectiveness of this policy.	Ongoing	<b>SBC, SNH, SEPA</b>
<b>Policy ED11</b> Safeguarding of Minerals Deposits	The Strategic Development Plan requires the preparation of a Minerals Area of Search Map and it is intended that Supplementary Planning Guidance on this subject will be produced.	Ongoing	<b>SBC, SNH</b>
<b>Policy ED12</b> Mineral and Coal	The Strategic Development Plan requires the preparation of a Minerals Area of Search Map and it is intended that Supplementary Planning Guidance on this subject will be produced.	Ongoing	<b>SBC, SNH</b>

Extraction			
<b>Housing Development (HD)</b>			
This section also lays down policy tests for determining planning applications for housing in the countryside, striking the balance between supporting proposals in rural areas where appropriate whilst also safeguarding the attractive Scottish Borders landscape.			
<b>Policy HD1</b> Affordable Housing Delivery	Ongoing monitoring of affordable housing completions and the delivery mechanism, against the affordable housing requirement. Continue to monitor the land supply and completions through the annual Housing Land Audit (HLA).  There is existing Supplementary Planning Guidance on Affordable Housing which is updated as required.	Ongoing  HLA undertaken annually	<b>SBC,</b> landowners, developers, RSLs
<b>Policy HD2</b> Housing in the Countryside	There is existing Supplementary Planning Guidance on Housing in the Countryside (2008) and this is proposed to be updated throughout the LDP2 period.  Continue to monitor the approvals for housing in the countryside against Policy HD2 and the relevant SPG.	Ongoing	<b>SBC</b>
<b>Policy HD4</b> Further Housing Land Safeguarding	Continue to monitor the five year effective housing land supply, as part of the annual Housing Land Audit (HLA) process.	Ongoing  HLA undertaken annually	<b>SBC,</b> landowners, developers, RSLs
<b>Policy HD6</b> Housing for Particular Needs	Monitor the effectiveness of this new policy to ensure the provision of housing for particular needs throughout the Scottish Borders.  There is existing Supplementary Planning Guidance on Affordable Housing which is updated as required. It is also intended to produce Supplementary Planning Guidance on Planning for Disabilities/Wheelchair Needs' as part of the LDP2 Plan period, to sit alongside Policy HD6.	Ongoing	<b>SBC</b>
<b>Environmental Promotion and Protection (EP)</b>			
This policy section places an emphasis on placemaking and design in relation to new development. It confirms the various landscape, natural environment and nature conservation designations within the Scottish Borders and lays down a range of criteria tests to be applied to ensure their protection and/or any potential appropriate mitigation measures.			
<b>Policy EP1</b>	Monitor planning applications & liaise with Development Management to ensure that appropriate	Ongoing	<b>SBC, Scottish</b>

International Nature Conservation Sites and Protected Species	<p>conditions/controls are applied.</p> <p>There is adopted Supplementary Planning Guidance (SPG) for Biodiversity (2005) and adopted Supplementary Guidance (SG) for the Local Biodiversity Action Plan (2018).</p> <p>It is intended that an update to the SPG on Biodiversity will be undertaken as part of the LDP2 period.</p>		<b>Government</b>
<b>Policy EP2</b> National Nature Conservation Sites and Protected Species	<p>Monitor planning applications &amp; liaise with Development Management to ensure that appropriate conditions/controls are applied.</p> <p>There is adopted Supplementary Planning Guidance (SPG) for Biodiversity (2005) and adopted Supplementary Guidance (SG) for the Local Biodiversity Action Plan (2018).</p> <p>It is intended that an update to the SPG on Biodiversity will be undertaken as part of the LDP2 period.</p>	Ongoing	<b>SBC, Scottish Government</b>
<b>Policy EP3</b> Biodiversity and Geodiversity Sites	<p>There is adopted Supplementary Planning Guidance (SPG) for Biodiversity (2005) and adopted Supplementary Guidance (SG) for the Local Biodiversity Action Plan (2018).</p> <p>It is intended that an update to the SPG on Biodiversity will be undertaken as part of the LDP2 period.</p> <p>There is the potential that additional Local Biodiversity Sites could come forward as part of future SPG throughout the course of the LDP2 period.</p>	Ongoing	<b>SBC</b>
<b>Policy EP6</b> Countryside Around Towns	<p>Monitor the effectiveness of this policy within the decision making process, including the opportunity to allow for infill development within established building groups.</p> <p>There is Supplementary Planning Guidance (SPG) on Countryside Around Towns and it is intended that this will be updated as part of the LDP2 plan period.</p>	Ongoing	<b>SBC</b>
<b>Policy EP7</b> Listed Buildings	<p>Monitor planning applications &amp; liaise with Development Management, Historic Environment Scotland as required, to ensure appropriate conditions and controls are applied.</p> <p>It is intended that Supplementary Planning Guidance (SPG) for Historic Environment will be produced as part of the LDP2 period.</p>	Ongoing	<b>SBC, HES, landowner</b>
<b>Policy EP8</b> Historic Environment Assets and Scheduled	<p>Monitor planning applications &amp; liaise with Development Management, Historic Environment Scotland as required, to ensure appropriate conditions and controls are applied.</p> <p>It is intended that Supplementary Planning Guidance (SPG) for Historic Environment will be produced as part of the LDP2 period.</p>	Ongoing	<b>SBC, HES, landowner</b>

Monuments			
<b>Policy ED9</b> Renewable Energy Development	It is intended that Supplementary Planning Guidance for Sustainability and Climate Change will be produced as part of the LDP2 Plan period.	Ongoing	<b>SBC</b>
<b>Policy EP11</b> Protection of Greenspace	Monitor how effective formal allocations of safeguarded green spaces are in practice.  There is Supplementary Planning Guidance on Green Space (2009) and it is intended that this will be updated as part of the LDP2 period.	Ongoing	<b>SBC</b>
<b>Policy EP12</b> Green Networks	As part of Policy EP12, it is proposed that Supplementary Planning Guidance (SPG) is produced for Green Networks, which will support the delivery of green networks.	Ongoing	<b>SBC,</b> developers, landowners
<b>Policy EP13</b> Trees, Woodlands and Hedgerows	There is Supplementary Planning Guidance on Trees and Development (2008) and it is intended that this will be updated as part of the LDP2 Plan period.	Ongoing	<b>SBC</b>
<b>Policy EP17</b> Food Growing and Community Growing Spaces	Monitor the effectiveness of this new policy which aims to support the development of new or extended food growing areas.	Ongoing	<b>SBC</b>
<b>Infrastructure and Standards (IS)</b>			
This policy section covers a wide range of requirements and standards which applications must address where relevant. It confirms, for example, road adoption standards, parking provision, infrastructure requirements and contamination issues to be addressed. Flood risk is a major constraint to be considered and the LDP has been prepared and consulted upon with relevant bodies to ensure no new development will be at flood risk or that flood risk is increased elsewhere. The LDP confirms a series of Flood Protection Schemes and studies.			
<b>Policy IS2</b> Developer Contributions & Policy IS3 Developer Contributions related to the Borders Railway	There is Supplementary Planning Guidance (SPG) on Development Contributions (2013) and it is intended that this will be updated throughout the LDP2 period. It should be noted that the developer contribution rates are annually indexed in line with RPI and BCIS rates.  Continue to monitor and update the types of developer contributions being sought. Continue to apply annual indexation to developer contributions for education and the Borders Railway.	Ongoing  Indexation applied annually	<b>SBC,</b> developers, landowners
<b>Policy IS4</b>	Preparation of Supplementary Planning Guidance (SPG) on Sustainability and Climate Change to accompany	Ongoing	<b>SBC</b>

Transport Development and Infrastructure	Policy IS4. The SPG is likely to cover a range of subjects taking on board the findings of the Council's 'Sustainable Development Committee'. This will include, for example, reference to the requirement for infrastructure to provide electric car charging points, either through electrical connections adjacent to/within private driveways, or through infrastructure for the installation of charging points within communal car parking areas.		
<b>Policy IS13</b> Contaminated and Unstable Land	Monitor planning applications & liaise with case officers and EH to ensure appropriate conditions/controls are applied.  Continue to monitor sites as part of the Vacant and Derelict Land Survey (VDLS) annually.	Ongoing  The VDLS is undertaken annually	<b>SBC</b>
<b>Policy IS18</b> Cemetery Provision	Monitor the effectiveness of this new policy to protect existing cemeteries and support the development of new cemeteries.	Ongoing	<b>SBC</b>

## 6. SUPPLEMENTARY PLANNING GUIDANCE

- 6.1 In addition to the Local Development Plan, more detailed advice is often required to help improve and enable the planning application decision making process. This currently takes the form of Supplementary Planning Guidance (SPG). Once approved, SPG will form a non-statutory part of the Scottish Borders Local Development Plan and will be a material consideration in the processing of planning applications.
- 6.2 Table 5 sets out the proposed Supplementary Planning Guidance the Council aims to produce in consultation with input from other interested parties where necessary. The lead partner/ participant is identified in bold.

**TABLE 5: PREPARATION OF PROPOSED/ UPDATED SUPPLEMENTARY PLANNING GUIDANCE**

<b>TITLE OF SUPPLEMENTARY PLANNING GUIDANCE</b>	<b>REQUIREMENT FOR SUPPLEMENTARY PLANNING GUIDANCE</b>	<b>LEAD PARTNER/ PARTICIPANTS</b>
Affordable Housing	A periodic update of existing Supplementary Planning Guidance.	<b>SBC</b>
Biodiversity	An update of the existing Supplementary Planning Guidance.	<b>SBC</b>
Countryside Around Towns	Review of current Supplementary Planning Guidance adopted in 2011 to monitor its effectiveness in practice and make any necessary amendments arising from the LDP process.	<b>SBC, SNH</b>
Dark Skies	This new Supplementary Planning Guidance will provide guidance on good lighting practice in order to protect the quality of the dark sky.	<b>SBC</b>
Development Contributions	A periodic update of existing Supplementary Planning Guidance.	<b>SBC, SW</b>
Green Networks	This new Supplementary Planning Guidance will provide guidance on green networks including routes identified in the LDP.	<b>SBC, SNH</b>
Greenspace	This Supplementary Planning Guidance will replace the existing Green Space Supplementary Planning Guidance.	<b>SBC</b>
Historic Environment	This new Supplementary Planning Guidance will offer guidance in respect of the historic built environment and will be a material consideration in the determination of relevant planning applications.	<b>SBC, HES</b>
Landscape and Development	An update of the existing Supplementary Planning Guidance.	<b>SBC</b>
Local Biodiversity Sites	This new Supplementary Planning Guidance will focus on Local Biodiversity Sites and provide an opportunity to expand upon Policy EP3 and take forward additional Local Biodiversity Sites as part of the LDP.	<b>SBC</b>

Local Geodiversity Sites	This new Supplementary Planning Guidance will focus on Local Geodiversity Sites and provide an opportunity to expand upon Policy EP3.	<b>SBC</b>
Minerals	This new Supplementary Planning Guidance will incorporate a spatial strategy showing areas of protection and areas of search and will confirm good planning practice and issues to be addressed when applications for minerals are submitted.	<b>SBC, SNH</b>
New Housing in the Borders Countryside	An update of the existing Supplementary Planning Guidance.	<b>SBC</b>
Placemaking and Design	The existing Supplementary Planning Guidance will be updated to incorporate privacy and sunlight standards and advice regarding alterations and extensions for householders.	<b>SBC</b>
Planning for Particular Needs Housing	This new Supplementary Planning Guidance will provide further guidance on a range of housing for particular needs including accessible and adapted housing; wheelchair/disabled housing; supported accommodation; extra care housing; student accommodation and gypsy/travellers and travelling show people.	<b>SBC</b>
Sustainability and Climate Change	This new Supplementary Planning Guidance will promote the positive role of sustainable development and provides guidance on adapting to and mitigating the impacts of climate change. The SPG will also include, for example, the required provision for electric vehicle charging points to be incorporated into developments.	<b>SBC</b>
Trees and Development	An update of the existing Supplementary Planning Guidance.	<b>SBC</b>
Tweedbank – Vision for Growth and Sustainability, a Community for the Future (Lowood)	This Supplementary Planning Guidance and Development Vision was approved by the Council in Summer 2021 and sets out a vision and design guidance for the development of the mixed use site at Lowood, Tweedbank.	<b>SBC, LUC</b> External Consultants



## 7. PLANNING BRIEFS

- 7.1 The preparation of Planning Briefs for substantial land allocations is proposed to assist development of key sites brought forward in the Local Development Plan. Briefs indicate how sites are to be laid out, including arrangements for access, and provide guidance on any special considerations with regard to design and environmental constraints. All planning briefs will be prepared by Scottish Borders Council in consultation with other interested parties, Table 6 details where it is intended that a Planning Brief will be produced for a site. It may be that existing approved planning briefs will need to be reviewed if they are considered to be out dated in light of new issues or constraints which may emerge relating to the site. The list of proposed Planning Briefs will be monitored and any such sites will be added to the table accordingly.
- 7.2 It should be noted that the potential Longer Term sites identified within the Proposed Plan are subject to review as part of the Local Development Plan process.

### TABLES 6A to 6E: PREPARATION OF PLANNING BRIEFS/ MASTERPLANS

#### TABLE 6A - HOUSING SITES

SETTLEMENT	SITE CODE	SITE NAME	GENERAL COMMENTS	LEAD PARTNER/ PARTICIPANTS
Coldstream	ACOLD011 and ACOLD014	Hillview North (Phases 1 and 2)	A Planning Brief is to be produced for these two adjoining housing sites with a total capacity of 200 units. The Brief must address potential flood risk within the site, connectivity through BCOLD001 and new structure planting.	<b>SBC</b>
Darnick	ADARN005	Land South of Darnlee	A Brief is to be prepared of this housing allocation of 10 units. The brief will set out the need for a high standard of design and details regarding vehicular access and site setting.	<b>SBC</b>
Hawick	AHAWI027	Burnfoot (Phase 1)	The Planning Brief for this housing allocation with an indicative capacity of 60 units should provide guidance on the design and layout of the site in line with the principles of 'Designing Streets'.	<b>SBC</b>
Innerleithen	AINNE004	Kirklands/ Willowbank II	The Brief for this 7.8ha housing site must address site access, new woodland planting and flood risk within the site.	<b>SBC</b>

Kelso	AKELS026	Nethershot (Phase 2)	A Planning Brief for this 6.3ha housing site with a capacity of 100 units should also include future phases of development to the west (SKELS004). Pedestrian and cycle links to be provided to Kelso High School.	<b>SBC</b>
Peebles	APEEB056	Land South of Chapelhill Farm	A 7ha housing allocation for 150 units to the north of Peebles. Brief to consider the Eddleston Water, landscaping and archaeological evaluation.	<b>SBC</b>
Peebles	APEEB044	Rosetta Road	To be undertaken, if the planning consent is not implemented.	<b>SBC</b>
Walkerburn	TW200 and AWALK005	Caberston Farm Land/ Caberston Farm Land II	Two adjoining housing sites with a total capacity of 130 units. Consideration should be given to access through the sites, new woodland planting and flooding within the Planning Brief.	<b>SBC</b>

**TABLE 6B - BUSINESS AND INDUSTRIAL SITES**

<b>SETTLEMENT</b>	<b>SITE CODE</b>	<b>SITE NAME</b>	<b>GENERAL COMMENTS</b>	<b>LEAD PARTNER/ PARTICIPANTS</b>
Coldstream	BCOLD001	Lennel Mount	A Planning Brief is to be produced for the site (BCOLD001), alongside the housing allocations (ACOLD011 & ACOLD014).	<b>SBC</b>
Earlston	BEARL002	Townhead	Development of this 4.6ha business and industrial site which is located off the A6105 should ensure that the existing setting and entrance to village are not adversely impacted upon.	<b>SBC</b>
Hawick	BHAWI001, BHAWI002 and BHAWI004	North West Burnfoot, Gala Law North and Land to South of Burnhead	A single Planning Brief to cover three business and industrial allocations located to the north of Hawick with a total site area of 19.5ha.	<b>SBC</b>
Newtown St Boswells	BNEWT001	Tweed Horizons Expansion	The Planning Brief for this strategic high amenity business and industrial site must include a new access from the A68, Flood Risk Assessment and identification and response to the landscape sensitivities of the site and the wider National Scenic Area.	<b>SBC</b>

**TABLE 6C - MIXED USE SITES**

SETTLEMENT	SITE CODE	SITE NAME	GENERAL COMMENTS	LEAD PARTNER/ PARTICIPANTS
Innerleithen	MINNE003	Land West of Innerleithen	This 1.5ha mixed use allocation has an indicative capacity of 35 units. The planning brief for this site must ensure a mix of uses including housing, employment and/or commercial is developed on the site. There is an area identified within LDP2 for Business Use on the site.	<b>SBC</b>

**TABLE 6D - REDEVELOPMENT SITES**

SETTLEMENT	SITE CODE	SITE NAME	GENERAL COMMENTS	LEAD PARTNER/ PARTICIPANTS
Galashiels	RGALA002	Vacant buildings at Kirk Brae	It is intended that the Planning Brief must assess the impact upon nature conservation and seek to protect and retain the character and setting of the C listed buildings which occupy the site. It is expected the buildings will be brought back into residential use. Current application submitted.	<b>SBC</b>
Galashiels	zRO6	Roxburgh Street	The Planning Brief for this redevelopment site must include a flood risk assessment, archaeological investigation, consideration of the character of the Conservation Area and must seek to protect the character and setting of the listed buildings.	<b>SBC</b>
Walkerburn	zR200	Caberston Farm/ Old Mill Site	It is intended that the Planning Brief for this 1.9ha site should ensure retention and conversion of the historic buildings on the site however, this should not preclude an element of good quality modern build also taking place within the site.	<b>SBC</b>

**TABLE 6E - LONGER TERM SITES AND MASTERPLANS**

SETTLEMENT	SITE CODE	SITE NAME	GENERAL COMMENTS	LEAD PARTNER/ PARTICIPANTS
Cardrona	SCARD002 (Longer Term Mixed Use)	Land at Nether Horsburgh	This 23.8ha potential longer term mixed use site is located to the north of the existing settlement across the A72. The masterplan for this site must accommodate an element of business land and a potential new primary school. The masterplan must also take into account any potential for setting impacts on the Nether Horsburgh Castle Scheduled Monument.	<b>SBC</b>
Duns	SDUNS001 (Longer Term Mixed Use)	South of Earlsmeadow	The masterplan for this potential longer term housing site of 16.1ha must include Provision for an events area to facilitate tourism events. The masterplan should also take cognisance of the Duns Scotus Way and make reference for the need to investigate the ground conditions. The wetland area close to the park will need to be treated with care to create an attractive wetland feature.	<b>SBC</b>
Earlston	AEARL010, AEARL011 and SEARL006 (Housing & Longer Term Mixed Use)	East Turfford, Georgefield Site and Georgefield East	A masterplan to be produced for two adjacent sites to the east of Earlston with a total capacity of 160 units should be prepared. The masterplan should refer to key site considerations including flood risk, links to the adjoining potential longer term mixed use site (SEARL006) and evaluation/ mitigation of on-site archaeological features.	<b>SBC</b>
Galashiels	AGALA029 (Housing)	Netherbarns	A masterplan is to be produced for this 7.3ha housing allocation for 45 units.	<b>SBC</b>
Galashiels	SGALA005 and SGALA016 (Longer Term Housing)	Hollybush Valley	The Hollybush areas will be subject to further assessment and will require a masterplan to allow their future consideration. The sites would form part of a new district for the settlement as it is separated from it by the Gala Hill woodland. High quality design is required to create its own identity.	<b>SBC</b>
Greenlaw	SGREE003 (Longer Term Housing)	Halliburton Road	A masterplan to be produced for this potential longer term housing site, to include; vehicular access points, improvements to pedestrian access and	<b>SBC</b>

			landscaping.	
Innerleithen	SINNE001 (Longer Term Housing)	Kirklands II	A masterplan to be produced for this potential longer term housing site, to include; vehicular access points, enhancement of the existing woodland, cognisance of the River Tweed SAC, flood risk and landscaping.	<b>SBC</b>
Newtown St Boswells	ANEWT005 (Housing)	Newtown Expansion Area	A masterplan to be produced for this housing allocation (ANEWT005) which covers 58ha and has an indicative site capacity for 900 units. The masterplan exercise should be undertaken in consultation with local communities and be submitted as a supporting document to a planning application.	<b>Developer, SBC</b>
Kelso	SKELS004 (Longer Term Housing)	Nethershot	A Planning Brief for this potential longer term housing site should include development of earlier phases at Nethershot (AKELS026).	<b>SBC</b>
Kelso	SKELS005 (Longer Term Housing)	Hendersyde	A Planning Brief for this potential longer term housing site should take cognisance of earlier phases of development at Hendersyde (AKELS022). The effect of pipelines through the site must be considered.	<b>SBC</b>
Peebles	SPEEB003, SPEEB004 and SPEEB005 (Longer Term Housing and Mixed Use)	South West of Whitehaugh / North West of Hogbridge / Peebles East (South of the River)	A masterplan to be provided for both Longer Term Housing sites (SPEEB003 and SPEEB004). A Masterplan to be provided (SPEEB005) for this 32.3ha potential longer term mixed use site located to south east of Peebles must include provision for housing, employment, potential new school site and recreation ground. The site should also allow for the potential for tourism facilities.	<b>SBC</b>
Reston	N/A	Overall masterplan for the settlement	As a result of the forthcoming railway station within the village it is considered an overall masterplan should be prepared which gives consideration to addressing potential issues, opportunities, constraints and identifies appropriate land uses.	<b>SBC</b>

## 8. DEVELOPMENT MONITORING

8.1 In order to monitor how effective planning policy is operating in practice and to identify any issues which may need to be addressed as trends emerge, a wide range of audits and surveys are undertaken by the Council which can influence policy direction. These audits and surveys have a role to play in influencing the LDP process and are identified in Table 7. The lead partner/ participant is highlighted in bold.

**TABLE 7: DEVELOPMENT MONITORING**

TITLE	PURPOSE OF REPORT/SURVEY	FREQUENCY OF SURVEY/ AUDIT	LEAD PARTNER/ PARTICIPANTS
Monitoring Report	The main purpose of the Monitoring Report is to give consideration as to how effective planning policies have operated in practice since the LDP was adopted. It also examines a range of subjects and gives an evaluation on the progress of the policies and proposals within the LDP. The Report also helps inform the Main Issues Report.	Undertaken periodically. Latest version produced 2018.	<b>SBC</b>
Housing Land Audit	Undertaken to identify and monitor the established and effective housing land supply in order to meet the requirements of Scottish Planning Policy and to ensure an effective 5 year housing land supply within the Scottish Borders. The audit period runs from 1 <sup>st</sup> April – 31 <sup>st</sup> March.	Undertaken annually.	<b>SBC</b>
Employment Land Audit	Produced to monitor the supply, take up and status of business and industrial land in the Scottish Borders. The audit assesses the range of sites and locations for businesses and identifies the availability and constraints for each site.	Undertaken annually.	<b>SBC</b>
Vacant and Derelict Land Survey	This survey establishes the extent of vacant and derelict land and the amount which has been brought back into use. The output of the survey is sent to the Scottish Government annually in September/ October.	Undertaken annually.	<b>SBC</b>
Village Services Audit	This audit identifies any changes in the provision of the key services/ facilities within villages.	Undertaken periodically. Last audit carried out in 2016.	<b>SBC</b>
Retail Survey	The retail survey monitors vacancy rates and the current uses within town centre ground floor units.	Undertaken biannually in June and December.	<b>SBC</b>
Urban Capacity Study	This study assess the potential for development within the main settlements and can be viewed as a method for responding to local housing needs as an urban regeneration tool.	Undertaken periodically. Last study carried out	<b>SBC</b>

		in 2009.	
Town Centre Health Checks	These health checks assess town centre issues such as cleanliness, building condition, investor interest, availability and quality of open space, accessibility, public transport, signage, crime prevention measures, diversity of uses.	Undertaken bi-annually in June and December.	<b>SBC</b>
Pedestrian Footfall Survey	Consultants carry out footfall surveys in nine town centres, taking pedestrian counts at fixed points. These surveys confirm where footfall has increased and decreased and are useful towards gaining indicators of changing vitality and viability within specific town centres.	Undertaken annually in September/October.	<b>SBC &amp; Consultant</b>