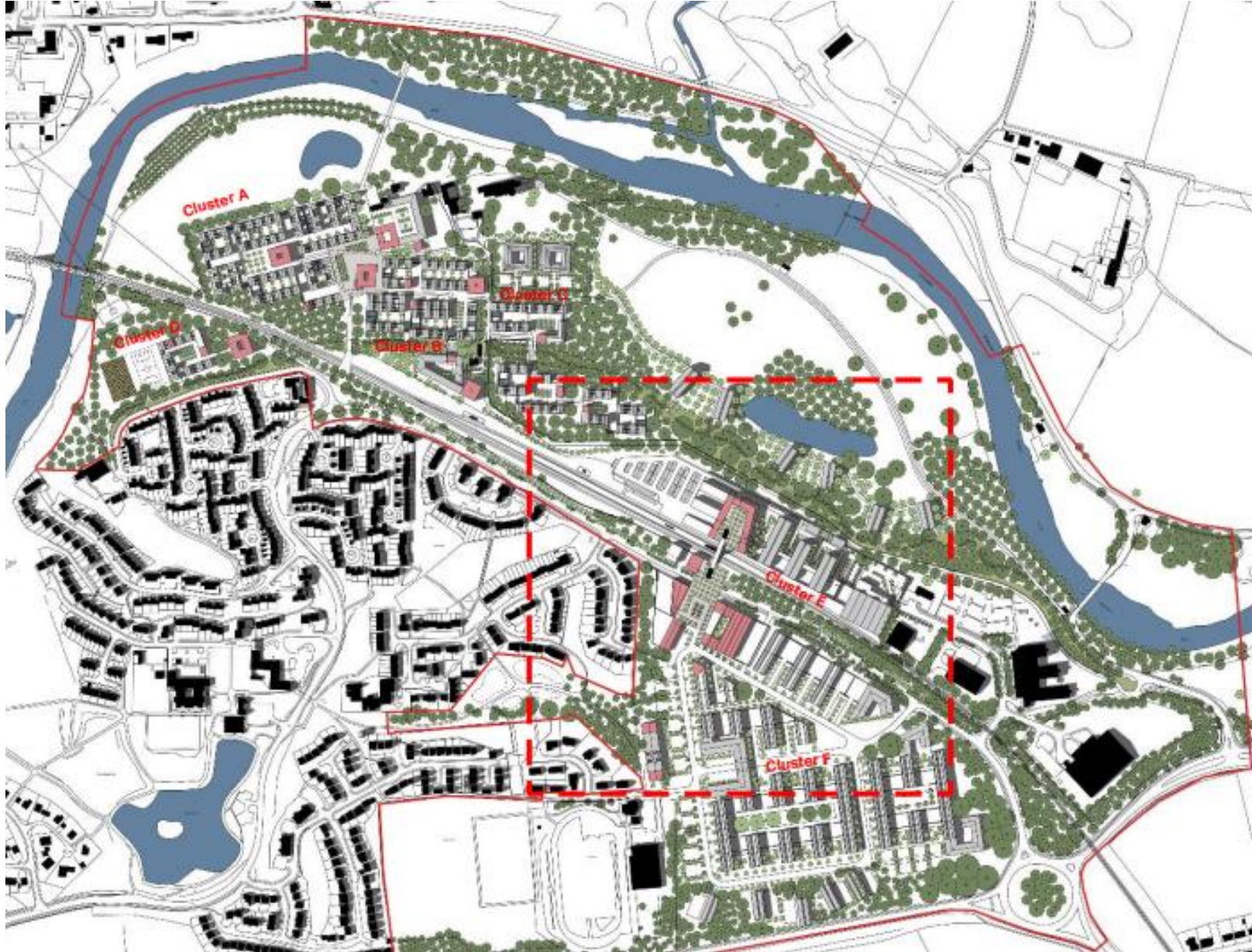


Tweedbank - 2018 Masterplan



A vision for how the site could be developed









Tweedbank – 2021 Supplementary Planning Guidance & Design Guide



The SPG and Design Guide provide a framework for development.

This report aims to reset the project, setting the outcomes that we are seeking to achieve and the initial steps that need to be taken to achieve this.

Tweedbank – Project Outcomes linked to Council Plan Priorities

1	 Clean, green future	Contribute towards net zero emissions, reducing energy consumption with a resilient community that can decisively respond to climate change, employing state of the art renewable energy.
2	 Clean, green future	Integrate nature, encouraging and promoting biodiversity and habitats in and around the site, respecting and enhancing the landscape, natural and environmental heritage and topography.
3	 Fulfilling our potential	Support opportunities, at all ages, to acquire the knowledge and skills needed to realise their full potential and contribute towards positive outcomes for the region.
4	 Strong inclusive economy, transport and infrastructure	Provide high quality business space to stimulate business growth and job creation and employment pathways in high value innovative sectors stimulating inclusive growth.
5	 Strong inclusive economy, transport and infrastructure	Well connected and encouraging active travel to support health and wellbeing and contribute towards reducing carbon emissions.
6	 Empowered, vibrant communities	Well laid out and integrated with logical linkages to new and existing communities that appeal to residents, business users and visitors supporting the need of the local and wider community.
7	 Good health and wellbeing	Create a coherent, inclusive and accessible place with a unique character/ sense of place, integrally connected to Tweedbank, sensitive to the setting, supporting wellbeing and enables healthy lifestyles.
8	 Working together improving lives	Harness the combined power of local communities, institutions and stakeholders in delivering a sustainable future and an economy that works for everyone.

Alignment with Regional/ National Priorities

NPF4	Sustainable, liveable and productive places
NSET	Creating a wellbeing economy
Housing to 2040	Housing to reflect diversity of people
RPF	Resilient, innovative and flourishing people, places and planet
RES	Increase working age population and attract visitors
Borderlands	Enabling infrastructure, improving places, supporting BIS, encouraging green growth
ESESCR	RD&I, IRES, Transport, Culture & Housing

Tweedbank – Deliverables over the next 15 years.

Infrastructure	Road access into the site with active travel links reusing existing infrastructure where possible and creating new links to existing settlements.
----------------	---------------------------------------------------------------------------------------------------------------------------------------------------

Energy	A heat and energy network with renewable generation that supports phased development.
--------	---------------------------------------------------------------------------------------

To enable development, SBC need to take action with public sector partners to de-risk development by forward investing in key infrastructure.

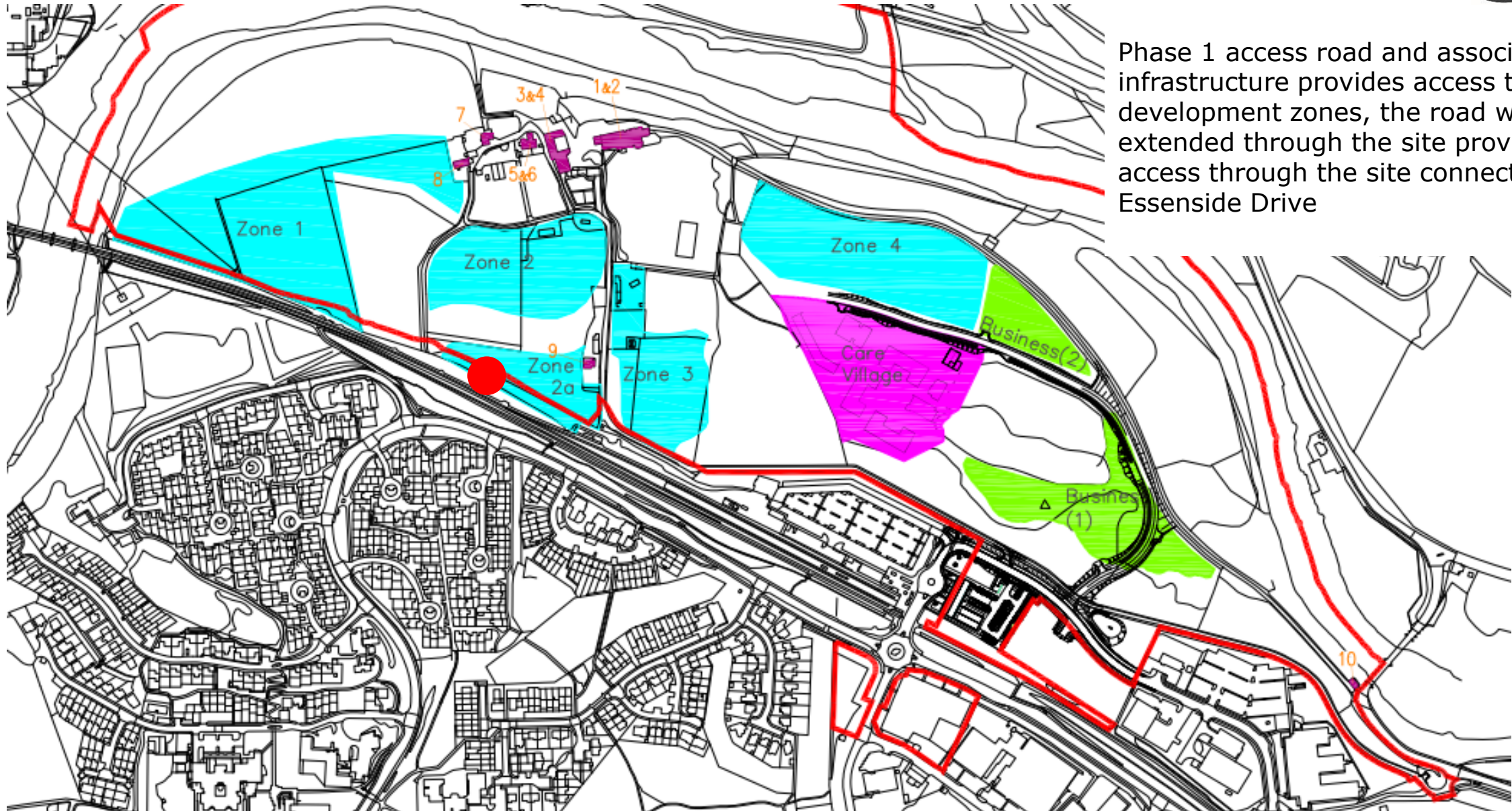
Homes	Approximately 300-400 homes of varied size and tenure.
-------	--------------------------------------------------------

Care Facilities	A new 60 bed older people and dementia care village and associated complementary facilities.
-----------------	----------------------------------------------------------------------------------------------

Community Facilities	An improved community centre, a play park and other complementary community facilities and business enterprises that support and enhance the domestic and business community.
----------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

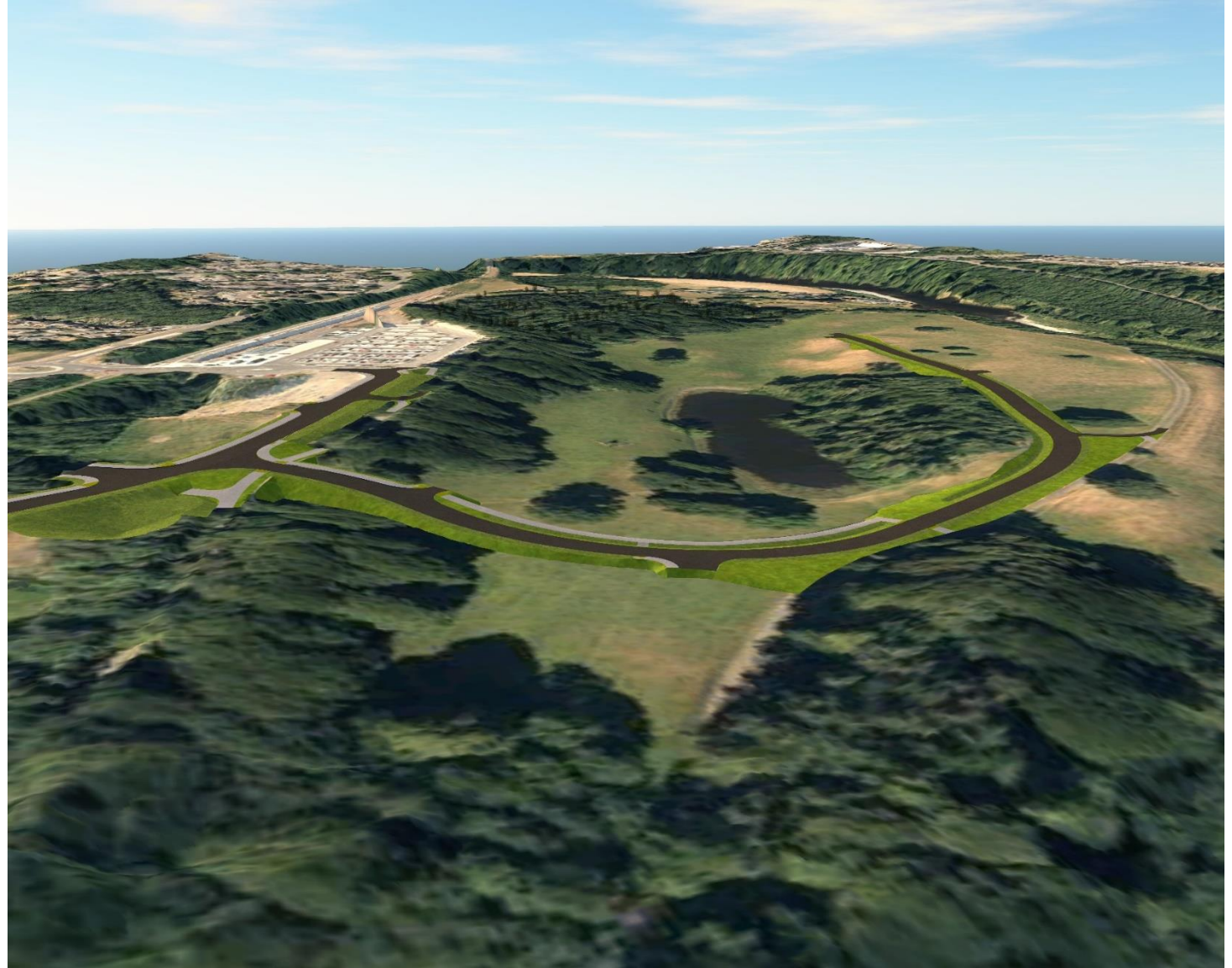
Business	Business and innovation space to support data driven innovation, facilities for key regional industries, local business growth and to support inward investment opportunities.
----------	--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Tweedbank - Infrastructure

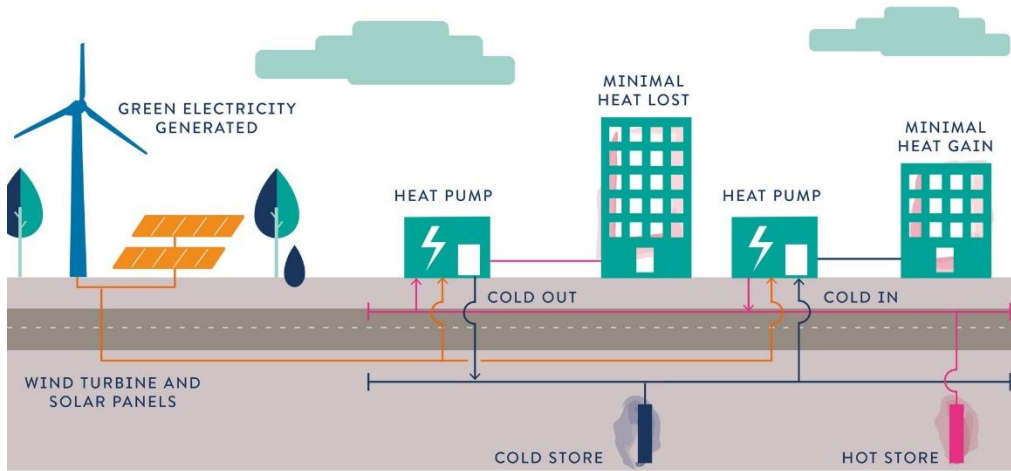


Phase 1 access road and associated infrastructure provides access to 4 development zones, the road will be extended through the site providing access through the site connecting to Essenside Drive

Tweedbank – Infrastructure, Phase 1 Access Road



Tweedbank - Towards Net Zero Strategies to be adopted



Opportunities for green skills development and education

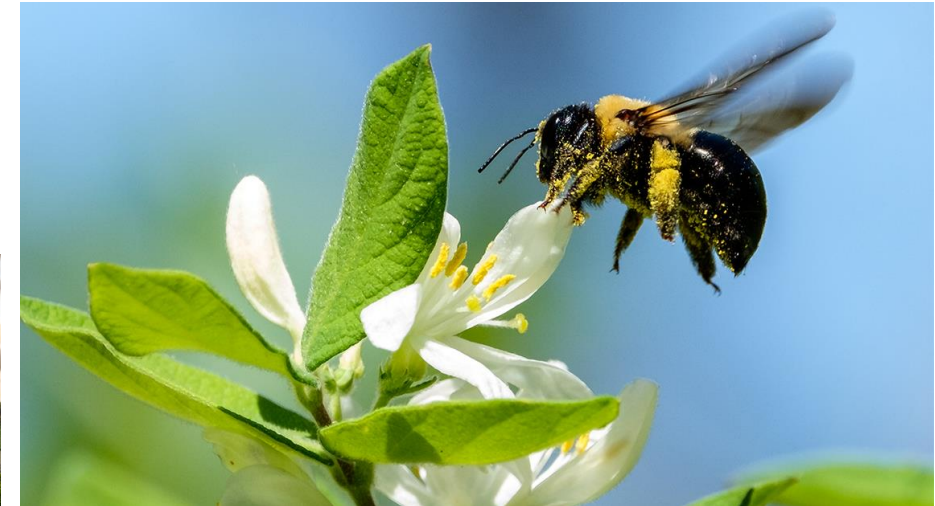
Energy

- Fabric first, lifecycle orientated approach to building design and energy efficiency
- Decarbonised energy systems and renewables for heat and power
- Circular economy, careful materials sourcing and re-use



Nature

- Protecting and supplementing native planting
- Opportunities for community and local food growing



Biodiversity

- Protecting and enhancing biodiversity and habitats

Tweedbank - Meeting Housing Needs



Housing has a fundamental impact on the lives of people across the Scottish Borders.

It is a key social and economic enabler, supporting key services, communities and employers and addressing health and income inequalities.

We need to address the challenges faced in the housing sector a take a leadership role in enabling delivery of homes that people need and contribute to our ambitions to be a green, fair and flourishing region.

Tweedbank - Care Village



The Outline Business Case for the Tweedbank Care Village Development was approved by Council in November 2021

A Full Business Case is being developed and will come to Council later in 2023 for development zone 5 of the SPG.

Tweedbank - Community Facilities



The SPG sets out a vision for a neighbourhood centre orientated on the historic heart of the site at Lowood House.

Community engagement in Autumn 2022 highlighted that two most popular outcomes for a neighbourhood centre would 'support people's wellbeing' and 'provide more leisure activities'.

The engagement identified community centre, restaurant and play area at top three preferred uses.

Tweedbank - Lowood House



A range of options have been considered for Lowood House – flats, private dwelling, hospitality, education, community or institutional use and demolition.

There a number of other existing buildings and a business operating on the existing estate that SBC are supporting whilst continuing to manage the site.

Tweedbank - Business



Site 1 (Ex Tapestry)

1.32 acres. High voltage cables and gas mains pass through with protected established trees immediately adjacent meaning only 0.3 acres are able to be developed.

Site 2 (Eildon Mill)

1.17 acres, site cleared. 'Statement building' expected.

Site 3 (Quarry East)

Sold. Office to be constructed in 2023. Factory to be constructed 2024. 17 FTE jobs to be created.

Site 4 (Quarry West)

Tweedside Park completed December 2021. CGI lease 1F, Inspire Learning occupy 50% GF. 330sqm office available to let. Potential to build further 1,000sqm on Phase 2 plot.



SPG Business Zones

2022 Ryden Report highlights the change in market demand for business space as a consequence of the pandemic.

This needs in a change in approach regarding the type of business space that is provided.

2018 Borders Railway Blueprint Full Business Case

Key development sites surrounding the Tweedbank Railway Terminus, specifically highlighting Quarry West where the office building has been completed and largely occupied.

Action 1

Develop a procurement strategy to secure a development partner.

Action 2

Procure a technical team to develop proposals for a phased heat and energy network

Action 3

Consider flexibility in the mix and distribution of uses across the site to reflect changing market demands and the long term nature of the project

Action 4

Develop a PR and communications plan targeted at the different stakeholders, funders, businesses and communities

Action 5

Progress construction of Phase 1 access road and associated infrastructure once planning consent is secured

Action 6

Undertake an options appraisal for community focused amenity facilities